# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

## City Planning Commission

**Date:** July 23, 2026
**Time:** after 8:30 a.m.
**Place:** Van Nuys City Hall
Council Chambers, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 90401

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:** April 9, 2026
**Appeal Status:** Appealable

**Expiration Date:** July 23, 2026
**Multiple Approval:** No

**Case No.:** CPC-2024-3112-DB-VHCA
**CEQA No.:** ENV-2024-3113-HES-PEIR
**Incidental Cases:** None
**Related Cases:** None
**Council No.:** 10 - Hutt
**Plan Area:** West Adams – Baldwin Hills - Leimert
**Plan Overlay:** West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay; Mid City Recovery Redevelopment Plan Area
**Certified NC:** United Neighborhoods
**GPLU:** Neighborhood Commercial
**Zone:** C2-1VL-CPIO

**Applicant:** Steve Lim
Hannah Lim
**Representative:** Gary Benjamin
Alchemy Planning + Land Use

**PROJECT LOCATION:** 2800, 2802, 2806, 2810, 2814 West Jefferson Boulevard; 3411 South 8th Avenue (legally described as West Jefferson and Seventh Avenue Tract, Lots 4, 5, 6, & 7 & Arb None)

**PROPOSED PROJECT:** The demolition of two (2) existing one-story auto repair buildings, surface parking lot, and one-story single-family home with a detached garage and the construction, use, and maintenance of a six-story, 70-foot tall, 70-unit residential development (including nine (9) units set aside for Very Low Income Households), with 2,000 square-feet of ground floor commercial space and 6,602 square feet of open space. The project will be approximately 70,852 square feet in floor area with a Floor Area Ratio ("FAR") of 3.34:1. The project provides 45 automobile parking spaces, 60 long-term bicycle parking spaces, and 8 short-term bicycle parking spaces on the ground level. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project.

**REQUESTED ACTION:** The City Planning Commission will consider:

1. Pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), was certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and

the Addendum; and Adopt the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;

2. Pursuant to Chapter 1A of Los Angeles Municipal Code ("LAMC") Section 12.22 A.25, a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 70 dwelling units, reserving nine (9) 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 permit a 20 percent reduction in open space to allow 6,602 square feet in lieu of 8,250 square feet as otherwise required by LAMC Section 12.21G.2.

b. An Off-Menu Incentive to eliminate the loading space requirements of LAMC Section 12.21 C.6(d).

c. An Off-Menu Incentive to permit a minimum of 37 percent (63 feet and 6-inches) of the length of the primary frontage to be provided as public interior space in lieu of a minimum of 75 percent as otherwise required by the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO) Section II-2.D.3.d.1.

d. An Off-Menu Incentive to permit 123 percent increase in FAR to allow an FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise allowed 1.5:1 FAR by LAMC Section 12.21.1 A.1.

e. A Waiver of Development Standards to permit a 73 percent reduction in the required rear yard setback to permit 5 feet in lieu of the otherwise required 18 feet by LAMC Section 12.14 C.2.

f. A Waiver of Development Standards to permit a 25-foot height increase to allow a height of 70 feet in lieu of the otherwise allowed 45 feet by LAMC Section 12.21.1 A.1.

g. A Waiver of Development Standards to permit a height increase of three stories to allow a total of six stories in lieu of the otherwise allowed three stories by LAMC Section 12.21.1 A.1.

h. A Waiver of Development Standards to permit the transitional height to begin 31 feet above grade at the property line of the residential property abutting the south side of the adjacent alley in lieu of the otherwise required 15 feet by CPIO Section II-2.A.2.a.

**RECOMMENDED ACTIONS:**

1. **Determine** in the independent judgement of the decision maker pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021 – 2029 Housing Element for which the 2021 – 2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendums; and ADOPT the Mitigation Monitoring Program (MMP) for the Proposed Housing Project.

2. **Approve,** pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 70 dwelling units and setting aside 9 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 permit a 20 percent reduction in open space to allow 6,602 square feet in lieu of 8,250 square feet as otherwise required by LAMC Section 12.21G.2.
    b. An Off-Menu Incentive to eliminate the loading space requirements of LAMC Section 12.21 C.6(d).
    c. An Off-Menu Incentive to permit a minimum of 37 percent (63 feet and 6-inches) of the length of the primary frontage to be provided as public interior space in lieu of a minimum of 75 percent as otherwise required by the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO) Section II-2.D.3.d.1.
    d. An Off-Menu Incentive to permit 123 percent increase in FAR to allow an FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise allowed 1.5:1 FAR by LAMC Section 12.21.1 A.1.
    e. A Waiver of Development Standards to permit a 73 percent reduction in the required rear yard setback to permit 5 feet in lieu of the otherwise required 18 feet by LAMC Section 12.14 C.2.
    f. A Waiver of Development Standards to permit a 25-foot height increase to allow a height of 70 feet in lieu of the otherwise allowed 45 feet by LAMC Section 12.21.1 A.1.
    g. A Waiver of Development Standards to permit a height increase of three stories to allow a total of six stories in lieu of the otherwise allowed three stories by LAMC Section 12.21.1.A.1.
    h. A Waiver of Development Standards to permit the transitional height to begin 31 feet above grade at the property line of the residential property abutting the south side of the adjacent alley in lieu of the otherwise required 15 feet by CPIO Section II-2.A.2.a.

3. **Adopt** the Conditions of Approval and attached Findings.

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**ADVICE TO PUBLIC:** *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised

at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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# PROJECT ANALYSIS

## PROJECT SUMMARY

The proposed project consists of the demolition of two (2) existing one-story auto repair buildings, surface parking lot, and one-story single family home with a detached garage and the construction of a new, six-story, 70-foot tall, 70-unit residential development (including nine (9) units set aside for Very Low Income Households), with 2,000 square-feet of ground floor commercial space and 6,602 square feet of open space. The project will be approximately 70,852 square feet in floor area with a Floor Area Ratio ("FAR") of 3.34:1. The project includes ten (10) studio units, 20 one-bedroom units, 35 two-bedroom units, and five (5) three-bedroom units with an average unit size of 898 square feet. The project provides 45 automobile parking spaces, 60 long-term bicycle parking spaces, and 8 short-term bicycle parking spaces on the ground level. Vehicular access will be provided by a two-way driveway off an existing alley which is accessible from 8th Avenue and 9th Avenue for access to both the commercial and residential parking.

The project proposes 6,602 square feet of open space on a 21,250 square-foot lot. The open space will include a 1,242 square foot courtyard, a 3,310 square foot roof deck, and 2,050 square feet of private balcony open space. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project.

## BACKGROUND

### Subject Property

The property is rectangular shaped, consisting of four parcels, approximately 21,250 square-feet (0.487 net acres). The property has approximately 170 feet of frontage along the south side of Jefferson Boulevard with a lot depth of approximately 121 feet, and an approximately 12-foot wide alley to the rear. The site is currently improved with a total of two (2) existing one-story auto repair buildings, surface parking lot, and one-story single family home with a detached garage which will be demolished for the project.

### Zoning and Land Use Designation

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan and the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay. The site is designated for Neighborhood Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, R3, and RAS3. The site is zoned C2-1VL-CPIO and is consistent with the land use designation. The site is located approximately 3.62 kilometers (2.25 miles) from the Newport Inglewood Fault Zone and within a liquefaction area; and is listed on the Housing Element Inventory of Sites (ZI – 2512). The site is also located in the Mid City Recovery Redevelopment Project Area in the City of Los Angeles (ZI 2488), and the State Enterprise Zone of Los Angeles (ZI 2374).

### Surrounding Uses

The surrounding neighborhood is characterized by commercial mixed uses and residential uses up to four (4) stories in height. The property to the east, across 8th Avenue, is developed with a one-story vacant office building in the C2-1VL-CPIO Zone. The properties adjacent to the west

are developed with a two-story office building and one-story church in the C2-1VL-CPIO Zone. The properties to the north, across Jefferson Boulevard, are developed with a daycare/preschool, church, laundromat, lumber business, and a liquor store in one-story to two-story buildings in the C2-1VL-CPIO Zone. The properties to the south, across the existing 12 foot wide alley, are developed with one-story single family dwellings in the R1-1 Zone.

**Streets and Circulation**

Jefferson Boulevard is designated by the Mobility Plan 2035 as a Modified Avenue II, with a designated Right-of-Way width of 83 feet and roadway width of 56 feet, and an existing adjacent half roadway width of 28 feet. Jefferson Boulevard is improved with concrete curb and sidewalk and does not include a gutter.

8th Avenue is designated by the Mobility Plan 2035 as a Local Standard Street, with a designated Right-of-Way width of 60 feet and roadway width of 36 feet, and an existing adjacent half roadway width of 20 feet. 8th Avenue is currently improved with concrete curb and sidewalk and does not include a gutter.

Alley located to the rear is 12 feet in width.

Relevant Cases and Building Permits

Subject Site:

Building Permit No. 04010-20000-05917: On December 21, 2004, the applicant applied for a Building Permit with the Los Angeles Department of Building and Safety for a single story, 480 square foot garage for 2814 West Jefferson Boulevard.

Surrounding Sites:

Case No. DIR-2023-4211-TOC-SPR-SPP-HCA: The subject site is located at 3511 South Crenshaw Boulevard. The project proposed the construction of a new six-story, 67 foot tall, mixed-use multifamily residential building with 103,917 square feet of floor area, including 135 dwelling units and one (1) accessory dwelling unit and 1,439 square feet of ground floor commercial space within Subarea A of the Crenshaw Corridor Specific Plan in the C2-2D-SP Zone.

Case No. ADM-2023-5622-PSH-ED1: The subject site is located at 2510 West Jefferson Boulevard. The project proposed the construction of a new four-story, 9,200 Square foot, 19 dwelling unit, 100 percent affordable Permanent Supportive Housing development within the Commercial Corridors Subarea of the West Adams – Baldwin Hills – Leimert CPIO in the C2-1VL-HPOZ-CPIO Zone.

Case No. ZA-2023-4358-ZV-CUB-SPP: The subject site is located at 3701 West Jefferson Boulevard. The project proposed a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant in the C2-1VL-CPIO Zone and a zone variance to allow an uncovered outdoor dining area that exceeds more than 50 percent of the indoor dining area in the C2 Zone in the Commercial Corridors Subarea of the West Adams – Baldwin Hills – Leimert CPIO.

Case No. ENV-2023-3396-EAF: The subject site is located at 1408 West 35th Street. The project proposes the construction of a new multifamily development with 5 stories in height, 37 dwelling units and one (1) recreation room in the South Los Angeles CPIO in the C2-1VL-CPIO Zone.

**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.

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated December 18, 2023, that the property has been used for residential purposes with one (1) unit existing on the property, and that one (1) unit is subject to replacement and shall be reserved as a Very Low Income Household. One (1) unit is required as an Affordable Replacement Unit, per the HUD Comprehensive Housing Affordability Strategy (CHAS) database. For Density Bonus (DB) projects or projects with no entitlements the replacement requirement will consist of one (1) unit restricted to Very Low Income Households.

**REQUESTED ACTIONS**

Density Bonus / Affordable Housing Incentives Program

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280, 2222, and 2556), the applicant is proposing to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to set aside nine (9) dwelling units for Very Low Income household occupancy for a period of 55 years. Because the applicant is providing 15 percent of base 56 dwelling units to be affordable for Very Low-Income household occupancy, the project is eligible for four (4) Density Bonus Incentives.

*On-Menu Incentives*

As a result of setting aside 15 percent (9 dwelling units) of the base 56 dwelling units as a Restricted Affordable Unit for Very Low-Income Households, the applicant requests one (1) On-Menu Density Bonus Incentive, as follows:

a. An On-Menu Incentive to permit a 20 percent reduction in open space to allow 6,602 square feet in lieu of 8,250 square feet as otherwise required by LAMC Section 12.21G.2.

*Off-Menu Incentives*

As a result of setting aside 15 percent (9 dwelling units) of the base 56 dwelling units as a Restricted Affordable Unit for Very Low-Income Households, the applicant requests three (3) Off-Menu Density Bonus Incentives, as follows:

b. An Off-Menu Incentive to eliminate the loading space requirements of LAMC Section 12.21 C.6(d).

c. An Off-Menu Incentive to permit a minimum of 37 percent (63 feet and 6-inches) of the length of the primary frontage to be provided as public interior space in lieu of a minimum of 75 percent as otherwise required by the West Adams – Baldwin

Hills – Leimert Community Plan Implementation Overlay (CPIO) Section II-2.D.3.d.1.

d. An Off-Menu Incentive to permit 123 percent increase in FAR to allow an FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise allowed 1.5:1 FAR by LAMC Section 12.21.1 A.1.

*Waivers of Development Standards*

As mentioned above, a project that provides 15 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 four (4) Waivers of Development Standards, as follows:

e. A Waiver of Development Standards to permit a 73 percent reduction in the required rear yard setback to permit 5 feet in lieu of the otherwise required 18 feet by LAMC Section 12.14 C.2.

f. A Waiver of Development Standards to permit a 25-foot height increase to allow a height of 70 feet in lieu of the otherwise allowed 45 feet by LAMC Section 12.21.1 A.1.

g. A Waiver of Development Standards to permit a height increase of three stories to allow a total of six stories in lieu of the otherwise allowed three stories by LAMC Section 12.21.1.A.1.

h. A Waiver of Development Standards to permit the transitional height to begin 31 feet above grade at the property line of the residential property abutting the south side of the adjacent alley in lieu of the otherwise required 15 feet by CPIO Section II-2.A.2.a.

## ISSUES

Public Hearing & Testimony

A public hearing was held by a Hearing Officer on behalf of the City Planning Commission on April 9, 2026. The public hearing was attended by the representative (Gary Benjamin) and approximately twelve (12) 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. The applicant's representative shared the proximity of the proposed project within one-half mile of a High-Quality Transit Corridor. He mentioned the property is improved with an auto repair facility and single-family home that were constructed in 1928 and the proposed project will demolish those existing structures and replace them with a new, 6-story structure with 70 dwelling units. The base density allows up to 56 dwelling units and due to the site's Density Bonus eligibility, the project is eligible

for a higher density, however, the applicant mentioned that 70 dwelling units is appropriate for the subject property. The applicant's representative provided the location of the subject property, the zone of the property, and street views of the surrounding neighborhood and land uses. The proposed project includes enhanced pavement at the building entrance, the alley and sidewalks will be widened, and bicycle and vehicle parking will be provided and will be accessible from the alley. The project includes a central courtyard as shown on the second-floor plan and it will be open to the sky. The applicant's representative participated in meetings with the United Neighborhoods Neighborhood Council to discuss the proposed project.

**Public Comment**

During the public hearing, there were three (3) attendees from the community that provided public comments during the public testimony. A United Neighborhoods Neighborhood Council (UNNC) Representative mentioned that the UNNC has not yet issued a comment letter for the public record. There was a split vote at the UNNC meeting. The representative mentioned that South Los Angeles continues to have to shoulder the greater portion of the housing crisis. She expressed concern about the proposed commercial spaces having zero automobile parking. The UNNC suggested deleting one vehicle parking space to create a deeper tree well for a proposed tree in the courtyard on the second floor. A resident in the community introduced herself as a second-generation resident of Jefferson Park and expressed concerns regarding the lack of the amount of proposed automobile parking spaces for the proposed number of dwelling units will burden the residential streets and street parking will become a problem. She expressed concerns that 6 stories in height is a massive break from scale for the neighborhood. She suggested a 4-story building similar to the building located Jefferson Boulevard and 4$^{th}$ Avenue. She believes a 6-story building will set a precedent. She also expressed concerns that the area is a historic preservation overlay zone (HPOZ). The new development is requesting waivers that do not align with the intent of the HPOZ which maintains the integrity of design in the neighborhood. Another resident in the community mentioned he has lived in the community most of his life and is glad to see construction happening. The site has been an auto mechanic shop for years. He asked if there have been studies about oil on the site before the construction begins or any studies about hazardous materials? He expressed concerns about the site being a bit outside of the one-half mile radius of a major transit stop. He also expressed concerns about the proposed 6 stories in building height. There is a project along 4th avenue that is approximately 4-stories that is better suited for the community, in his opinion. He believes 6 stories in height is too tall. He expressed concerns that parking is a problem in the community. Overall, he is glad to see construction in the community.

The representative responded noting that the subject property is located near a Major Transit Station and High-Quality Transit Corridor. He mentioned that the subject property is also eligible to utilize AB 2097 which does not require parking for the project. The representative also shared that he attended meetings to discuss the proposed project at the United Neighborhoods Neighborhood Council meetings and has not received a comment letter.

Urban Design Studio / Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning, Urban Design Studio on July 10, 2024. The resulting comments and suggestions focus primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following includes a discussion of UDS comments and suggestions and the applicant's response.

*Pedestrian First Design*

- Consider ways in which to better emphasize the pedestrian lobby entrance, to distinguish it from the remainder of ground floor storefront, restaurant; could be with projecting canopy or signage
- Appreciate that reducing parking spaces to meet CPIO's requirement for 75% of frontage as public interior/active uses might not be acceptable to project's financers; consider providing any compensatory amenity for pedestrians; such as seating or other landscaping beyond green wall
- Could natural light be provided at the south wall of bicycle parking, such as with a clerestory?

The applicant responded that the pedestrian lobby entrance is now further distinguished and accentuated by the use of contrasting wood finish material. The landscape buffer extending in front of the storefront glass element along Jefferson Boulevard is intended to comply with the CPIO landscape buffer and minimum transparency requirement. Providing a different type of on-site amenity at this location would not comply with the CPIO provisions. The eventual ground floor occupant may pursue a revocable permit for sidewalk seating. A clerestory window has been added to the south wall.

*360 Degree Design*

- South/alley elevation of ground floor parking entry is difficult to understand; clearly indicate opening(s) and any gates or roll-down grilles
- Confirm with LADWP that the patios on the second level won't be considered habitable spaces (as has been interpreted), for the purpose of determining minimum setback from power lines

The applicant responded with an updated south building elevation drawing on Sheet A302 that shows the parking entrance more clearly. The design team for the project confirmed that the building complies with all LADWP encroachment requirements.

*Climate Adapted Design*

- LADBS will enforce current, 2023 Los Angeles Green Building Code requirements for initially-installed EV charging stations (EVCS), EV-ready, EV-capable and accessible parking spaces, (meeting minimum percentages of 45 spaces) which should all be clearly indicated on the plans
- Provide horizontal dimensions and heights for all planters to ensure that there's adequate soil volume to support the 18 *required* trees to attain anything close to their full potential to provide shade; for guidance see UDS' Soil Depths (guidelines will become requirements in new Code)
- Please provide a bit more detail on landscape plan to constitute a complete submittal, such as planting schedule with quantities, water-use; see CP-6730 form: Landscape Plan Instructions

The applicant responded that the parking complies with CalGreen requirements by providing 40 percent EVCA and 10 percent EV ready parking stalls. The applicant provided horizontal dimensions to the plans and added landscape details including water usage.

**CONCLUSION**

Based on evaluation of the project and information submitted, input from the public, and the proposed project's compliance with applicable regulations, Staff recommends the City Planning

Commission approve the requested actions and adopt the attached Conditions of Approval and Findings.

Approval of the request herein will enable the creation of 70 new residential units, including nine (9) deed restricted affordable units. The project will enhance the physical appearance of the property and surrounding area through its thoughtful design features, including a well-articulated façade, the use of interesting exterior façade materials, and articulated roofline design.

# 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," 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 70 multi-family residential dwelling units, including On-Site Restricted Affordable Units.

3. **On-Site Restricted Affordable Units.** Nine (9) 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 nine (9) units available to Very Low Income Households or equal to 49 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. **Floor Area Ratio (Incentive)**. The project total Floor Area shall be limited to 70,852 square feet and a 3.34:1 FAR.

7. **Open Space (Incentive).** The project shall be allowed a 20 percent reduction in open space to allow a minimum of 6,602 square feet of open space as shown in Exhibit "A".

8. **Height (Incentive)**. The project shall be limited to a maximum height of 70 feet per Exhibit "A".

9. **Public Interior Space (Incentive).** The project shall be allowed to be a minimum of 37 percent (63 feet and 6-inches) of the length of the primary frontage to be provided as public interior space.

10. **Height (Waiver).** The project shall be limited to a maximum of 6 stories in height per Exhibit "A".

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

12. **Transitional Height (Waiver).** The transitional height shall begin 31 feet above grade at the residential property line abutting the south side of the adjacent alley as shown on the Section Diagram on Sheet A400 in Exhibit "A".

13. **Loading Space (Waiver).** The loading space requirements in LAMC Section 12.21 C.6(d) shall not apply to the project.

14. **Parking Per AB 2097**. The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). The project proposes to provide 45 automobile parking spaces as shown on the first-floor plan, on Sheet A201, in Exhibit "A".

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

16. **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.

17. **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.

18. **Street Trees.**

    a. New street trees shall be planted within the public right-of-way, where feasible, at a ratio of at least one (1) tree for every 25 feet of lot length, to the satisfaction of the Bureau of Street Services, Urban Forestry Division, Department of Public Works.

    b. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street

tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

a. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

19. **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.

20. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.

21. **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.

22. **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.

23. **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.

24. **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.

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

**Environmental Conditions**

26. The Mitigation Monitoring and Reporting Program (MMRP) included in the Housing Element Streamlining Checklist (Case No. ENV-2024-2452-HES-PEIR) has been incorporated into this project and shall be enforced through all phases of the project. The applicant shall be

responsible for implementing each Mitigation Measure (MM), Substitute Mitigation Measure, and Implementing Mitigation Measure identified in the MMRP and shall be obligated to provide certification to the appropriate monitoring and enforcement agencies that each MM has been implemented.

**Administrative Conditions**

27. **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.

28. **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.

29. **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.

30. **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.

31. **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.

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

33. **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 <u>any</u> federal, state or local law.

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

# FINDINGS

## DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

The proposed project includes 70 residential units. 15% (9 units) of the base units (56) will be designated as restricted affordable at “Very Low Income” levels.

The applicant has requested one (1) On-Menu Incentive, three (3) Off-Menu Incentives and four (4) Waivers of Development Standards. The following is a delineation of the findings related to the request for one (1) On-Menu Incentive, three (3) Off-Menu Incentives and four (4) Waivers of Development Standards, pursuant to LAMC section 12.22 A.25(g) and Government Code Section 65915.

On-Menu Incentive

a. An On-Menu Incentive to permit a 20 percent reduction in open space to allow 6,602 square feet in lieu of 8,250 square feet as otherwise required by LAMC Section 12.21G.2.

Off-Menu Incentives

b. An Off-Menu Incentive to eliminate the loading space requirements of LAMC Section 12.21 C.6(d).

c. An Off-Menu Incentive to permit a minimum of 37 percent (63 feet and 6-inches) of the length of the primary frontage to be provided as public interior space in lieu of a minimum of 75 percent as otherwise required by the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section II-2.D.3.d.1.

d. An Off-Menu Incentive to permit 123 percent increase in FAR to allow an FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise allowed 1.5:1 FAR by LAMC Section 12.21.1 A.1.

Waivers of Development Standards

e. A Waiver of Development Standards to permit a 73 percent reduction in the required rear yard setback to permit 5 feet in lieu of the otherwise required 18 feet by LAMC Section 12.14 C.2.

f. A Waiver of Development Standards to permit a 25-foot height increase to allow a height of 70 feet in lieu of the otherwise allowed 45 feet by LAMC Section 12.21.1 A.1.

g. A Waiver of Development Standards to permit a height increase of three stories to allow a total of six stories in lieu of the otherwise allowed three stories by LAMC Section 12.21.1A.1.

h. A Waiver of Development Standards to permit the transitional height to begin 31 feet above grade at the property line of the residential property abutting the south side of the adjacent alley in lieu of the otherwise required 15 feet by the CPIO Section II-2.A.2.a.

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 70 dwelling units, of which nine (9) dwelling units will be set aside for Very Low Income Household Occupancy for a period of 55 years. Based on the set-aside of 15 percent of 56 base units for Very Low Income households, the applicant is entitled to three (3) Incentives under both the Government Code and LAMC. Therefore, the three (3) Off-Menu Incentive requests, one (1) On-Menu Incentive Request and four (4) Waiver of Development Standards qualify as the proposed development's Incentives.

   ***Open Space:*** The subject property is subject to LAMC Section 12.21 G. The proposed project proposes 70 residential units. LAMC Section 12.21 G provides the open space requirements for new construction projects with more than 6 residential units. The LAMC requires a total of 8,250 square feet of open space. The project is proposing a total of 6,602 square feet of open space in the form of 3,310 square feet of roof deck space, a 1,242 square-foot courtyard, and 41 private balconies and terraces totaling 2,050 square feet, representing a 20% reduction from the LAMC requirement of 8,250 square feet. If the project was required to provide an additional 1,648 square feet of open space and adhere to providing a total 8,250 square feet of open space, it would be necessary to provide a larger roof deck and/or additional balconies, which would result in additional development costs that would make it less feasible for the project to provide the required quantity of Very Low-Income dwelling units. The ground floor will be used for vehicle parking and commercial space and the building footprint covers most of the lot area, making less space available for open space.

   ***Loading Space:*** The subject site is zoned C2-1VL-CPIO and LAMC Section 12.21 C.6(d) requires loading space. The LAMC requires that all commercial or mixed-use development with more than 50,000 square feet of gross floor area and alley frontage provide a loading space of at least 600 square feet, with a minimum width of 20 feet measured along the alley line and minimum depth of ten feet measured perpendicular to the alley, with a minimum height of 14 feet. The proposed ground floor to ceiling height is eleven feet. An additional three feet of ground floor height to accommodate the loading space, as well as the 600 square feet of area would require a significant additional development cost that would impact the ability of the project to provide affordable housing costs connected with the proposed nine (9) Very Low-Income dwelling units. The project will lose nine (9) of the vehicle parking spaces on the ground floor if the loading space is included in the project.

***Floor Area Ratio:*** The subject site is zoned C2-1VL-CPIO, with a Height District No. 1VL and the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) allows a maximum Floor Area Ratio ("FAR") of 1.5:1. LAMC Section 12.22 A.25 allows an FAR increase of 35 percent through an On-Menu Incentive. The applicant has requested an Off-Menu Incentive to allow a 3.34:1 FAR (70,852 square feet of floor area) in lieu of the otherwise permitted 1.5:1 FAR. The project is for the construction of 70,852 square feet of floor area across six stories and an average of 11,808 square feet of floor area for each floor. The requested incentive will allow the developer to accommodate the intended level of density, including the construction of the Restricted Affordable units, and the necessary circulation and common amenity spaces.

The limitation of the maximum allowed FAR of 1.5:1 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 incentive 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. The requested increase in FAR will allow for the construction of high-quality market rate and affordable housing dwelling units with larger sizes and desirable amenities. Additionally, the increase in FAR is needed to support the project's 2,000 square feet of ground floor commercial space. The additional floor area enables the developer to expand the building envelope so that additional affordable and market rate dwelling units and commercial floor area can be constructed in a way that is efficient and marketable. The increased building envelope ensures that all dwelling units are of habitable size while the project provides an average unit size of 898 square feet, 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 unit. This incentive supports the financial feasibility of providing a total of nine (9) dwelling units for Very Low Income households for 55 years.

| FAR by-right | Buildable Lot Area (sf) | Base Floor Area (sf) |
|---|---|---|
| 1.5:1 | 31,875 | 31,875 x 1.5 = **47,813** |

| FAR Requested | Buildable Lot Area (sf) | Total Floor Area (sf) | Additional Floor Area (sf) |
|---|---|---|---|
| 3.34:1 | 70,975 | 70,852 | 70,975 – 47,813 = **23,162** |

***Primary Frontage Public Interior Space:*** The subject site is located in the Commercial Corridors Subarea in the West Adams – Baldwin Hills – Leimert CPIO. Section II-2.D.3.d.1 requires that commercial or mixed-use projects include a ground floor public interior space that provides a minimum of 75 percent of the length of the Primary Frontage, excluding areas used for vehicular access.

For the proposed project, the applicant will provide public interior spaces on the ground floor level representing 37 percent (63 feet and 6 inches) of the total frontage of 170 feet along Jefferson Boulevard. The public interior space is comprised of 2,000 square feet of commercial space. The remainder of the Jefferson Boulevard frontage on the ground floor will be occupied by vehicle parking that will occupy approximately 106 feet of frontage along Jefferson Boulevard. Although the subject property is eligible for AB 2097 for no parking requirements, the applicant is proposing parking to support the economic viability of the project. The parking will be screened by a green fence, exterior wood tile, and a 3 foot landscape planting area to serve as a buffer along Jefferson Boulevard. Due to this design, the parking lot on the ground floor will be less visible from Jefferson Boulevard and will provide an attractive ground floor pedestrian experience. The applicant contends that if the project is required to provide additional non-viable commercial space or other non-revenue generating public interior spaces on the ground floor fronting Jefferson Boulevard, that will result in substantial additional development costs that would make it less feasible for the project to provide the required quantity of Very Low Income dwelling units. Additionally, the applicant contends that the loss of rental revenue that would result from a further reduction in on-site parking would also make it difficult to achieve the rents needed to support the provision of the nine (9) Very Low Income dwelling 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.

2. **The waiver[s] or reduction[s] of development standards relate to development standards that will not 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))**

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-CPIO. The LAMC Section 12.14 C.2 requires a minimum rear yard setback of 18 feet for a six-story building. The applicant has requested one (1) Waiver of Development Standard to allow an up to 73 percent reduction of the westerly rear yard setback to 5 feet in lieu of the required 18 feet. As proposed, the reduced rear 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 incentive will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiency and allow the overall space dedicated to residential uses to be increased. The project is providing a five-foot rear yard setback starting at the second level and a 13 foot, 6-inch rear yard setback at the second level. If the project is required to provide an additional 13 foot setback at the second level, it would be necessary to eliminate three units, reducing the amount of studio units proposed on the western side of the building at the second level. For the upper levels, if the project was required to provide an additional 4 foot and 6-inch setback, two dwelling units would be lost at each level. If the Waiver is not granted, the action would prevent the construction of 11 dwelling units.

***Height (Stories):*** The LAMC Section 12.21.1 A.1 limits building height to three stories for mixed use developments on the subject property. The applicant is requesting a maximum building height of six stories. The upper three levels of the building comprise a total of 40 dwelling units and three recreation rooms that are each 474 square feet in size. The subject site is zoned C2-1VL-CPIO, with Height District No. 1VL that permits a maximum 45-foot building height or three stories. The applicant is requesting a Waiver of Development Standard for a three-story height increase to allow a maximum height of six stories which will allow for the construction of 40 additional units and three recreation rooms to serve as amenities. The imposition of the three-story height limit would physically preclude development of the intended level of density with the required recreation room amenities. Utilization of the height waiver enables the construction of three (3) additional stories, without which the proposed project would lose 40 dwelling units and three (3) 474 square foot recreation rooms. The requested Waiver of Development Standard facilitates the provision of 40 dwelling units by allowing three (3) additional stories of residential and amenity uses that could not be constructed under the normally required three-story height limit.

***Height:*** The subject site is zoned C2-1VL-CPIO with Height District No. 1VL, which limits the height to 45 feet per the LAMC. The West Adams – Baldwin Hills _ Leimert CPIO also allows a maximum 45-foot building height. The applicant has requested an increase for an additional 25 feet to allow 70 feet through a Waiver of Development Standard. The limitation height would remove two (2) stories from the proposed building which contains 26 dwelling units and two (2) recreation rooms as well as the rooftop amenity deck and will limit the ability to construct the residential dwelling units permitted and the Restricted Affordable Units which are of a sufficient size. As proposed, the additional height will allow for the construction of the affordable residential units and market rate units and provide units that have an average size of 898 square feet, for a livable unit. The requested waiver will allow the developer to expand the building envelope so the additional units can be constructed, and the overall space dedicated to residential uses is increased. As with FAR, the ability to develop a larger building with more units will increase revenues from the market-rate units, which will lower the marginal cost of developing and operating the affordable units and market rate units, thereby making the project financially feasible. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. The imposition of the 45-foot height limit would physically preclude development of the intended level of density with the required recreation room amenities and dwelling units on two floors of the building.

***Transitional Height:*** The West Adams – Baldwin Hills – Leimert CPIO requires development on the subject property to provide a transitional height including a 45 degree angle transitional height step back starting 15 feet above the property line of the residential property abutting the west side of the existing alley adjacent to the subject property. The rear yard property line is separated by an alley less than 15 feet in width, therefore, the entire building is required to be set back or individual floors stepped back one foot for every one foot in building height as measured 15 feet above grade at the shared property line. The existing alley is 12 feet in width. If the proposed project complies with the transitional height setback requirement there would be a loss of dwelling units on levels 5 and 6 on the west side of the proposed building. The units would need to be reoriented to fall under the transitional height limit. If the waiver is not granted, the action would prevent the construction of six dwelling units.

**ADDITIONAL MANDATORY FINDING**

3. **CEQA Finding.** The proposed project was found to be within the scope of the 2021 – 2029 Housing Element Environmental Impact Report (EIR), SCH No. 2021010130, ENV-2020-6762-EIR, certified on November 24, 2021 (Housing Element EIR) and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR -ADD2 was adopted on December 10, 2024 (Addenda). The proposed project, the demolition of two (2) existing one-story auto repair buildings, surface parking lot, and one-story single family home with a detached garage and the construction, use, and maintenance of a six-story, 70-foot tall, 70-unit residential development (including nine (9) units set aside for Very Low Income Households), with 2,000 square-feet of ground floor commercial space and 6,602 square feet of open space with approximately 70,852 square feet in floor area with a Floor Area Ratio (“FAR”) of 3.34:1 and 45 automobile parking spaces, 60 long term bicycle parking spaces, and 8 short term bicycle parking spaces on the ground level, is within the scope of the 2021-2029 Housing Element as it will build out the City’s regional housing needs assessment (RHNA) of 456,643 housing units. A CEQA Checklist for a Project within the Scope of the Housing Element Program EIR, ENV Case

No. ENV-2024-3113-HES-PEIR (HE Checklist), was prepared for the proposed project, pursuant to CEQA Guidelines Section 15168(c). Section 15168(c) provides for limited environmental review of CPC-2024-3112-DB-VHCA subsequent projects under a Program EIR, where the project is found to be an activity within the scope of the program for which the EIR was prepared, and the impacts of the project are within the scope of the impacts analyzed in the EIR. Council found that the Housing Element EIR analyzed the impacts of the build-out of the RHNA, which involves the development of housing citywide. The HE Checklist was prepared by staff to determine whether the impacts of the proposed project are within the scope of the Housing Element EIR. The prepared HE Checklist supports that the impacts of the proposed project are within the scope of the Housing Element EIR and that no significant environmental effects not examined in the Program EIR will occur from the proposed project. All required mitigation measures from the Housing Element EIR Mitigation Monitoring Program (MMP) will be imposed on the proposed project. An MMP for the proposed project has been prepared for adoption by the decisionmaker.

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

# PUBLIC HEARING AND COMMUNICATIONS

## PUBLIC HEARING

A public hearing was held virtually via ZOOM on April 9, 2026 at approximately 9:00 a.m. The hearing was conducted by a Hearing Officer, Isaiah Ross, on behalf of the City Planning Commission, taking testimony for Case No. CPC-2024-3112-DB-VHCA and ENV-2024-3113-HES-PEIR. 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 hearing notice was mailed on March 16, 2026, published in the newspaper on March 20, 2026 and was posted on-site on March 28, 2026, in accordance with LAMC noticing requirements. The courtesy notice was mailed on July 2, 2026 in accordance with LAMC noticing requirements. The public hearing was attended by the representative (Gary Benjamin) and approximately twelve (12) 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. The applicant's representative shared the proximity of the proposed project within one -half mile of a High Quality Transit Corridor. He mentioned the property is improved with an auto repair facility and single-family home that were constructed in 1928 and the proposed project will demolish those existing structures and replace them with a new, 6-story structure with 70 dwelling units. The base density allows up to 56 dwelling units and due to the site's Density Bonus eligibility, the project is eligible for a higher density, however, the applicant mentioned that 70 dwelling units is appropriate for the subject property. The applicant's representative provided the location of the subject property, the zone of the property, and street views of the surrounding neighborhood and land uses. The proposed project includes enhanced pavement at the building entrance, the alley and sidewalks will be widened, and bicycle and vehicle parking will be provided and will be accessible from the alley. The project includes a central courtyard as shown on the second-floor plan and it will be open to the sky. The applicant's representative participated in meetings with the United Neighborhoods Neighborhood Council to discuss the proposed project.

### Public Comment

During the public hearing, there were three (3) attendees from the community that provided public comments during the public testimony. A United Neighborhoods Neighborhood Council (UNNC) Representative mentioned that the UNNC has not yet issued a comment letter for the public record. There was a split vote at the UNNC meeting. The representative mentioned that South Los Angeles continues to have to shoulder the greater portion of the housing crisis. She expressed concern about the proposed commercial spaces having zero automobile parking. The UNNC suggested deleting one vehicle parking space to create a deeper tree well for a proposed tree in the courtyard on the second floor. A resident in the community Introduced herself as a second-generation resident of Jefferson Park and expressed concerns regarding the lack of the amount of proposed automobile parking spaces for the proposed number of dwelling units means a burden for the residential streets and street parking will become a problem. She expressed concerns that 6 stories in height is a massive break from scale for the neighborhood. She suggested a 4-story building similar to the building located Jefferson Boulevard and 4$^{th}$ Avenue. She believes a 6-story building will set a precedent. She also expressed concerns that the area is a historic preservation overlay zone (HPOZ). The new development is requesting waivers that do not align with the intent of the HPOZ which maintains the integrity of design in the

neighborhood. Another resident in the community mentioned he has lived in the community most of his life and is glad to see construction happening. The site has been an auto mechanic shop for years. He asked if there have been studies about oil on the site before the construction begins or any studies about hazardous materials? He expressed concerns about the site being a bit outside of the one-half mile radius of a major transit stop. He also expressed concerns about the proposed 6 stories in building height. There is a project along 4th avenue that is approximately 4-stories that is better suited for the community, in his opinion. He believes 6 stories in height is too tall. He expressed concerns that parking is a problem in the community. Overall, he is glad to see construction in the community.

**WRITTEN CORRESPONDENCE**

Staff received one (1) letter of opposition for the proposed project and two (2) emails from a local resident in the community and the Los Angeles Unified School District (LAUSD). One community member raised concern that Density Bonus Laws do not mandate developer contributions to the surrounding community beyond the statute's minimum thresholds. He also mentioned the proposed six-story mixed-use development at 2800 West Jefferson Boulevard, arguing that the project exploits California's State Density Bonus Law to maximize profit. The community member contends that by providing only nine affordable units out of a total 70 proposed dwelling units, the developers receive significant zoning exemptions and height increases without offering meaningful community benefits or infrastructure. He also raised concerns regarding the use of environmental review shortcuts under CEQA, which may overlook the project's impact on traffic and air quality. Furthermore, the letter highlights a lack of neighborhood engagement and suggests that the current site's owners are prioritizing statutory compliance over genuine local integration. Ultimately, the text serves as a broader plea for zoning reform to ensure that high-density housing developments prioritize neighborhood character and substantial equity rather than just meeting minimum legal thresholds. Another community member sent an email to inquire about the process to make public comments for the proposed project and inquired about the status of the case file. He expressed concerns about the impact approval of the proposed project would have on the surrounding community and believes many of the proposed findings are contradictory and lack evidentiary basis. LAUSD submitted an email and comment letter, dated November 6, 2025, with a request for the project to address potential environmental impacts on the Sixth Avenue Elementary School students and staff, located approximately 429 feet east of the project site. LAUSD provided potential conditions of approval for the proposed project to reduce any construction and environmental impacts regarding noise, traffic, pedestrian safety, air quality and hazardous materials. The letter of opposition and emails have been attached to the case file (Exhibit F).

# Exhibit A

Project Plans

# 2800-2814 JEFFERSON BLVD

# LOS ANGELES, CA 90018


Kevin Tsai Architecture

1439 W Jefferson Blvd Los Angeles CA 90007
T. 310.486.9328 www.kevin-tsai.com


architects stamp

consultant

KEY PLAN:


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 3/8/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON □ 3411 S 8TH AVE., LOS ANGELES, CA 90018

| | |
|---|---|
| PIC/PM: | GY |
| DRAWN BY: | SR |
| JOB NO: | 23-08 |

DRAWING TITLE:

COVER PAGE

SHEET:

G000

# ARCHITECTURAL INDEX


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# APPLICABLE CODES

2023 LOS ANGELES MUNICIPAL CODE (LAMC)
2023 LOS ANGELES FIRE CODE (LAFC)
2023 LOS ANGELES BUILDING CODE (LABC)
2023 LOS ANGELES RESIDENTIAL CODE (LARC)
2023 LOS ANGELES ELECTRICAL CODE (LAEC)
2023 LOS ANGELES GREEN BUILDING CODE (LAGBC)
2023 LOS ANGELES MECHANICAL CODE (LAMC)

# DEFERRED SUBMITTALS

FIRE ALARM SYSTEM
FIRE-SPRINKLER SYSTEM
TWO WAY COMMUNICATION SYSTEM MECHANICAL
ELEVATOR
METAL STAIRS
BLOCK WALL

| PROPOSED FLOOR AREA (FAR) | |
|---|---|
| 1st FLOOR | 3,187 S.F. |
| 2nd FLOOR | 13,553 S.F. |
| 3rd FLOOR | 13,553 S.F. |
| 4th FLOOR | 13,553 S.F. |
| 5th FLOOR | 13,553 S.F. |
| 6th FLOOR | 13,553 S.F. |
| TOTAL | 70,852 S.F. |

# I. PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO DEMOLISH A 1,036 SQUARE-FOOT COMMERCIAL BUILDING (C. 1958), A 1,300 SQUARE-FOOT COMMERCIAL BUILDING (C. 1928), AND A 1,204 SQUARE-FOOT, TWO-BEDROOM SINGLE-FAMILY DWELLING (C. 1910) WITH REAR ACCESSORY BUILDING AND TO CONSTRUCT A NEW 70,852 SQUARE-FOOT (3.34 FAR), SIX-STORY, 70-FOOT MIXED-USE BUILDING WITH 70 DWELLING UNITS, INCLUDING TEN STUDIO UNITS, 20 ONE-BEDROOM UNITS, 35 TWO-BEDROOM UNITS, AND FIVE THREE-BEDROOM UNITS, WITH NINE VERY LOW INCOME UNITS (16%), AS WELL AS 2,000 SQUARE FEET OF COMMERCIAL SPACE.THE PROJECT INCLUDES 45 AUTOMOBILE PARKING SPACES, 60 LONG-TERM BICYCLE PARKING SPACES, EIGHT SHORT-TERM BICYCLE PARKING SPACES, AND 6,602 SQUARE FEET OF OPEN SPACE ON A 21,250 SQUARE-FOOT LOT IN THE C2-1VL-CPIO ZONE AND NEIGHBORHOOD COMMERCIAL LAND USE AREA OF THE WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN AND THE COMMERCIAL CORRIDORS SUBAREA OF THE WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO).

# UNIT MIX- 70 UNITS

- (10) STUDIO
- (20) ONE BEDROOM
- (35) TWO BEDROOM
- (5) THREE BEDROOM

# OPEN SPACE CALCULATION

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.G:

<3 HABITABLE ROOMS = 100 SF/UNIT (STUDIOS & 1BR UNITS)
=3 HABITABLE ROOMS = 125 SF/ UNIT (2BR UNITS)
> HABITABLE ROOMS = 175 SF/ UNIT (3BR+ UNITS)

## OPEN SPACE CALC

| TYPE | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | 6TH FLOOR | TOTAL 2F-6F | REQ'D OPEN |
|---|---|---|---|---|---|---|---|
| STUDIO | 3 | 3 | 2 | 1 | 1 | 10 | 1,000 S.F. |
| 1 BD | 5 | 5 | 4 | 3 | 3 | 20 | 2,000 S.F. |
| 2 BD | 7 | 7 | 7 | 7 | 7 | 35 | 4,375 S.F. |
| 3 BD | | | 1 | 2 | 2 | 5 | 875 S.F. |
| | | | | | | TOTAL | = 8,250 S.F. |

TOTAL REQUIRED OPEN SPACE: 8,250 SF

TOTAL OPEN SPACE PROVIDED: 6602 SF

- COMMON OPEN SPACE (COURTYARD): 1,242 SF
- COMMON OPEN SPACE (ROOF DECK): 3,310 SF
- PRIVATE OPEN SPACE: 41 X 50 SF= 2,050 SF

PROJECT SEEKS AN ON-MENU REQUREST TO ALLOW FOR 20% REDUCTION

# BICYCLE PARKING

BICYCLE PARKING REQUIRED PER LAMC 12.21.A.16:

| | |
|---|---|
| LONG TERM BICYCLE: (RESIDENTIAL) | UNITS 1-25: 1 STALL PER UNIT<br>UNITS 26-70: 1 STALL PER 1.5 UNITS<br>TOTAL REQUIRED = 55 STALLS<br>TOTAL PROVIDED = 58 STALLS |
| SHORT TERM BICYCLE: (RESIDENTIAL) | UNITS 1-25: 1 STALL PER 10 UNITS<br>UNITS 26-70: 1 STALL PER 15 UNITS<br>TOTAL REQUIRED = 5<br>TOTAL PROVIDED = 6 |
| LONG TERM BICYCLE: (COMMERCIAL) | TOTAL REQUIRED- 2 STALLS<br>TOTAL PROVIDED- 2 STALLS |
| SHORT TERM BICYCLE: (COMMERCIAL) | TOTAL REQUIRED- 2 STALLS<br>TOTAL PROVIDED- 2 STALLS |

# PARKING REQUIREMENTS

PARKING REQUIRED PER LAMC :

| UNIT TYPE | No BEDROOMS | COUNT | PARKING RATIO | PARKING STALLS |
|---|---|---|---|---|
| STUDIO | 0 | 10 | 1 STALL @3<H.R. | 10 |
| 1 BED | 1 | 20 | 1.5 STALL @3=H.R. | 30 |
| 2 BED | 2 | 35 | 2 STALLS @3>H.R. | 70 |
| 3BED | 3 | 5 | 2 STALLS @3>H.R. | 10 |
| TOTAL: | | | | 120 SPACES |

PROJECT IS REQUIRED 0 SPACES PER AB 2097.

REQUIRED COMMERICAL (ENTERPRISE ZONE)= 2,000 SF / 500= 4 SPACES; COMMERCIAL PARKING MAY BE REDUCED BY 20% VIA BIKE REDUCTION, PERMITTING A DEDUCTION TO 3 SPACES.

TOTAL PROVIDED: 45 SPACES RESIDENTIAL

- 1 RESIDENTAIL ADA STALL + 1 RESIDENTIAL EV ADA STALL = 3 STALLS PER AB 1100
- 32 STANDARD STALLS
- 11 COMPACT TANDEM STALLS

PROJECT IS REQUIRED 0 SPACES PER AB 2097.

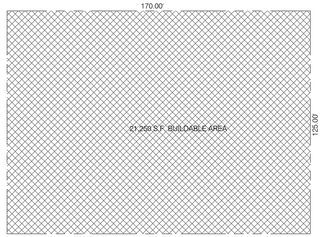
TOTAL PROVIDED: 0 SPACES COMMERCIAL

# VICINITY MAP

# ZONING CODE AREA CALCULATIONS

BUILDABLE AREA DEFINITION PER LAND 12.02:

PRE-HIGHWAY DEDICATION LOT AREA MINUS SETBACKS FOR A 1-STORY BUILDING




ALLOWABLE FAR: 21,250 x 1.5 = 31,875 S.F.

FLOOR AREA DEFINITION PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILIDNG EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING OR STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

FLOOR AREA RATIO (FAR) DEFINITION PER LAMC 12.03:
A RATIO ESTABLISHING RELATIONSHIP BETWEEN A PROPERTY AND THE AMOUNT OF DEVELOPMENT
PERMITTED FOR THAT PROPERTY, AND IS EXPRESSED AS A PERCENTAGE OR A RATIO OF THE BUILDABLE
AREA OR LOT SIZE.

# INCENTIVES REQUESTED

## II. ENTITLEMENT REQUESTS

A. PURSUANT TO AB 2334, AB 1287, AND LAMC 12.22-A,25 AND 13B.2.3, THE APPLICANT REQUESTS TO UTILIZE THE GENERAL PLAN LAND USE BASE DENSITY AND A 25% DENSITY INCREASE FROM 56 DWELLING UNITS TO 70 DWELLING UNITS, AS WELL AS THE FOLLOWING ON-MENU AND OFF-MENU DENSITY BONUS INCENTIVES AND WAIVERS OF DEVELOPMENT STANDARDS:

**BASE INCENTIVES (1):**

* DENSITY BONUS TO ALLOW 70 UNITS (56 X 1.25= 70 UNITS)

i. ON-MENU INCENTIVES

- ON-MENU DENSITY BONUS INCENTIVE FOR A 20% OPEN SPACE REDUCTION, TO PERMIT 6,602 SQUARE FEET IN LIEU OF 8,250 SQUARE FEET, AS OTHERWISE REQUIRED BY LAMC 12.21-G,2

ii. OFF-MENU INCENTIVE

- OFF-MENU DENSITY BONUS INCENTIVE TO PERMIT 37% OF THE FRONTAGE TO BE PROVIDED AS PUBLIC INTERIOR SPACES IN LIEU OF 75% AS OTHERWISE REQUIRED BY CPIO SECTION II-2.3.d.1.
- OFF-MENU DENSITY BONUS INCENTIVE FOR RELIEF FROM THE 600 SQUARE-FOOT LOADING ZONE REQUIREMENT, AS OTHERWISE REQUIRED BY LAMC SECTION 12.21-C,6(d)
- OFF-MENU DENSITY BONUS INCENTIVE TO PERMIT 73% REAR YARD REDUCTION TO PERMIT 5 FEET IN LIEU OF 18', AS OTHERWISE REQUIRED BY LAMC 12.14-C,2

iii. WAIVERS OF DEVELOPMENT STANDARDS

- WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 122% FAR INCREASE TO PERMIT 3.34 IN LIEU OF 1.5, AS OTHERWISE REQUIRED BY LAMC 12.21.1-A,1.
- WAIVER OF DEVELOPMENT STANDARD TO PERMIT 25' HEIGHT INCREASE TO PERMIT 70- FEET IN LIEU OF 45 FEET, AS OTHERWISE REQUIRED BY LAMC 12.21.1-A,1.
- WAIVER OF DEVELOPMENT STANDARD TO PERMIT A THREE-STORY HEIGHT INCREASE TO PERMIT SIX STORIES, IN LIEU OF THREE STORIES, AS OTHERWISE REQUIRED BY LAMC 12.21.1-A,1 FOR A MIXED-USE-BUILDING
- WAIVER OF DEVELOPMENT STANDARD TO PERMIT THE TRANSITIONAL HEIGHT PLANE TO BEGIN 31' ABOVE THE PROPERTY LINE OF THE RESIDENTIAL PROPERTY TO THE SOUTH IN LIEU OF 15', AS OTHERWISE REQUIRED BY CPIO SECTION II-2.A.2.a

B. PURSUANT TO AB 2097, THE APPLICANT REQUEST RELIEF FROM ALL PARKING REQUIREMENT

# PROJECT INFORMATION

| | |
|---|---|
| PROJECT NAME: | 2800 JEFFERSON |
| ADDRESS: | 2800-2814 W JEFFERSON & 3411 s 8TH AVE. LOS ANGELES, CA 90018 |
| OWNER: | STEVE LIM (APPLICANT) |
| ARCHITECT: | KEVIN TSAI ARCHITECTS |
| ENGINEER: | TBD |
| CONTRACTOR: | TBD |
| PROJECT DESCRIPTION: | NEW CONSTRUCTION 70 UNITS MIXED USE BUILDING WITH 2,000 SF OF RESTAURANT SPACE |
| PROJECT FUNDING: | 100% PRIVATELY FUNDED |
| CONSTRUCTION TYPE: | TYPE III-A (2ND-6TH FLOOR) OVER TYPE IA PODIUM |
| SPRINKLERED: | NFPA-13 PER LAFC 903.2 |
| FIRE ALARM: | AUTOMATIC FIRE ALARM |
| ACCESSIBILITY: | ELEVATOR BUILDING |

# ZONING INFORMATION

| | |
|---|---|
| ZONING: | C2-1VL-CPIO |
| GENERAL PLAN LAND USE: | NEIGHBORHOOD COMMERICAL |
| CPIO: | WEST ADAMS-BALDWIN HILLS-LEIMERT COMMERCIAL CORRIDORS SUBAREA |
| STATE ENTERPRISE ZONE ASSESOR PARCEL No. | 5044-015-004, -005 & -006 |
| TRACT: | WEST JEFFERSON & 7TH AVE. TRACT |
| BLOCK: | F |
| LOT: | 4-7 |
| SITE AREA (SURVEY): | 21,250 S.F. |
| ABUTTING ONE-HALF ALLEY | 1,020 S.F. |
| LOT AREA W/ONE-HALF ALLEY | 22,270 S.F. |
| SETBACKS: | |
| REQUIRED SETBACKS: (BY RIGHT) | -FRONT (8TH AVE) 0' (2' MAXIMUM)<br>-SIDE (JEFFERSON) 0' (2' MAXIMUM+ 3' LANDSCAPE SETBACK ABUTTING PARKING.)<br>-SIDE (ALLEY) 0'<br>-REAR (WEST) 0' FOR COMMERCIAL LEVEL; 15'+1 FOR EACH STORY OVER THE 3RD FOR RESIDENTIAL LEVEL |
| PROVIDED SETBACKS: | -FRONT (8TH AVE) 0'<br>-SIDE (JEFFERSON) 0' (3' LANDSCAPE SETBACK ABUTTING PARKING.)<br>-SIDE (ALLEY) 0' FOR COMMERCIAL LEVEL; 5' FOR RESIDENTIAL LEVEL (GUARDRAIL)<br>-REAR (WEST) 0' FOR COMMERICAL LEVEL; 5' FOR RESIDENTIAL LEVEL (GUARDRAIL) |
| DEDICATIONS: | 1.5' ON JEFFERSON + 15'X15' CORNER CUT + 4' ALLEY DEDICATION |
| HEIGHT: | PROPOSED A 6-STORY BUILDING |
| ALLOWABLE HEIGHT: | 3-STORY, 45' + TRANSITIONAL HEIGHT PLANE STARTING 15' ABOVE R1 PROPERTY LINE |
| PROVIDED HEIGHT: | 70' + TRANSITIONAL HEIGHT PLANE STARTING 31' ABOVE R1 PROPERTY LINE |
| FAR: | |
| ALLOWABLE FLOOR AREA: | 1.5:1 OR 31,875 SF |
| PROPOSED F.A.R. | 3.34:1 |
| PROPOSED FLOOR AREA: | 70,852 SF |
| DENSITY: | |
| ALLOWABLE DENSITY: | 22,270/800= 16.89 = 27.8 UNITS=27 UNITS |
| AB 2334 BASE DENSITY: | 22,270/400=55.7= 56 UNITS |
| DENSITY BONUS: | 70 UNITS (56 X 1.25= 70 UNITS) |
| SET ASIDE UNITS: | 15% (3 INCENTIVES) X 56 BASE UNITS= 8.4= 9 VLI UNITS |


K T A
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T. 310.486.9328 www.kevin-tsai.com


architects stamp

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 8/14/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
2800 JEFFERSON

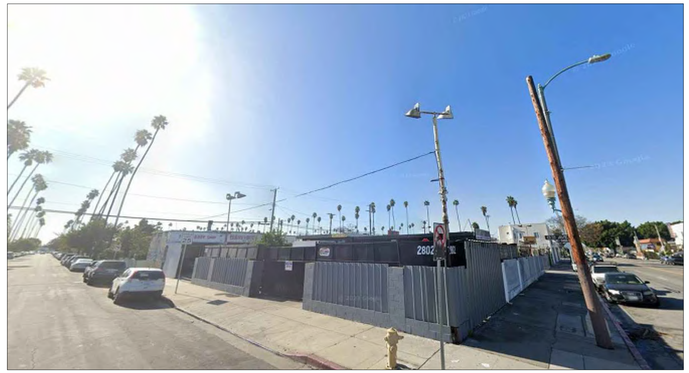
2800-2814 W JEFFERSON & 3411 S 8TH AVE., LOS ANGELES, CA 90018

PIC/PM: GY
DRAWN BY: SR
JOB NO: 23-08

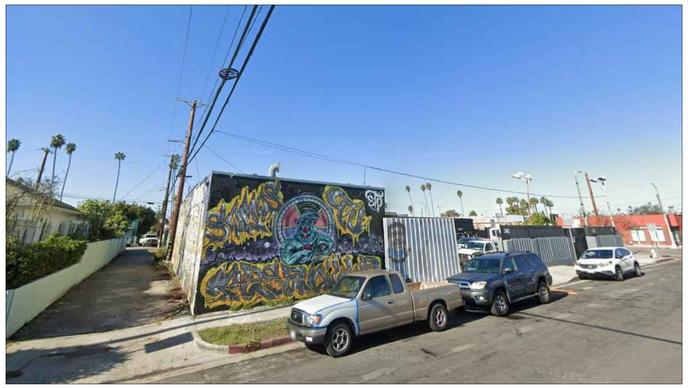
DRAWING TITLE:
PROJECT INFORMATION

SHEET:
G001

VIEW 1 FROM JEFFERSON



VIEW 2 FROM CORNER OF 8TH AND JEFFERSON



VIEW 3 FROM 8TH

VIEW 4 FROM ALLEY

ARIAL

INDEX MAP

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ENTITLEMENT
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PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON □ 3411 S 8TH AVE., LOS ANGELES, CA 90018

| | |
|---|---|
| PIC/PM: | GY |
| DRAWN BY: | SR |
| JOB NO: | 23-08 |

DRAWING TITLE:

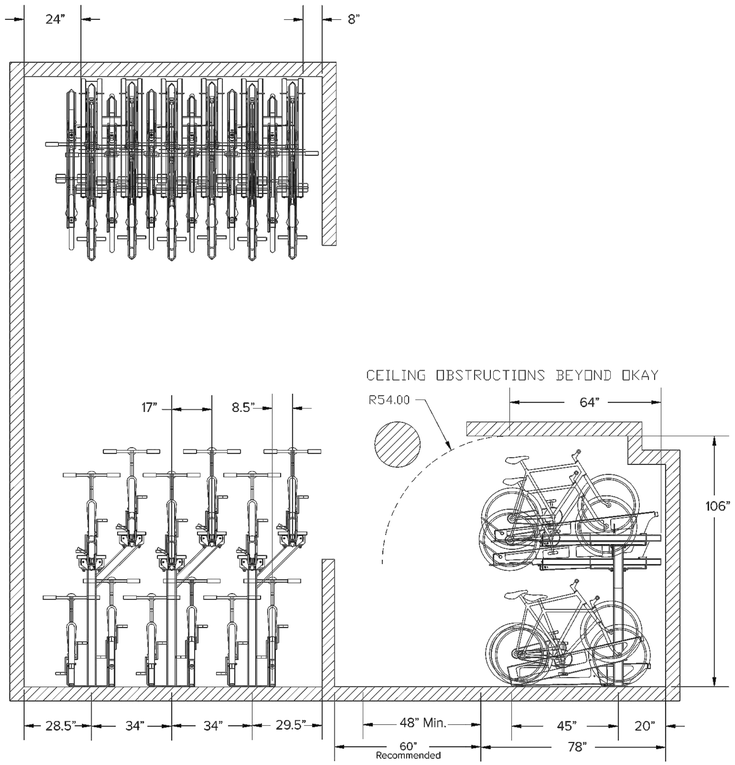
SITE PHOTOS & EXISTING CONDITION

SHEET:

G002

DERO | Dero **Decker**

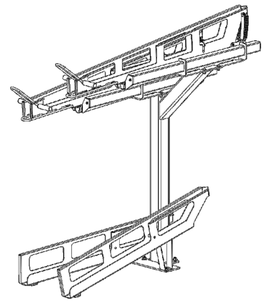
**Setbacks** Single Sided




LONG TERM BIKE RACK - SPECIFICATION

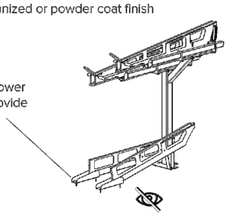
DERO | Dero **Decker**

**Submittal Sheet**



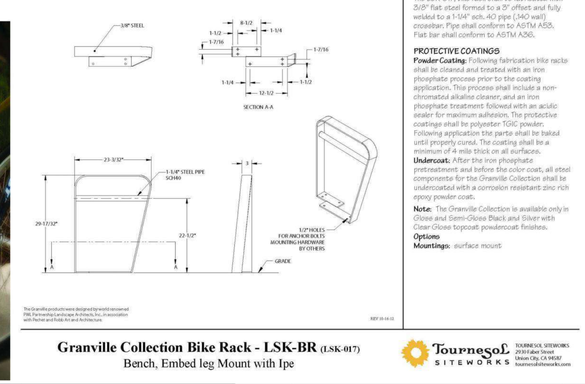
| | |
|---|---|
| **CAPACITY** | 4 Bikes per unit |
| **MATERIALS** | **Uprights:** 4" 11g square tube<br>**Upright base:** 1/4" plate<br>**Cantilevers:** 11g plate<br>**Cantilever base:** 1/4" plate<br>**Trays:** 11g plate |
| **FINISHES** | ☐ **Galvanized**<br>An after fabrication hot dipped galvanized finish is our standard option.<br>☐ **Powder Coat**<br>Our powder coat finish assures a high level of adhesion and durability by following these steps:<br>1. Sandblast<br>2. Epoxy primer electrostatically applied<br>3. Final thick TGIC polyester powder coat |
| **MOUNT OPTIONS** | **Surface only**<br>Each upright has one ¼" plate feet that accept 1/2" wedge anchors |
| **CANE STOPS** | ☐ **Add cane stops (additional cost)**<br>Available in galvanized or powder coat finish |

Cane-detectable lower tray extensions provide improved safety.



LONG TERM BIKE RACK - SPECIFICATION

## Granville Collection Bike Rack




**SPECIFICATIONS**

**MATERIAL**
The LSK-017, bike rack shall be fabricated with 3/8" flat steel formed to a 5" offset and fully welded to a 1-1/4" sch. 40 pipe (.140 wall) crossbar. Pipe shall conform to ASTM A53. Flat bar shall conform to ASTM A36.

**PROTECTIVE COATINGS**
**Powder Coating:** Following fabrication bike racks shall be cleaned and treated with an iron phosphate process prior to the coating application. This process shall include a non-chromated alkaline cleaner, and an iron phosphate treatment followed with an acidic sealer for maximum adhesion. The protective coatings shall be polyester TGIC powder. Following application the parts shall be baked until properly cured. The coating shall be a minimum of 4 mils thick on all surfaces.
**Undercoat:** After the iron phosphate pretreatment and before the color coat, all steel components for the Granville Collection shall be undercoated with a corrosion resistant zinc rich epoxy powder coat.
**Note:** The Granville Collection is available only in Gloss and Semi-Gloss Black and Silver with Clear Gloss topcoat powdercoat finishes.
**Options**
**Mountings:** surface mount

**Granville Collection Bike Rack - LSK-BR** (LSK-017)
Bench, Embed leg Mount with Ipe

Tournesol SITEWORKS
TOURNESOL SITEWORKS
2930 Fabian Street
Union City, CA 94587
tournesolsiteworks.com

SHORT - TERM BIKE RACK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|---|---|---|
| 01 | 3/29/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON ▯ 3411 S 8TH AVE., LOS ANGELES, CA 90018

| | |
|---|---|
| PIC/PM: | GY |
| DRAWN BY: | SR |
| JOB NO: | 23-08 |

DRAWING TITLE:

BICYCLE PARKING SPECIFICATIONS

SHEET:

G003

# TRANSIT VERIFICATION FORM

This form is to serve as a referral to all City agencies for the purposes of determining the proximity of a project site to transit service. This form shall be completed by the Applicant and reviewed and signed by Los Angeles City Planning (LACP) Staff prior to filing an application for administrative review or a building permit. Any modifications to the content(s) of this form after its authorization by the LACP Staff is prohibited. LACP reserves the right to require an updated 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.

## THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

**Planning Staff Name & Title:** Dani Dirksen, Planning Assistant

**Planning Staff Signature:** Dani Dirksen — Digitally signed by Dani Dirksen Date: 2024.01.17 16:09:19 -08'00'

**Referral Date:** 1/17/2024 **Expiration Date:** 7/15/2024

**Transportation Qualifiers (if applicable)**

☒ **Major Transit Stop** ☐ **Paratransit / Fixed Bus Route** ☐ **High Quality Transit Corridor**

☒ **Other:** within 1/2 mi of LA Metro-owned parking structure

**Location of Transit:** Metro Crenshaw Station Parking: 3412 Crenshaw Blvd (b/w Jefferson & W 36th St)

**Qualifier #1:** See above

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

**Qualifier #2:** _____

**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:** Listed parking structure qualifies via California Government Code Section 65915 -- major transit stop (MTS) definition includes "any parking lot owned by the transit authority or other local agency operating the major transit stop."

A 100% affordable development at this site would qualify for AB 2345 unlimited density.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

### APPLICANT INFORMATION

**Applicant Name:** Gary Benjamin, Alchemy Planning + Land Use

**Phone Number:** (213) 479-7521

**Email:** gary@alchemyplanning.com

### PROJECT LOCATION/ZONING

**Project Address(es):** 2800-2814 W. Jefferson Blvd. & 3411 S. 8th Ave., Los Angeles, CA 90018

**Assessor Parcel Number(s):** 5044-015-004, -005 & -006

**Community Plan:** West Adams - Baldwin Hills - Leimert

**Existing Zone:** C2-1VL-CPIO

**Land Use Designation:** Neighborhood Commercial

**Number of Parcels:** 4

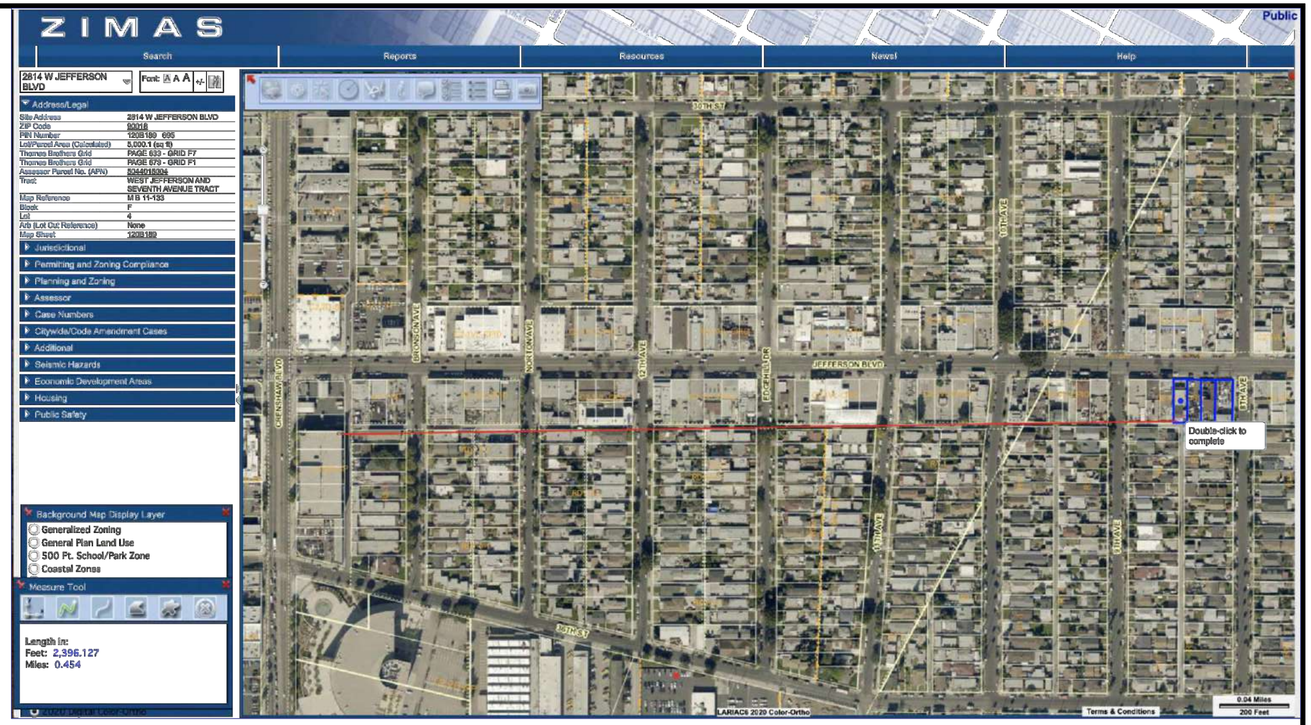
**Site Size (sf):** 21,250.3 sf.

☐ **Specific Plan** ☐ **DRB/CDO** ☐ **HPOZ** ☒ **Redevelopment Project Area**

☒ **Enterprise Zone** ☐ **Q Condition/D Limitation (Specify Ordinance No.):** _____

☒ **Other Pertinent Zoning Information:** CPIO

TRANSIT VICINITY VERIFICATION




ZIMAS VICINITY REFERENCE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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 3/8/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON ☐ 3411 S 8TH AVE., LOS ANGELES, CA 90018

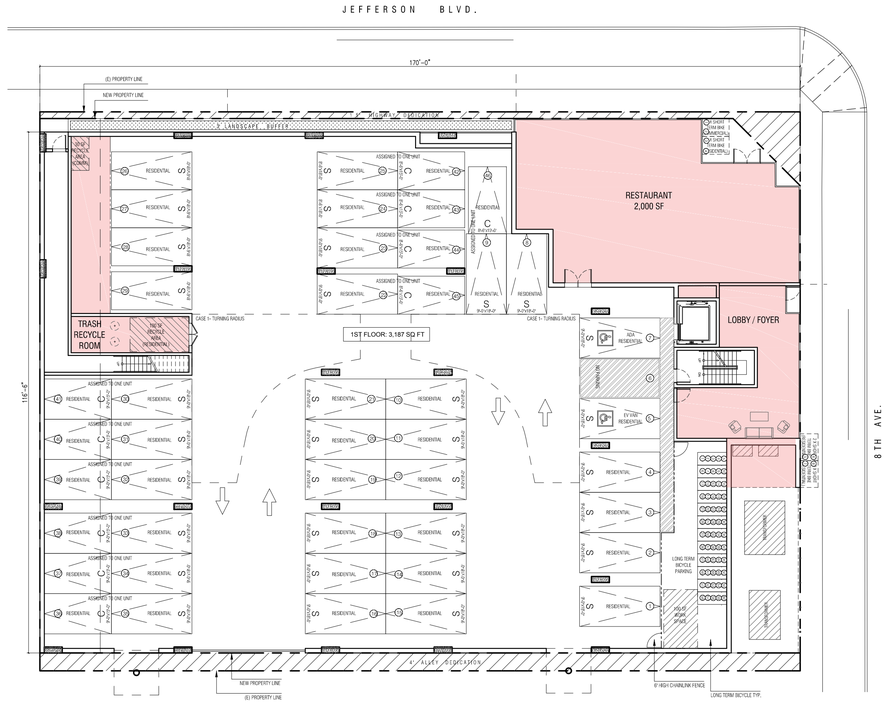
PIC/PM: GY
DRAWN BY: SR
JOB NO: 23-08

DRAWING TITLE:

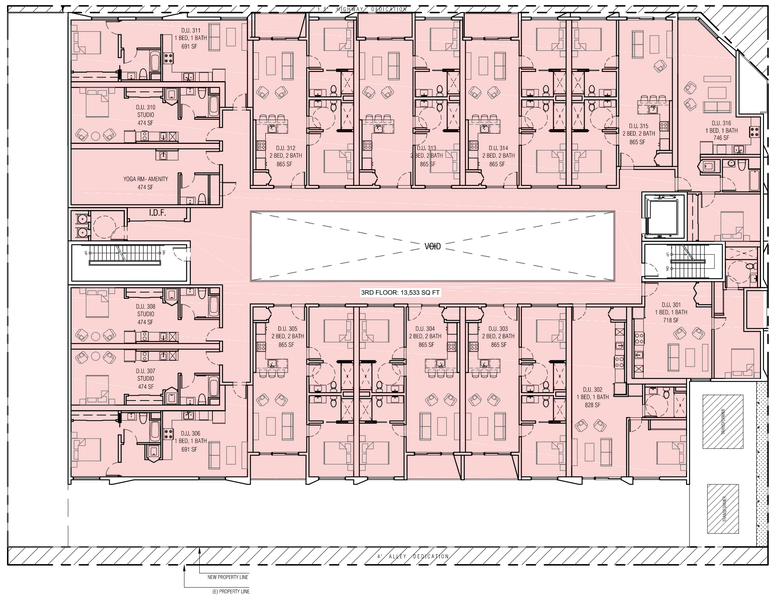
TRANSIT VICINITY VERIFICATION FORM

SHEET:

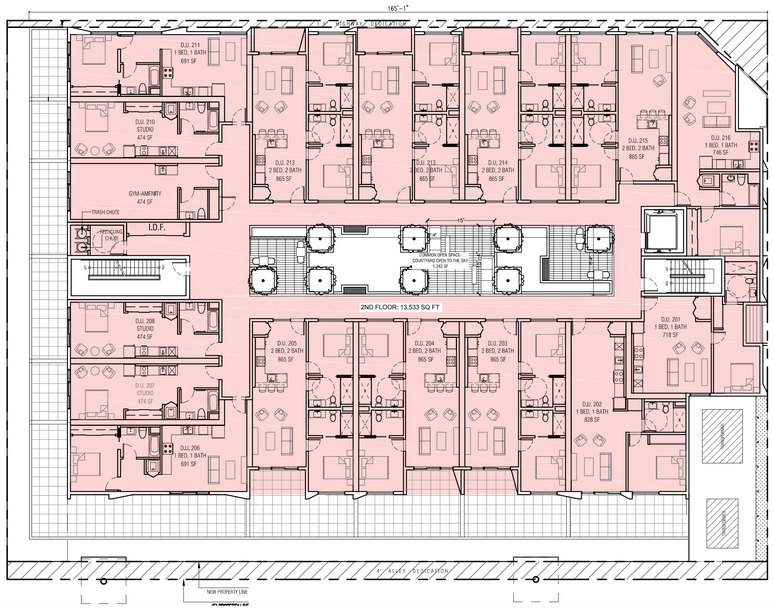
G004



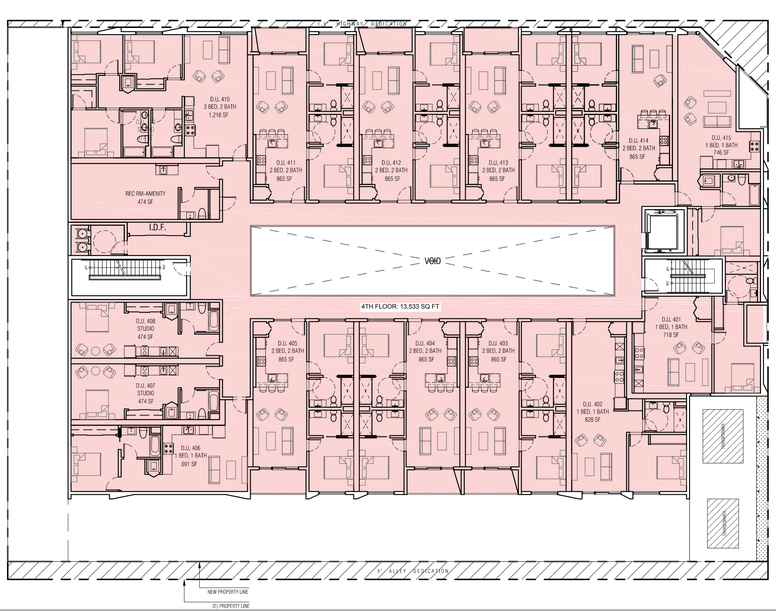

1ST FLOOR PLAN FAR DIAGRAM | SCALE 1/16" = 1'-0" | 02




3RD FLOOR FAR DIAGRAM | SCALE 1/16" = 1'-0" | 01




2ND FLOOR PLAN FAR DIAGRAM | SCALE 1/16" = 1'-0" | 02




4TH FLOOR FAR DIAGRAM | SCALE 1/16" = 1'-0" | 01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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 4/16/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

# 2800 JEFFERSON

2800-2814 W JEFFERSON 3411 S 8TH AVE., LOS ANGELES, CA 90018

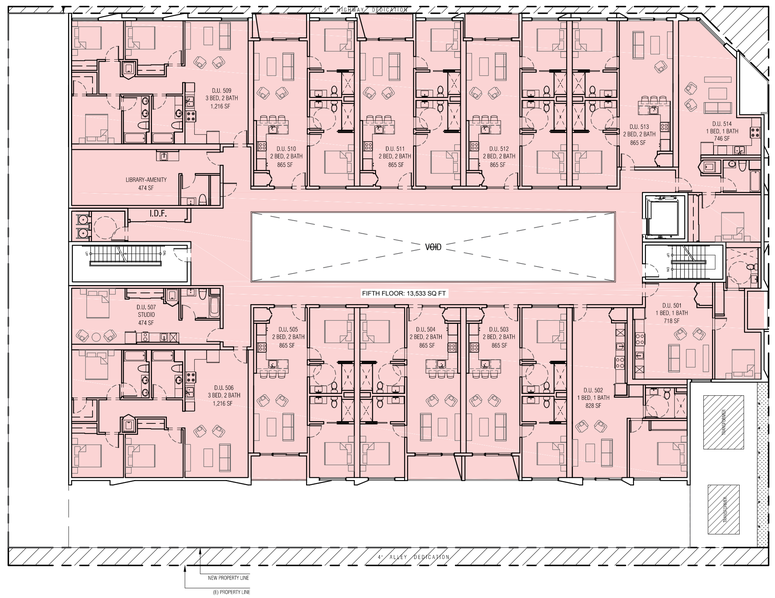
PIC/PM: GY
DRAWN BY: SR
JOB NO: 23-08

DRAWING TITLE:

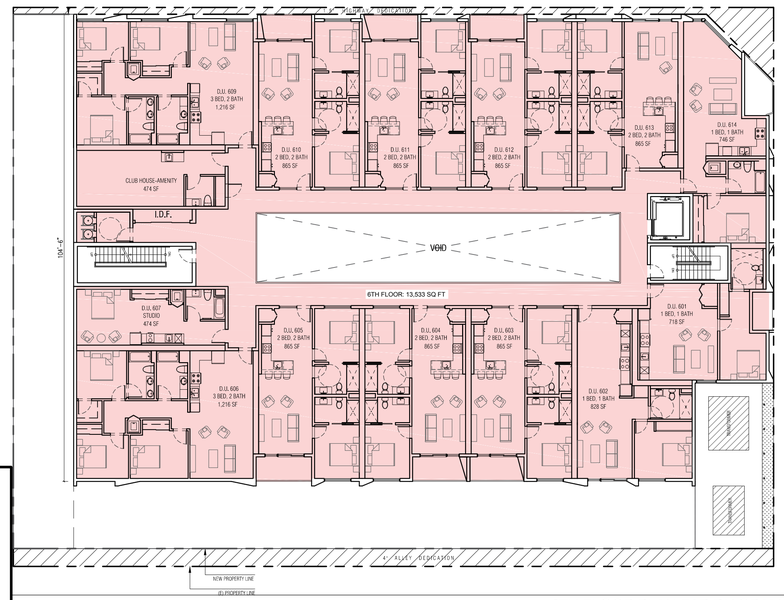
## FLOOR AREA RATIO CALCULATION

SHEET:

# G010




5TH FLOOR PLAN FAR DIAGRAM | SCALE 1/16" = 1'-0" | 02




6TH FLOOR PLAN FAR DIAGRAM | SCALE 1/16" = 1'-0" | 02

| PROPOSED FLOOR AREA (FAR) | |
|---|---|
| LEVEL | TOTAL |
| 1st FLOOR | 3,187 S.F. |
| 2nd FLOOR | 13,533 S.F. |
| 3rd FLOOR | 13,533 S.F. |
| 4th FLOOR | 13,533 S.F. |
| 5th FLOOR | 13,533 S.F. |
| 6th FLOOR | 13,533 S.F. |
| TOTAL | 70,852 S.F. |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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 4/16/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON ▯ 3411 S 8TH AVE., LOS ANGELES, CA 90018

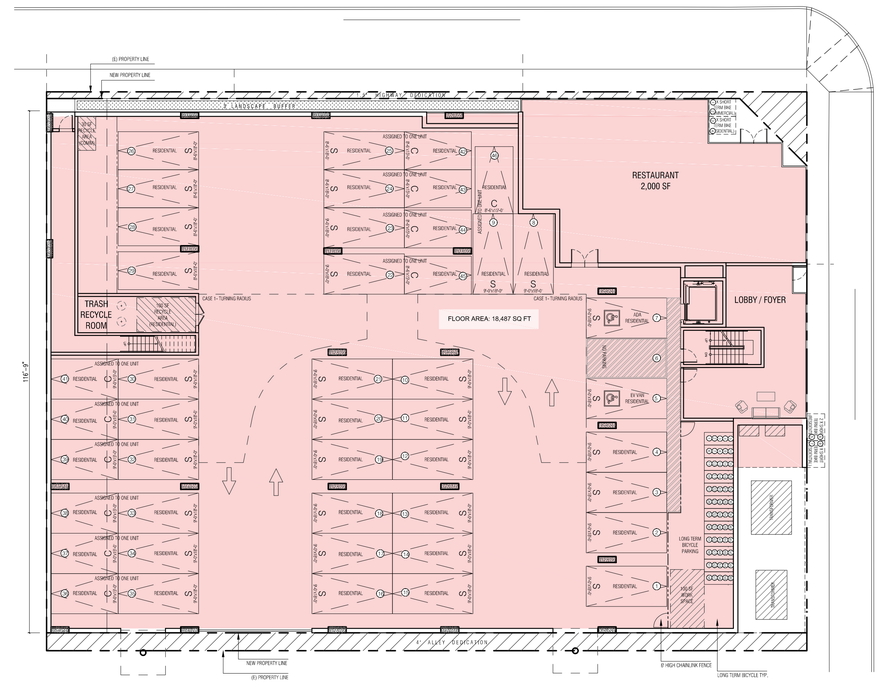
PIC/PM: GY
DRAWN BY: SR
JOB NO: 23-08

DRAWING TITLE:

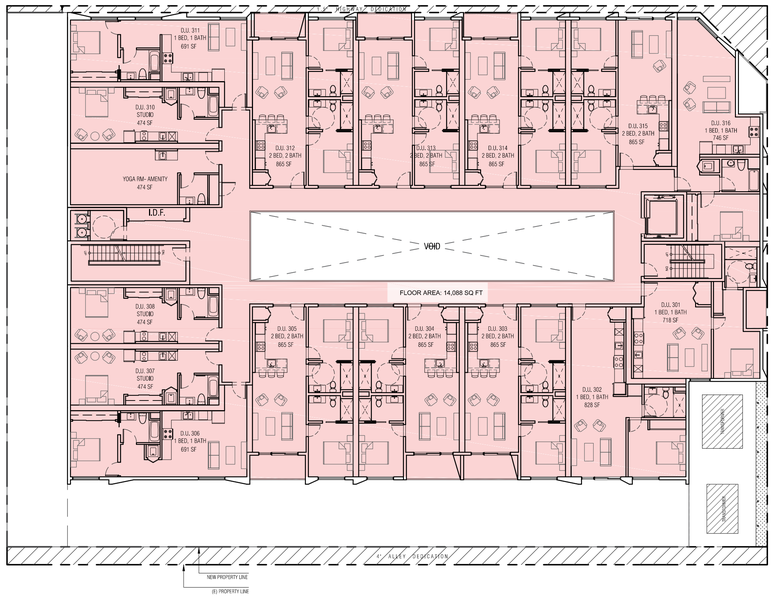
FLOOR AREA RATIO CALCULATION

SHEET:

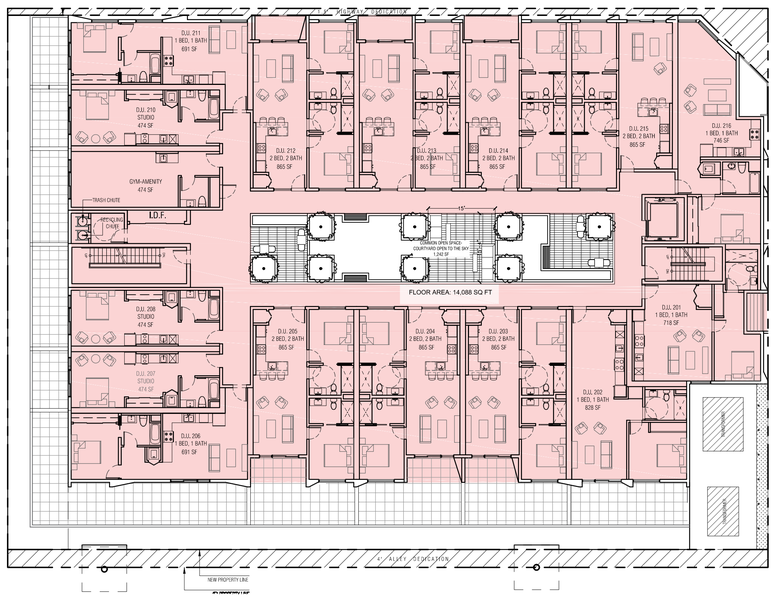
G011



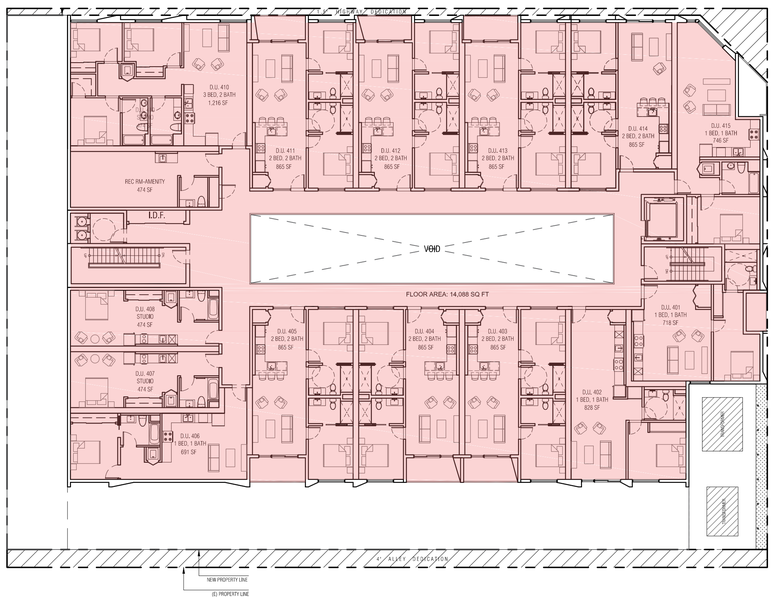

1ST FLOOR BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01




3RD FLOOR BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01




2ND FLOOR BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01




4TH FLOOR BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01

K T A

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 4/16/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

# 2800 JEFFERSON

2800-2814 W JEFFERSON ▯ 3411 S 8TH AVE., LOS ANGELES, CA 90018

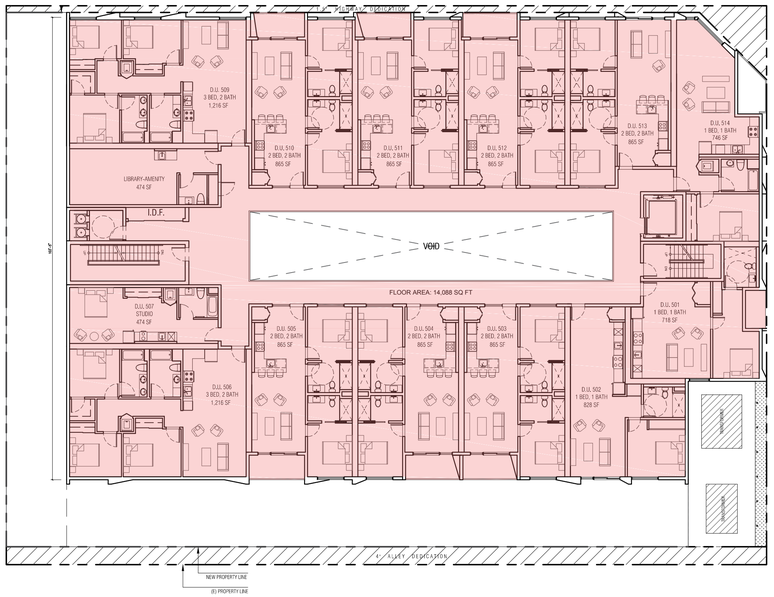
| | |
|---|---|
| PIC/PM: | GY |
| DRAWN BY: | SR |
| JOB NO: | 23-08 |

DRAWING TITLE:

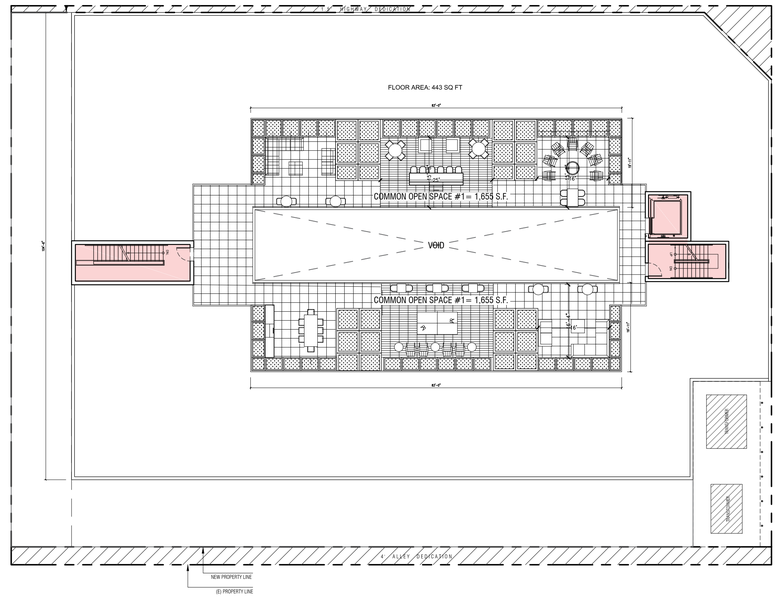
## BLDG CODE AREA CALCULATION

SHEET:

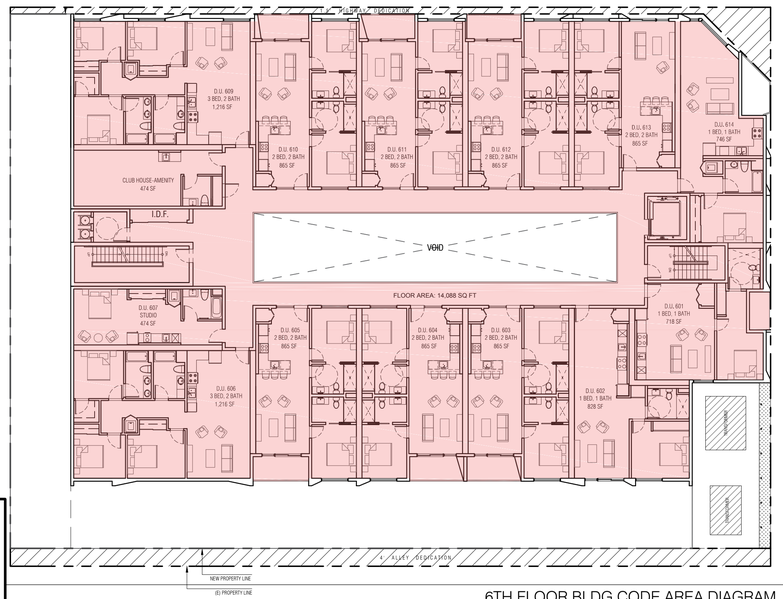
# G012




5TH FLOOR BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01




ROOF BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01




6TH FLOOR BLDG CODE AREA DIAGRAM | SCALE 1/16" = 1'-0" | 01

| PROPOSED BUILDING FLOOR AREA | |
|---|---|
| LEVEL | AREA |
| 1st FLOOR | 18,722 S.F. |
| 2nd FLOOR | 14,088 S.F. |
| 3rd FLOOR | 14,088 S.F. |
| 4th FLOOR | 14,088 S.F. |
| 5th FLOOR | 14,088 S.F. |
| 6th FLOOR | 14,088 S.F. |
| ROOF | 443 S.F. |
| TOTAL | 89,605 S.F. |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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 4/16/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON □ 3411 S 8TH AVE., LOS ANGELES, CA 90018

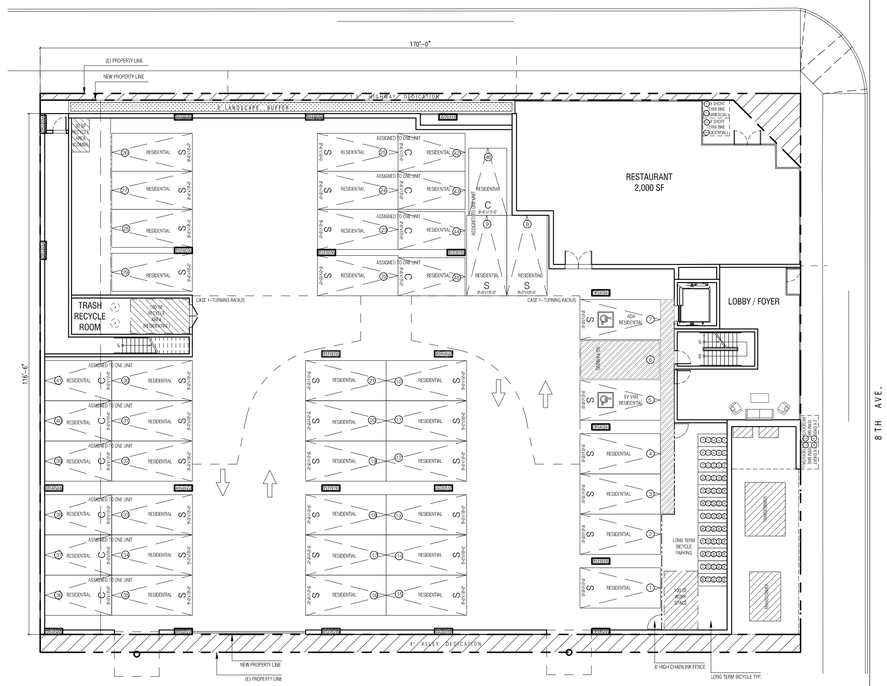
PIC/PM: GY
DRAWN BY: SR
JOB NO: 23-08

DRAWING TITLE:

BLDG CODE AREA CALCULATION

SHEET:

G013




1ST FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 02

3RD FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 01

2ND FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 02

4TH FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 01

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 4/22/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON ▯ 3411 S 8TH AVE., LOS ANGELES, CA 90018

PIC/PM: GY
DRAWN BY: SR
JOB NO: 23-08

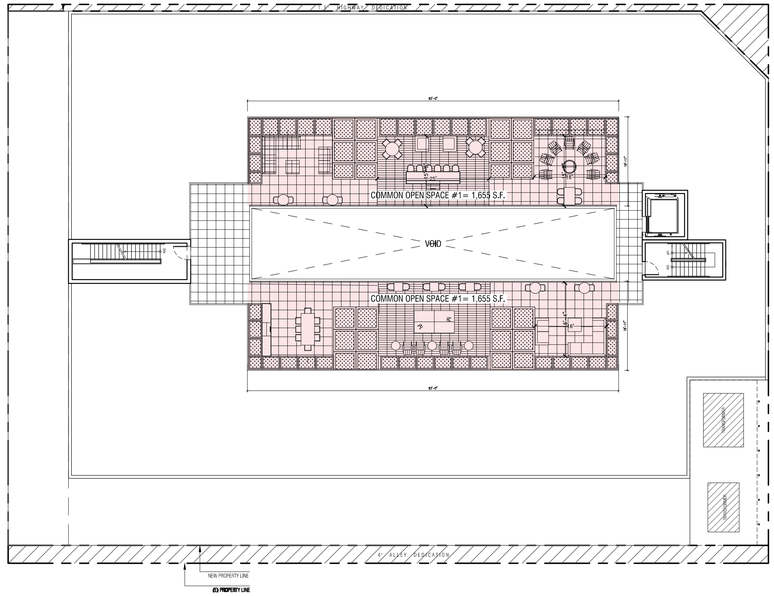
DRAWING TITLE:

OPEN SPACE CALCULATION

SHEET:

G014

5TH FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 02




5TH FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 02

6TH FLOOR OPEN SPACE DIAGRAM | SCALE 1/16" = 1'-0" | 02

PRIVATE OPEN SPACE

| LEVEL | UNIT NUMBER | MAX. ALLOWED CONTRIBUTING BALCONY AREA | AMOUNT COUNTED PER BALCONY |
|---|---|---|---|
| 1st FLOOR | N/A | N/A | N/A |
| 2nd FLOOR | D.U. 202 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 203 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 204 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 205 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 206 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 207 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | AMMENITY | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 210 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 211 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 212 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 213 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 214 | 50 S.F. | 50 S.F. |
| 2nd FLOOR | D.U. 216 | 50 S.F. | 50 S.F. |
| BALCONY ON FLOOR: | | | 13 |
| 3rd FLOOR | D.U. 303 | 50 S.F. | 50 S.F. |
| 3rd FLOOR | D.U. 304 | 50 S.F. | 50 S.F. |
| 3rd FLOOR | D.U. 305 | 50 S.F. | 50 S.F. |
| 3rd FLOOR | D.U. 312 | 50 S.F. | 50 S.F. |
| 3rd FLOOR | D.U. 313 | 50 S.F. | 50 S.F. |
| 3rd FLOOR | D.U. 314 | 50 S.F. | 50 S.F. |
| 3rd FLOOR | D.U. 316 | 50 S.F. | 50 S.F. |
| BALCONY ON FLOOR: | | | 7 |
| 4th FLOOR | D.U. 403 | 50 S.F. | 50 S.F. |

| LEVEL | UNIT NUMBER | MAX. ALLOWED CONTRIBUTING BALCONY AREA | AMOUNT COUNTED BALCONY |
|---|---|---|---|
| 4th FLOOR | D.U. 404 | 50 S.F. | 50 S.F. |
| 4th FLOOR | D.U. 405 | 50 S.F. | 50 S.F. |
| 4th FLOOR | D.U. 412 | 50 S.F. | 50 S.F. |
| 4th FLOOR | D.U. 413 | 50 S.F. | 50 S.F. |
| 4th FLOOR | D.U. 414 | 50 S.F. | 50 S.F. |
| 4th FLOOR | D.U. 416 | 50 S.F. | 50 S.F. |
| BALCONY ON FLOOR: | | | 7 |
| 5th FLOOR | D.U. 503 | 50 S.F. | 50 S.F. |
| 5th FLOOR | D.U. 504 | 50 S.F. | 50 S.F. |
| 5th FLOOR | D.U. 505 | 50 S.F. | 50 S.F. |
| 5th FLOOR | D.U. 512 | 50 S.F. | 50 S.F. |
| 5th FLOOR | D.U. 513 | 50 S.F. | 50 S.F. |
| 5th FLOOR | D.U. 514 | 50 S.F. | 50 S.F. |
| 5th FLOOR | D.U. 516 | 50 S.F. | 50 S.F. |
| BALCONY ON FLOOR: | | | 7 |
| 6th FLOOR | D.U. 603 | 50 S.F. | 50 S.F. |
| 6th FLOOR | D.U. 604 | 50 S.F. | 50 S.F. |
| 6th FLOOR | D.U. 605 | 50 S.F. | 50 S.F. |
| 6th FLOOR | D.U. 612 | 50 S.F. | 50 S.F. |
| 6th FLOOR | D.U. 613 | 50 S.F. | 50 S.F. |
| 6th FLOOR | D.U. 514 | 50 S.F. | 50 S.F. |
| 6th FLOOR | D.U. 516 | 50 S.F. | 50 S.F. |
| BALCONY ON FLOOR: | | | 7 |
| TOTAL | | | 2050 S.F. |

TOTAL OPEN SPACE PROVIDED

* PRIVATE = 2,050 S.F.
* COURTYARD = 1,242 S.F.
* ROOF DECK = 3,310 S.F.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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 4/22/2024 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

2800 JEFFERSON

2800-2814 W JEFFERSON □ 3411 S 8TH AVE., LOS ANGELES, CA 90018

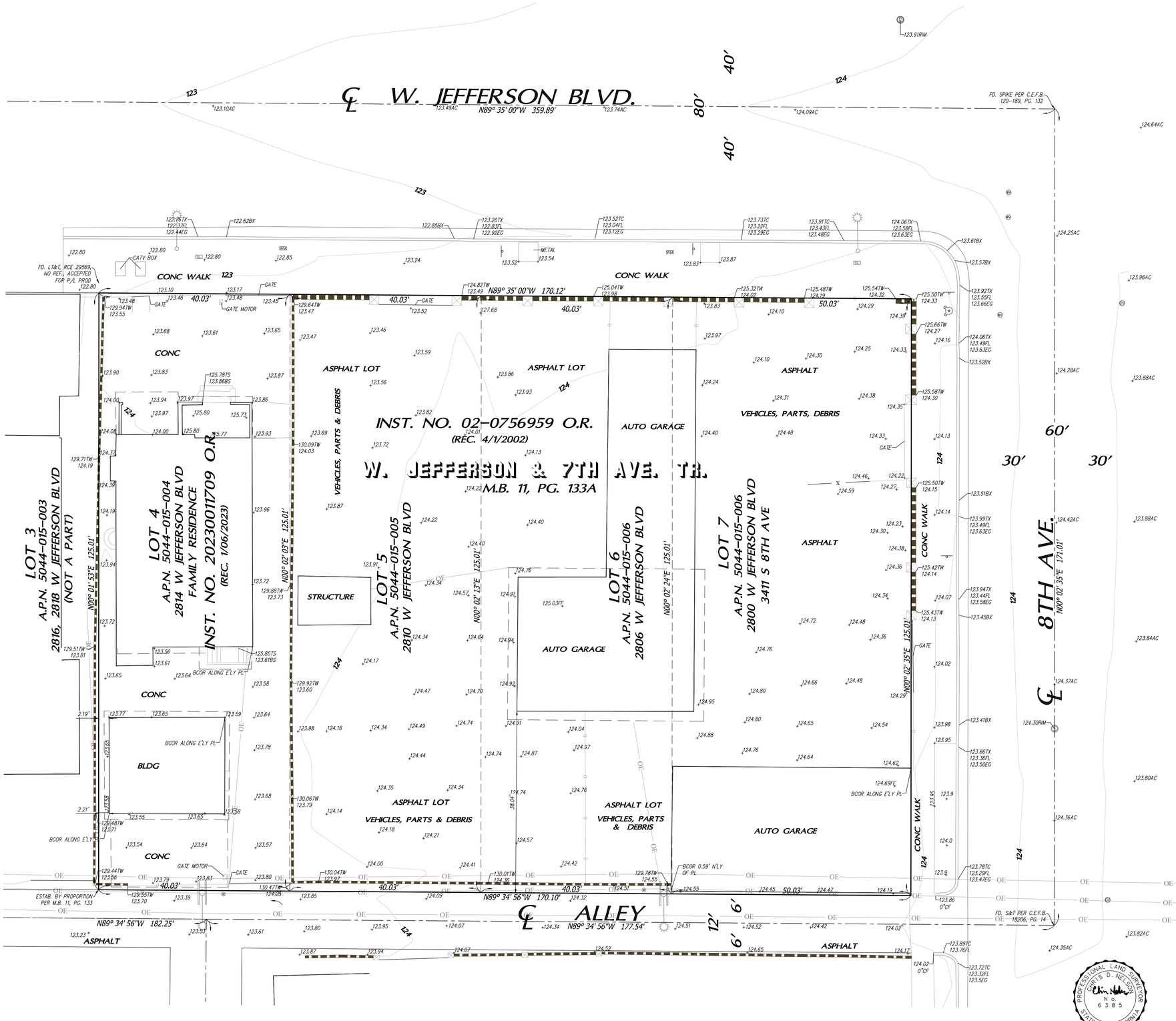
| | |
|---|---|
| PIC/PM: | GY |
| DRAWN BY: | SR |
| JOB NO: | 23-08 |

DRAWING TITLE:

OPEN SPACE CALCULATION

SHEET:

G015



VICINITY MAP
NOT TO SCALE

## NOTE:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER PUBLIC WORKS FIELD BOOK 1218, PGS. 250-251.
2. THE SUBJECT PROPERTY IS PARTIALLY USED AS STORAGE FACILITY WHICH COVERS LARGE PORTIONS PORTIONS OF THE SITE. AREAS BENEATH THE STORAGE AREA WHERE NOT EXPOSED DURING THE COURSE OF THE SURVEY. ADDITIONAL UPDATES WILL BE NECESSARY OVER THE SITE HAS BEEN CLEARED OF VEHICLES, PARTS & DEBRIS.
3. TREE LINE 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. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON.
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 N 89°35'00" W FOR THE CENTERLINE JEFFERSON BLVD, AS SHOWN ON THE PUBLIC WORKS FIELD BOOK, RECORDED IN B.K. 1218, PGS. 205 & 251, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## BENCH MARK:

BENCHMARK HELD IS THE TOP OF SEWER MANHOLE ON 8TH AVENUE. MANHOLE STRUCTURE ID NUMBER 53602068 AT AN ELEVATION OF 124.30'. INFORMATION OBTAINED THREW NAVIGATE LOS ANGELES.

## AREAS:

LOT 4: ± 5,000 SQ. FT.
LOT 5: ± 5,000 SQ. FT.
LOT 6: ± 5,000 SQ. FT.
LOT 7: ± 6,250 SQ. FT.

## LEGEND

- CONCRETE COLUMN
- FIRE HYDRANT
- GAS VALVE
- SPOT ELEVATION
- STREET LIGHT PULL BOX
- SIGN
- STREET LIGHT
- POWER POLE W/STREET LIGHT
- STORM DRAIN MAN HOLE
- SEWER MAN HOLE
- WATER METER
- WATER VALVE
- BUILDING & AWNING
- PAVED AREA
- CONCRETE
- PAVED ROAD
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CHAINLINK FENCE
- METAL FENCE (WROUGHT IRON FENCE)
- WALL
- CENTERLINE
- PROPERTY LINE
- OVERHEAD WIRES
- LOT LINE

## ABBREVIATIONS:

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| BS | BOTTOM OF STEP |
| BX | BOTTOM OF X |
| CATV | CABLE TV BOX |
| CF | CURB FACE |
| CONC | CONCRETE |
| EG | EDGE OF GUTTER |
| FF | FINISHED FLOOR |
| FL | FLOWLINE |
| TC | TOP OF CURB |
| TS | TOP OF STEP |
| TW | TOP OF WALL |
| TX | TOP OF X |

N

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

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

DATED: 11/15/2023

REVISION NOTES

| DATE | DESCRIPTION | BY |
|---|---|---|
| 2023-12-08 | ADDING THE INNER PROPERTY DIMMENSION | CH |
| 2023-12-18 | ADDED LOT AREAS | SJW |
| | | |
| | | |
| | | |

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

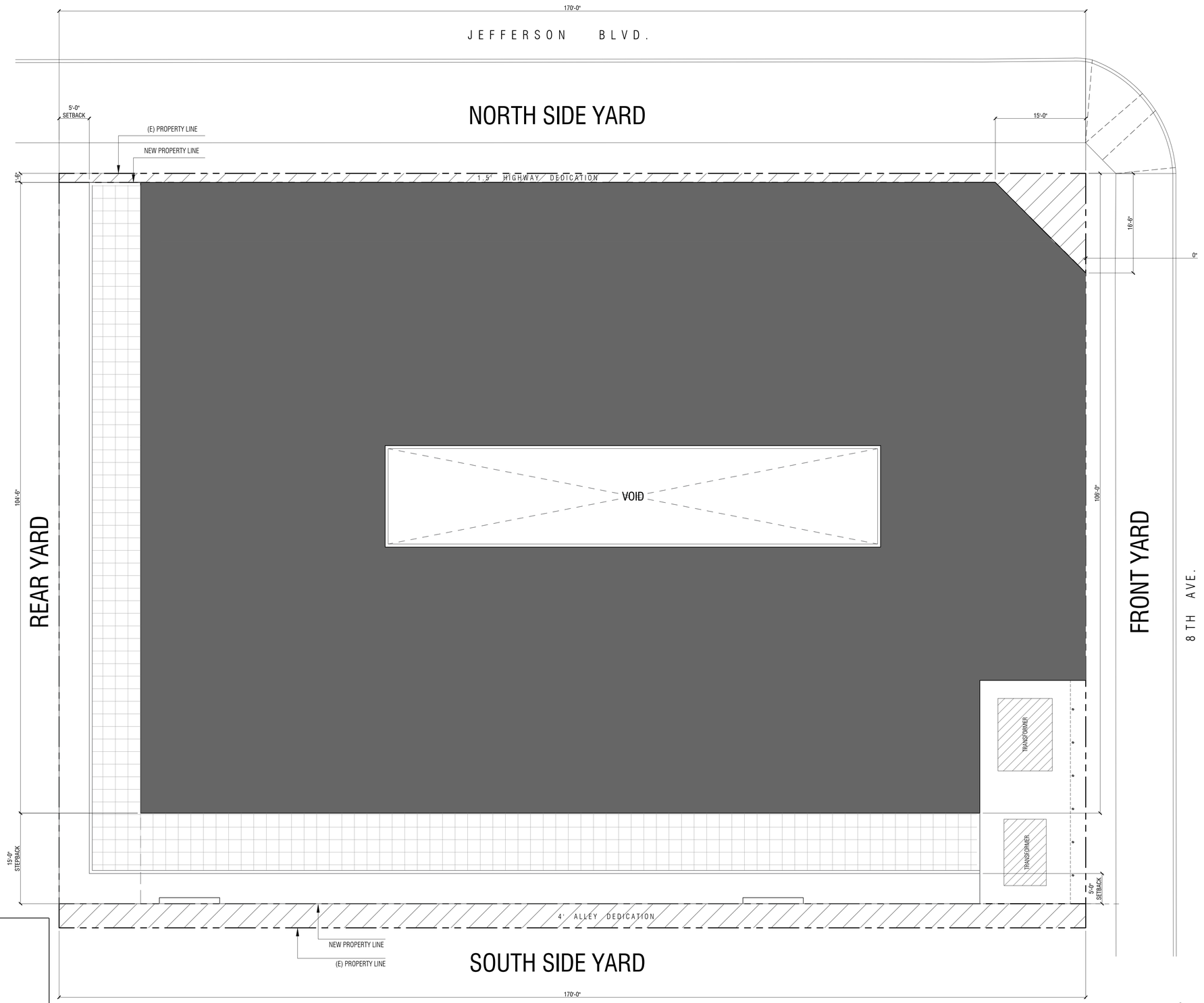
PREPARED FOR:
FREEMAN GROUP, INC
ATTN: BLAIR SORBY
112 OLD COURSE DR
NEWPORT BEACH, CA 92660

# TOPOGRAPHIC SURVEY MAP

LOTS 4-7, JEFFERSON & 7TH AVE TRACT, M.B. 11, PG. 133A. INST. NO. 02-0756969 O.R. (REC. 4/1/2002) INST. NO.20230011709 O.R. (REC. 1/06/2023)
2800, 2806, 2810 & 2814 JEFFERSON BLVD
LOS ANGELES, CA 90018

JOB NO. 23-6891
SCALE: 1" = 10'
DATE: NOV., 2023
DRAFTED: CH

SHEET NO.
1
OF 1 SHEET




SITE PLAN | SCALE 1/8" = 1'-0" | 01


K T A

Kevin Tsai Architecture

834 S. Broadway, Los Angeles, CA 90014
T. 310.486.9328 www.kevin-tsai.com


LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/19
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
DEVELOPMENT SUMMARY

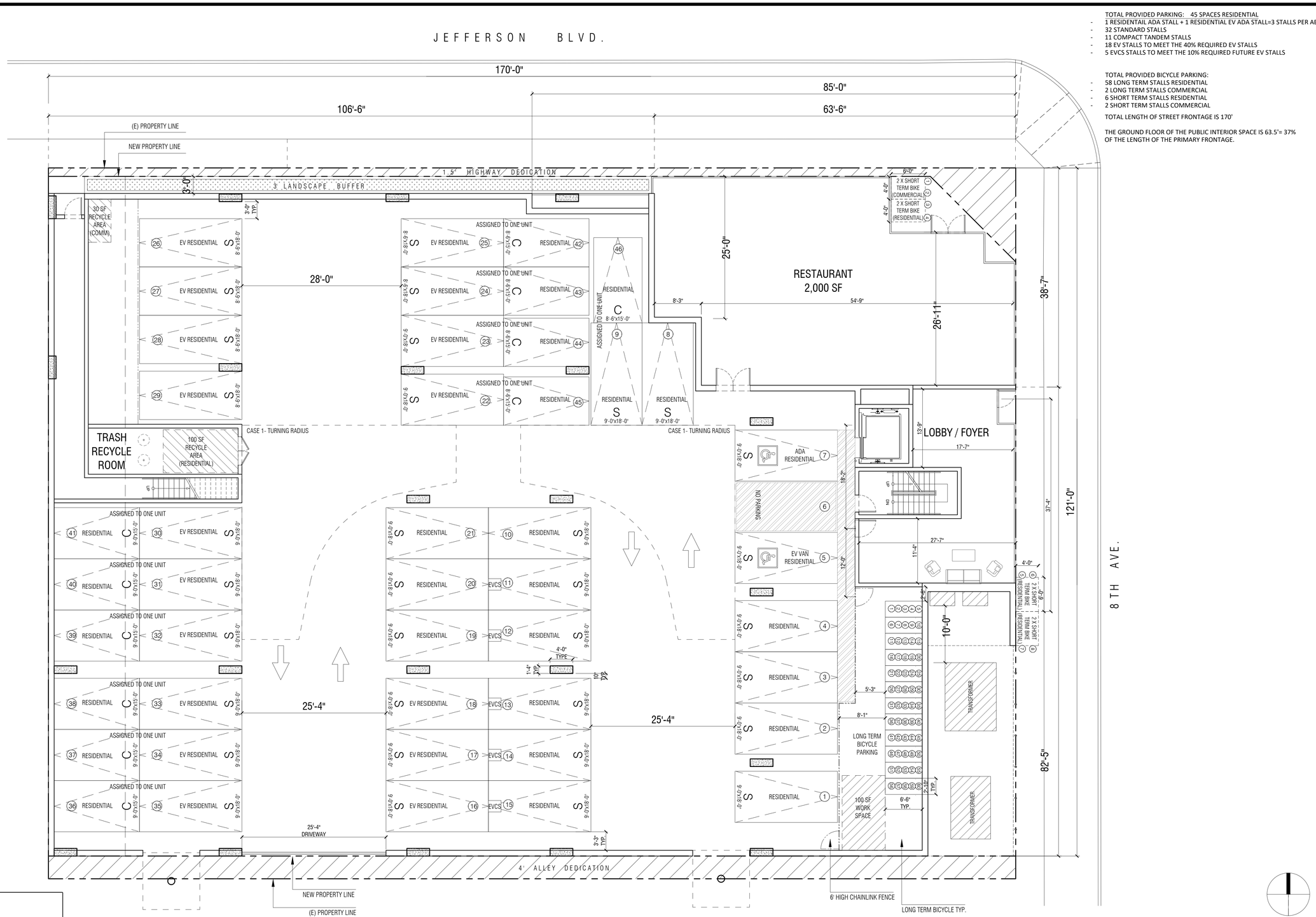
SHEET:
A110

TOTAL PROVIDED PARKING: 45 SPACES RESIDENTIAL
- 1 RESIDENTAIL ADA STALL + 1 RESIDENTIAL EV ADA STALL=3 STALLS PER AB 1100
- 32 STANDARD STALLS
- 11 COMPACT TANDEM STALLS
- 18 EV STALLS TO MEET THE 40% REQUIRED EV STALLS
- 5 EVCS STALLS TO MEET THE 10% REQUIRED FUTURE EV STALLS

TOTAL PROVIDED BICYCLE PARKING:
- 58 LONG TERM STALLS RESIDENTIAL
- 2 LONG TERM STALLS COMMERCIAL
- 6 SHORT TERM STALLS RESIDENTIAL
- 2 SHORT TERM STALLS COMMERCIAL

TOTAL LENGTH OF STREET FRONTAGE IS 170'

THE GROUND FLOOR OF THE PUBLIC INTERIOR SPACE IS 63.5'= 37% OF THE LENGTH OF THE PRIMARY FRONTAGE.




NORTH

0 8' 16' 32'

1ST FLOOR PLAN | SCALE 1/8" = 1'-0" | 01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DRAFT
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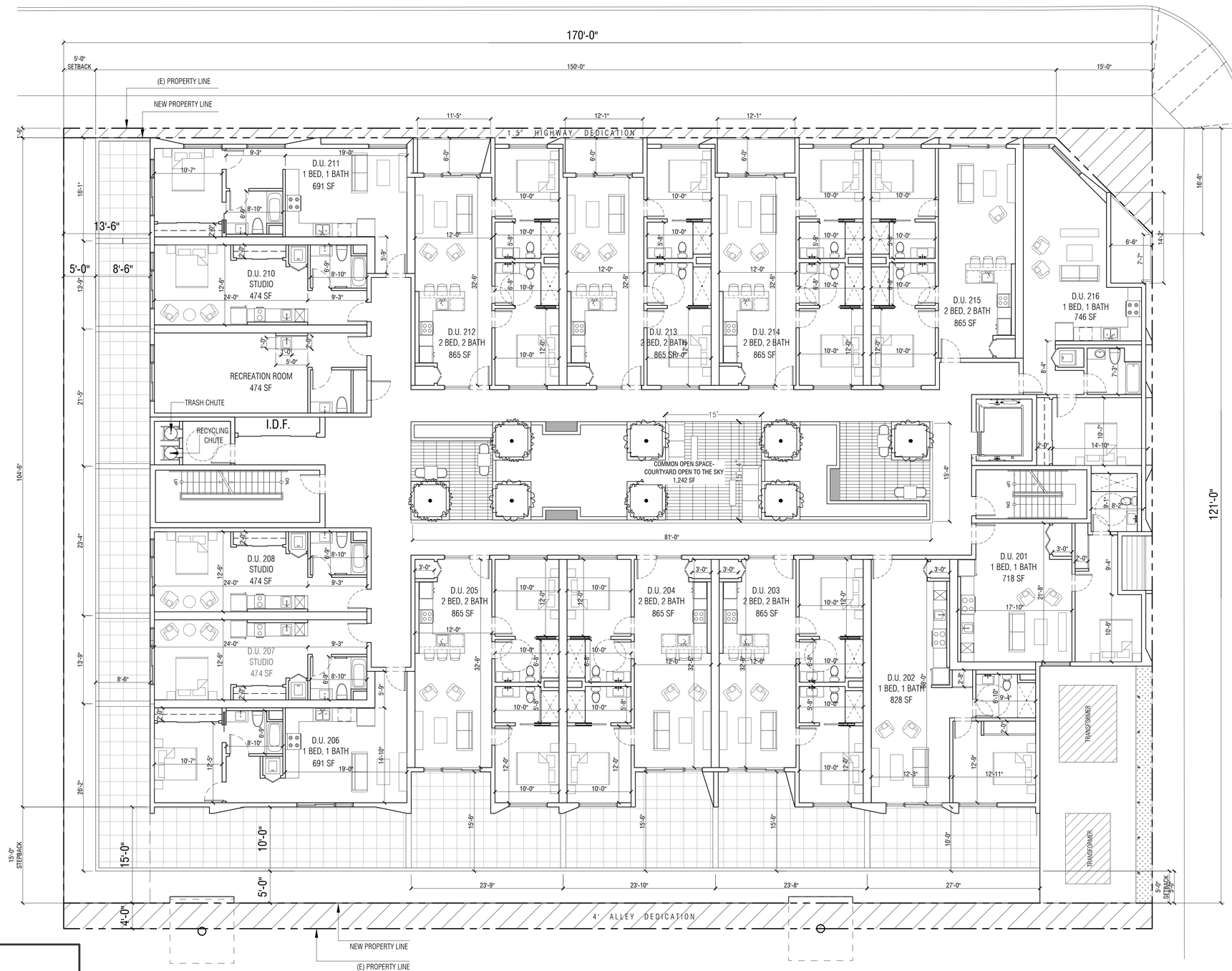
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
1ST FLOOR PLAN

SHEET:
A201




| LEVEL | UNIT NUMBER | NO. OF BED & BATH |
|---|---|---|
| 2nd FLOOR | D.U. 201 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 202 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 203 | 2 BED, 2 BATH |
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| 2nd FLOOR | D.U. 213 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 214 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 215 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 216 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 15 UNITS |
| 3rd FLOOR | D.U. 301 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 302 | 1 BED, 1 BATH |
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| 5TH FLOOR | D.U. 501 | 1 BED, 1 BATH |
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| 6TH FLOOR | D.U. 613 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 614 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 13 UNITS |
| TOTAL UNITS: | | 70 UNITS |

- 59% LANDSCAPE IN COMMON OPEN SPACE

NORTH

0 8' 16' 32'

2ND FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


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LICENSED ARCHITECT
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architects stamp

consultant


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D R A F T
NOT FOR CONSTRUCTION

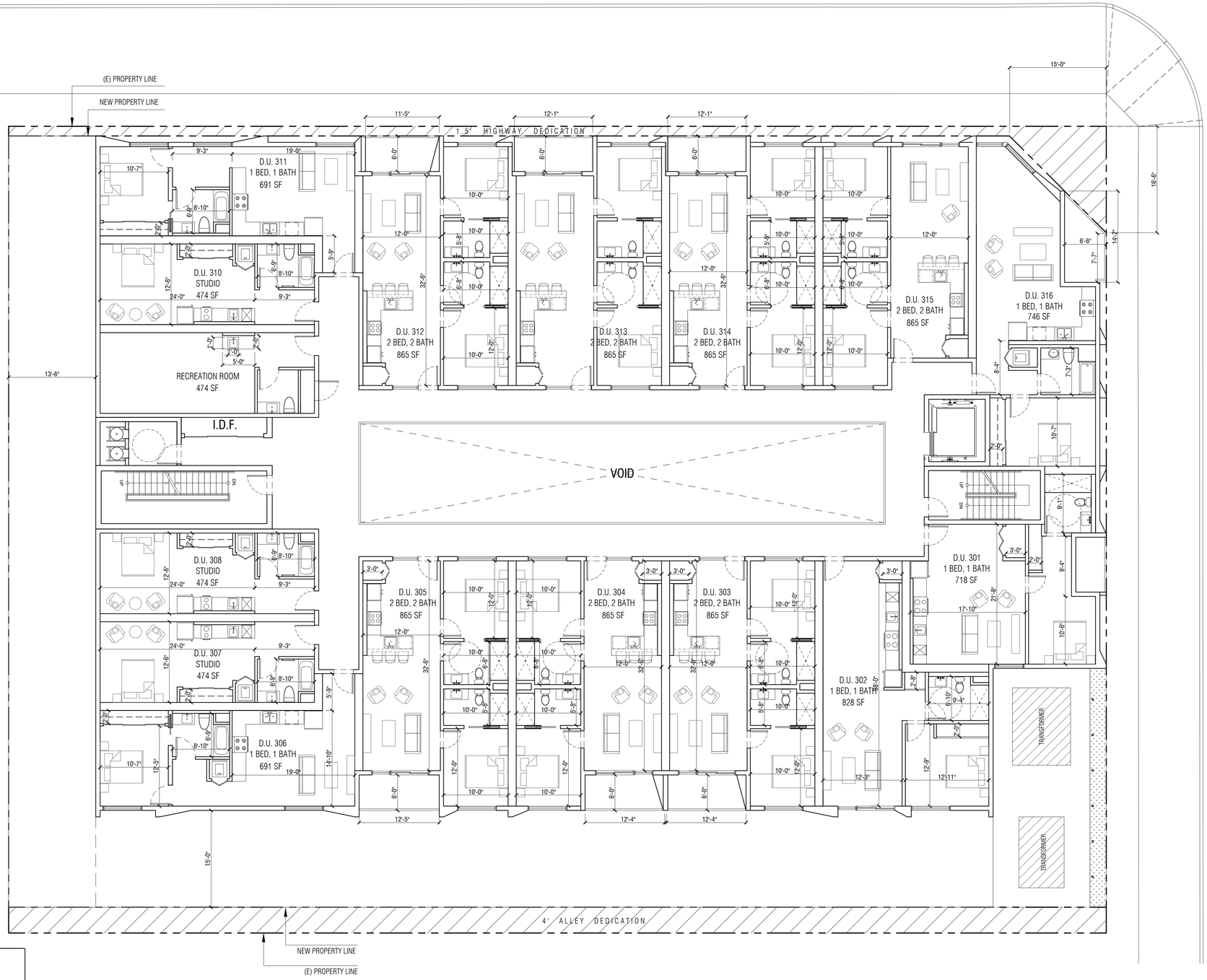
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
2ND FLOOR PLAN

SHEET:
A202

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NORTH

0 8' 16' 32'

3RD FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


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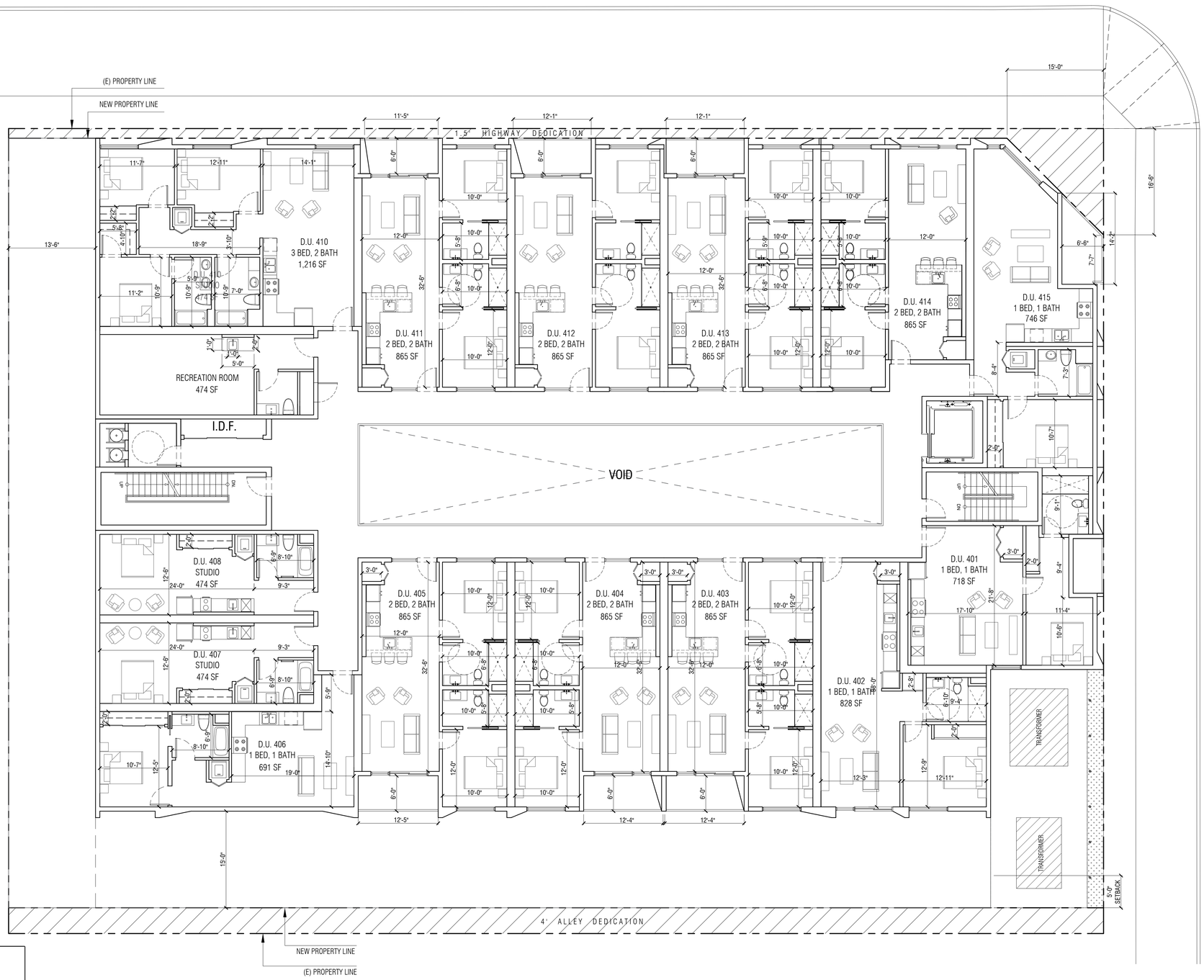
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
3RD FLOOR PLAN

SHEET:
A203

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| 6TH FLOOR | D.U. 612 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 613 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 614 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 13 UNITS |
| TOTAL UNITS: | | 70 UNITS |

NORTH

0 8' 16' 32'

4TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


Kevin Tsai Architecture

834 S. Broadway, Los Angeles, CA 90014
T. 310.486.9328 www.kevin-tsai.com


LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/19
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

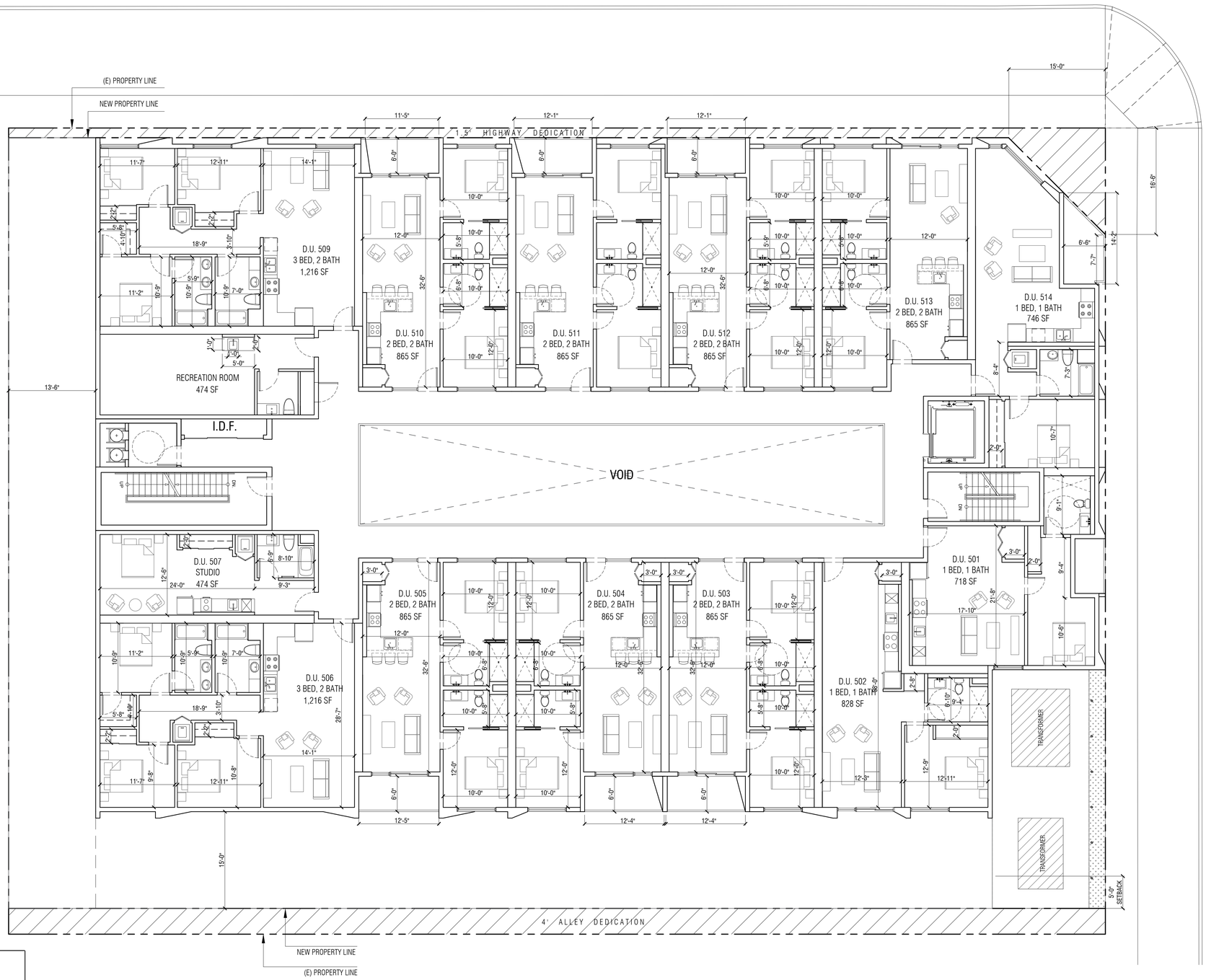
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
4TH FLOOR PLAN

SHEET:
A204




| LEVEL | UNIT NUMBER | NO. OF BED & BATH |
|---|---|---|
| 2nd FLOOR | D.U. 201 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 202 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 203 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 204 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 205 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 206 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 207 | STUDIO, 1 BATH |
| 2nd FLOOR | D.U. 208 | STUDIO, 1 BATH |
| 2nd FLOOR | D.U. 210 | STUDIO, 1 BATH |
| 2nd FLOOR | D.U. 211 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 212 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 213 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 214 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 215 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 216 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 15 UNITS |
| 3rd FLOOR | D.U. 301 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 302 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 303 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 304 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 305 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 306 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 307 | STUDIO, 1 BATH |
| 3rd FLOOR | D.U. 308 | STUDIO, 1 BATH |
| 3rd FLOOR | D.U. 310 | STUDIO, 1 BATH |
| 3rd FLOOR | D.U. 311 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 312 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 313 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 314 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 315 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 316 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 15 UNITS |
| 4TH FLOOR | D.U. 401 | 1 BED, 1 BATH |
| 4TH FLOOR | D.U. 402 | 1 BED, 1 BATH |
| 4TH FLOOR | D.U. 403 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 404 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 405 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 406 | 1 BED, 1 BATH |
| 4TH FLOOR | D.U. 407 | STUDIO, 1 BATH |
| 4TH FLOOR | D.U. 408 | STUDIO, 1 BATH |
| 4TH FLOOR | D.U. 410 | 3 BED, 2 BATH |
| 4TH FLOOR | D.U. 411 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 412 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 413 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 414 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 415 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 14 UNITS |
| 5TH FLOOR | D.U. 501 | 1 BED, 1 BATH |
| 5TH FLOOR | D.U. 502 | 1 BED, 1 BATH |
| 5TH FLOOR | D.U. 503 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 504 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 505 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 506 | 3 BED, 2 BATH |
| 5TH FLOOR | D.U. 507 | STUDIO, 1 BATH |
| 5TH FLOOR | D.U. 509 | 3 BED, 2 BATH |
| 5TH FLOOR | D.U. 510 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 511 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 512 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 513 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 514 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 13 UNITS |
| 6TH FLOOR | D.U. 601 | 1 BED, 1 BATH |
| 6TH FLOOR | D.U. 602 | 1 BED, 1 BATH |
| 6TH FLOOR | D.U. 603 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 604 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 605 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 606 | 3 BED, 2 BATH |
| 6TH FLOOR | D.U. 607 | STUDIO, 1 BATH |
| 6TH FLOOR | D.U. 609 | 3 BED, 2 BATH |
| 6TH FLOOR | D.U. 610 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 611 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 612 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 613 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 614 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 13 UNITS |
| TOTAL UNITS: | | 70 UNITS |

NORTH

0 8' 16' 32'

5TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


Kevin Tsai Architecture

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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/19
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

D R A F T
NOT FOR CONSTRUCTION

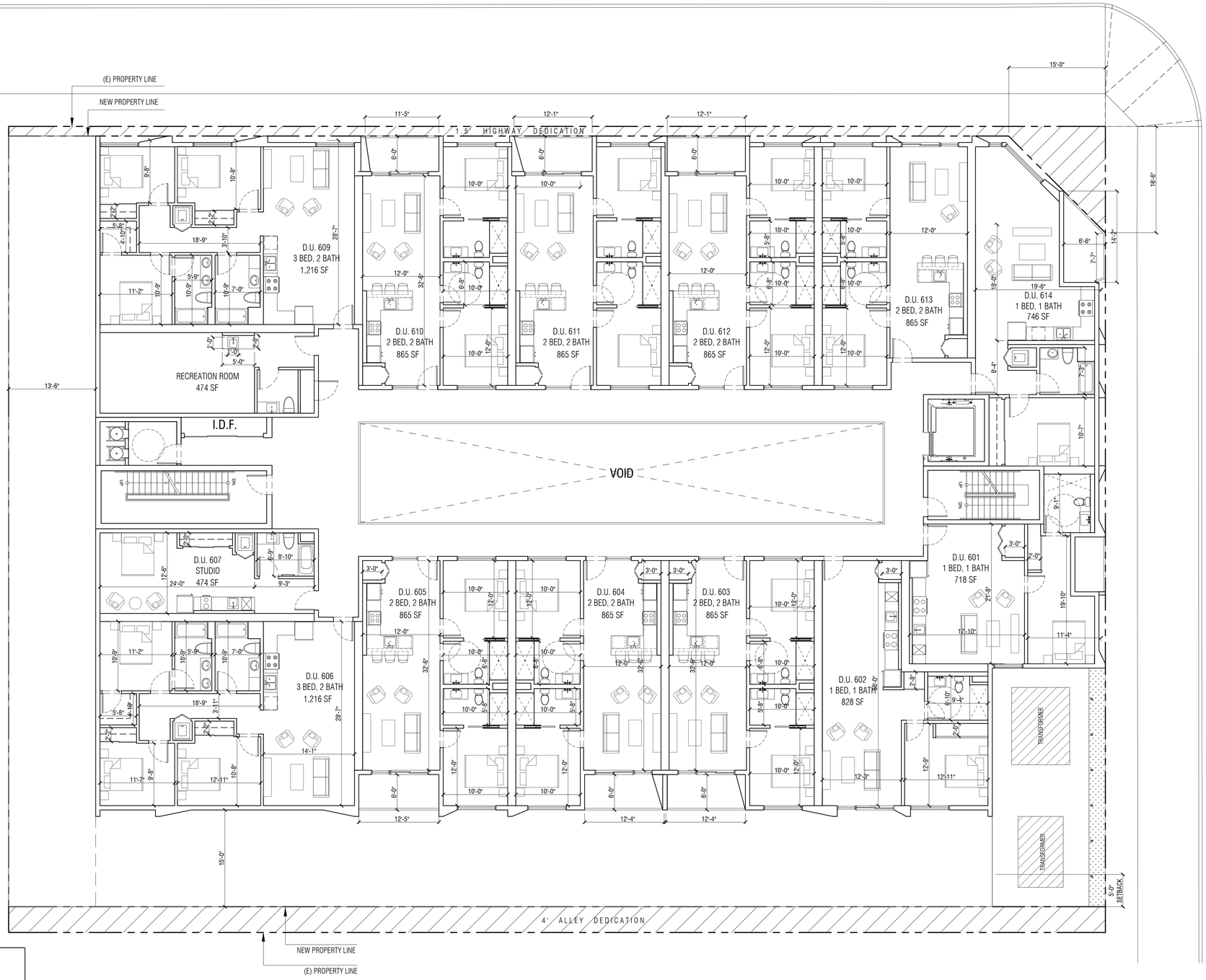
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
5TH FLOOR PLAN

SHEET:
A205




| LEVEL | UNIT NUMBER | NO. OF BED & BATH |
|---|---|---|
| 2nd FLOOR | D.U. 201 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 202 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 203 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 204 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 205 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 206 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 207 | STUDIO, 1 BATH |
| 2nd FLOOR | D.U. 208 | STUDIO, 1 BATH |
| 2nd FLOOR | D.U. 210 | STUDIO, 1 BATH |
| 2nd FLOOR | D.U. 211 | 1 BED, 1 BATH |
| 2nd FLOOR | D.U. 212 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 213 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 214 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 215 | 2 BED, 2 BATH |
| 2nd FLOOR | D.U. 216 | 1 BED, 1 BATH |
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| 3rd FLOOR | D.U. 302 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 303 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 304 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 305 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 306 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 307 | STUDIO, 1 BATH |
| 3rd FLOOR | D.U. 308 | STUDIO, 1 BATH |
| 3rd FLOOR | D.U. 310 | STUDIO, 1 BATH |
| 3rd FLOOR | D.U. 311 | 1 BED, 1 BATH |
| 3rd FLOOR | D.U. 312 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 313 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 314 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 315 | 2 BED, 2 BATH |
| 3rd FLOOR | D.U. 316 | 1 BED, 1 BATH |
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| 4TH FLOOR | D.U. 402 | 1 BED, 1 BATH |
| 4TH FLOOR | D.U. 403 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 404 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 405 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 406 | 1 BED, 1 BATH |
| 4TH FLOOR | D.U. 407 | STUDIO, 1 BATH |
| 4TH FLOOR | D.U. 408 | STUDIO, 1 BATH |
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| 4TH FLOOR | D.U. 412 | 2 BED, 2 BATH |
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| 4TH FLOOR | D.U. 414 | 2 BED, 2 BATH |
| 4TH FLOOR | D.U. 415 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 14 UNITS |
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| 5TH FLOOR | D.U. 502 | 1 BED, 1 BATH |
| 5TH FLOOR | D.U. 503 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 504 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 505 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 506 | 3 BED, 2 BATH |
| 5TH FLOOR | D.U. 507 | STUDIO, 1 BATH |
| 5TH FLOOR | D.U. 509 | 3 BED, 2 BATH |
| 5TH FLOOR | D.U. 510 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 511 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 512 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 513 | 2 BED, 2 BATH |
| 5TH FLOOR | D.U. 514 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 13 UNITS |
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| 6TH FLOOR | D.U. 602 | 1 BED, 1 BATH |
| 6TH FLOOR | D.U. 603 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 604 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 605 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 606 | 3 BED, 2 BATH |
| 6TH FLOOR | D.U. 607 | STUDIO, 1 BATH |
| 6TH FLOOR | D.U. 609 | 3 BED, 2 BATH |
| 6TH FLOOR | D.U. 610 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 611 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 612 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 613 | 2 BED, 2 BATH |
| 6TH FLOOR | D.U. 614 | 1 BED, 1 BATH |
| TOTAL UNITS ON FLOOR: | | 13 UNITS |
| TOTAL UNITS: | | 70 UNITS |

NORTH

0 8' 16' 32'

6TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


K T A

Kevin Tsai Architecture

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T. 310.486.9328 www.kevin-tsai.com


LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/19
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

D R A F T
NOT FOR CONSTRUCTION

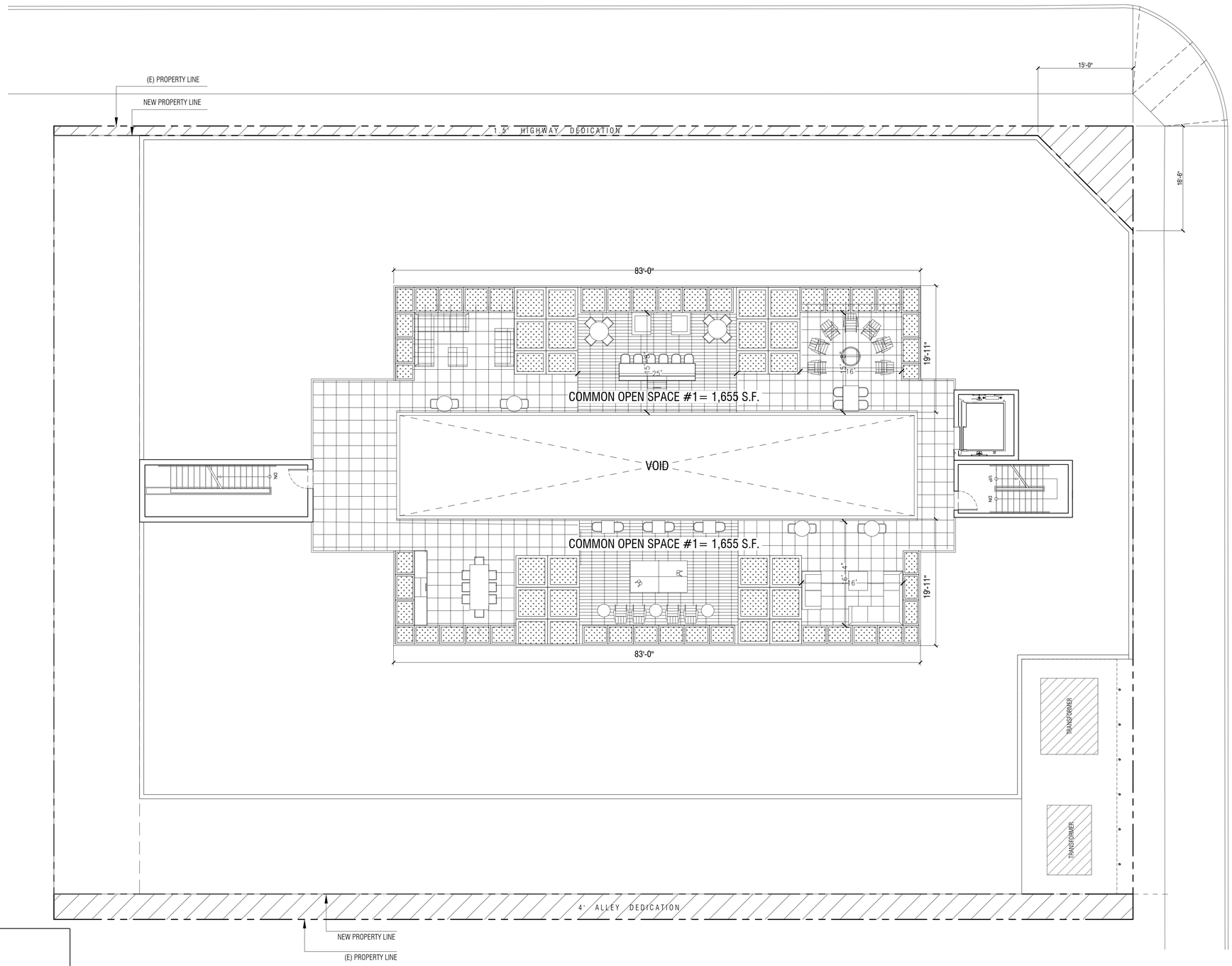
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
6TH FLOOR PLAN

SHEET:
A206




- 27% LANDSCAPE IN COMMON OPEN SPACE

NORTH

0 8' 16' 32'

ROOF PLAN | SCALE 1/8" = 1'-0" | 01


Kevin Tsai Architecture

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

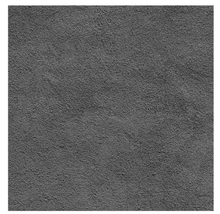
PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
ROOF PLAN

SHEET:
A207

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR :TEAK
FINISH : MATTE



③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE

⑥ DESCRIPTION :ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

JEFFERSON FACADE AREA = 170' X 11' = 1870 SF
JEFFERSON FACADE (100% CLEAR GLAZING) =85' X 11' = 935 SF
935/1870 = 50% CLEAR AND NON-REFLECTIVE STOREFRONT GLAZING

NORTH ELEVATION - JEFFERSON BLVD

SCALE 1/8"=1'-0" 01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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

JEFFERSON MIXED-USE

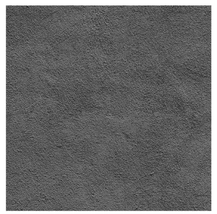
PIC/PM: AM
DRAWN BY: XX
JOB NO: 19-17

DRAWING TITLE:
NORTH ELEVATION

SHEET:
A300

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR : TEAK
FINISH : MATTE



③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE

⑥ DESCRIPTION : ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

⑧ DESCRIPTION : CONCRETE
COLOR : -
AREA : GROUND LEVEL

EAST ELEVATION

SCALE 1/8"=1'-0"

01


Kevin Tsai Architecture

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LICENSED ARCHITECT
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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

OLYMPIC MIXED-USE

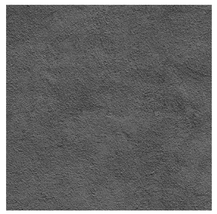
PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
EAST ELEVATION

SHEET:
A301

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

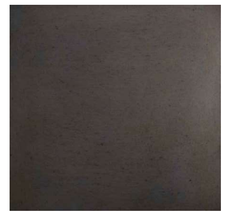
② DESCRIPTION : EXTERIOR WOOD TILE
COLOR :TEAK
FINISH : MATTE



③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE



⑥ DESCRIPTION :ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

⑧ DESCRIPTION : CONCRETE
COLOR : -
AREA : GROUND LEVEL

SOUTH ELEVATION - ALLEY

SCALE 1/8"=1'-0"

01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|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

OLYMPIC MIXED-USE

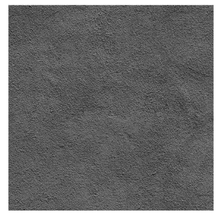
PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
SOUTH ELEVATION

SHEET:
A302

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR :TEAK
FINISH : MATTE



③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
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⑤ DESCRIPTION : GREEN FENCE
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⑥ DESCRIPTION :ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

⑧ DESCRIPTION : CONCRETE
COLOR : -
AREA : GROUND LEVEL

WEST ELEVATION

SCALE 1/8"=1'-0" 01


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consultant


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

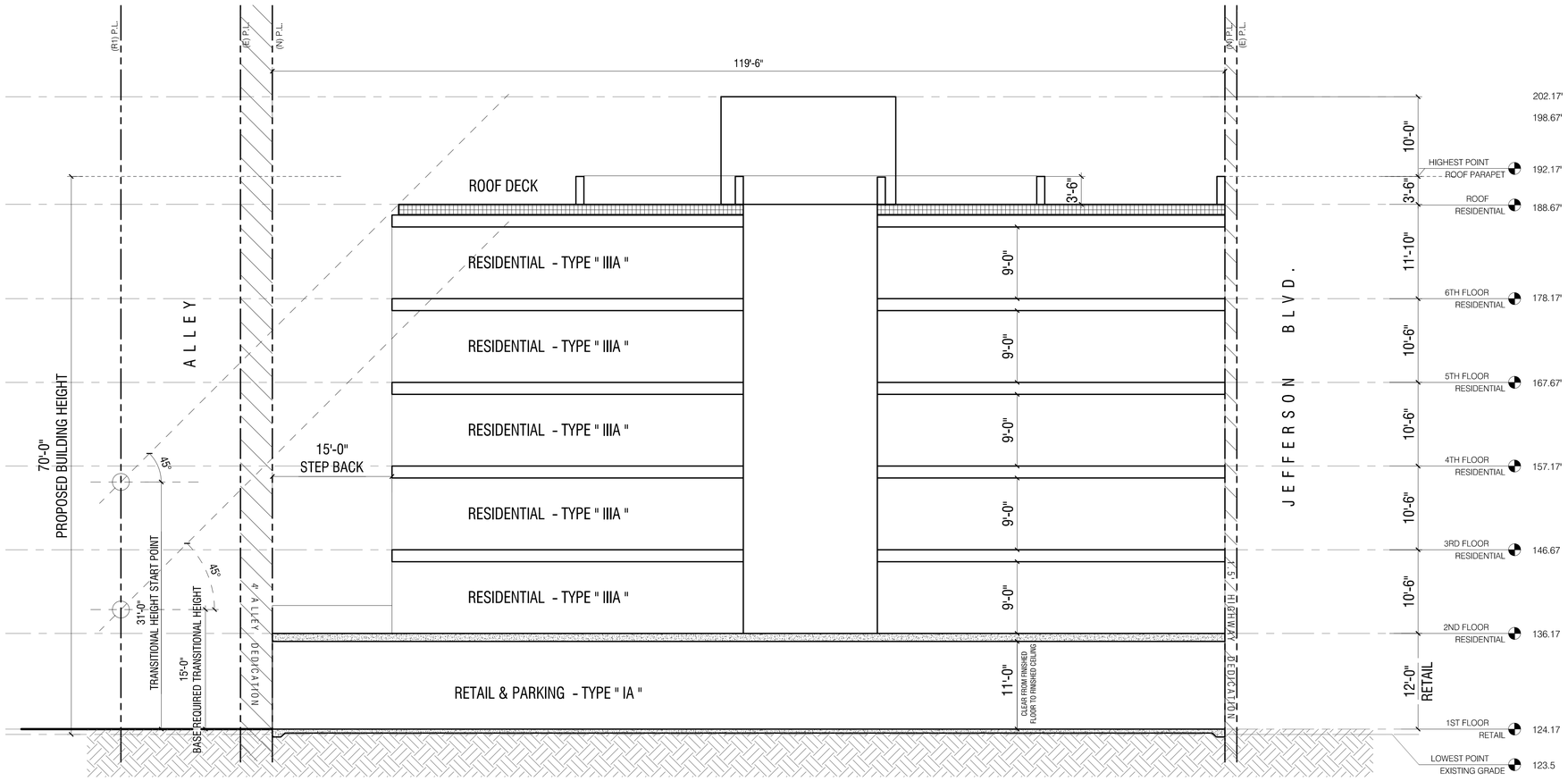
PROJECT TITLE:

JEFFERSON MIXED-USE

PIC/PM: AM
DRAWN BY: XX
JOB NO: 19-17

DRAWING TITLE:
WEST ELEVATION

SHEET:
A303




SECTION AA ( FIVE OVER ONE)

SCALE 1/8"=1'-0" | 01


Kevin Tsai Architecture

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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/19
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant


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|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

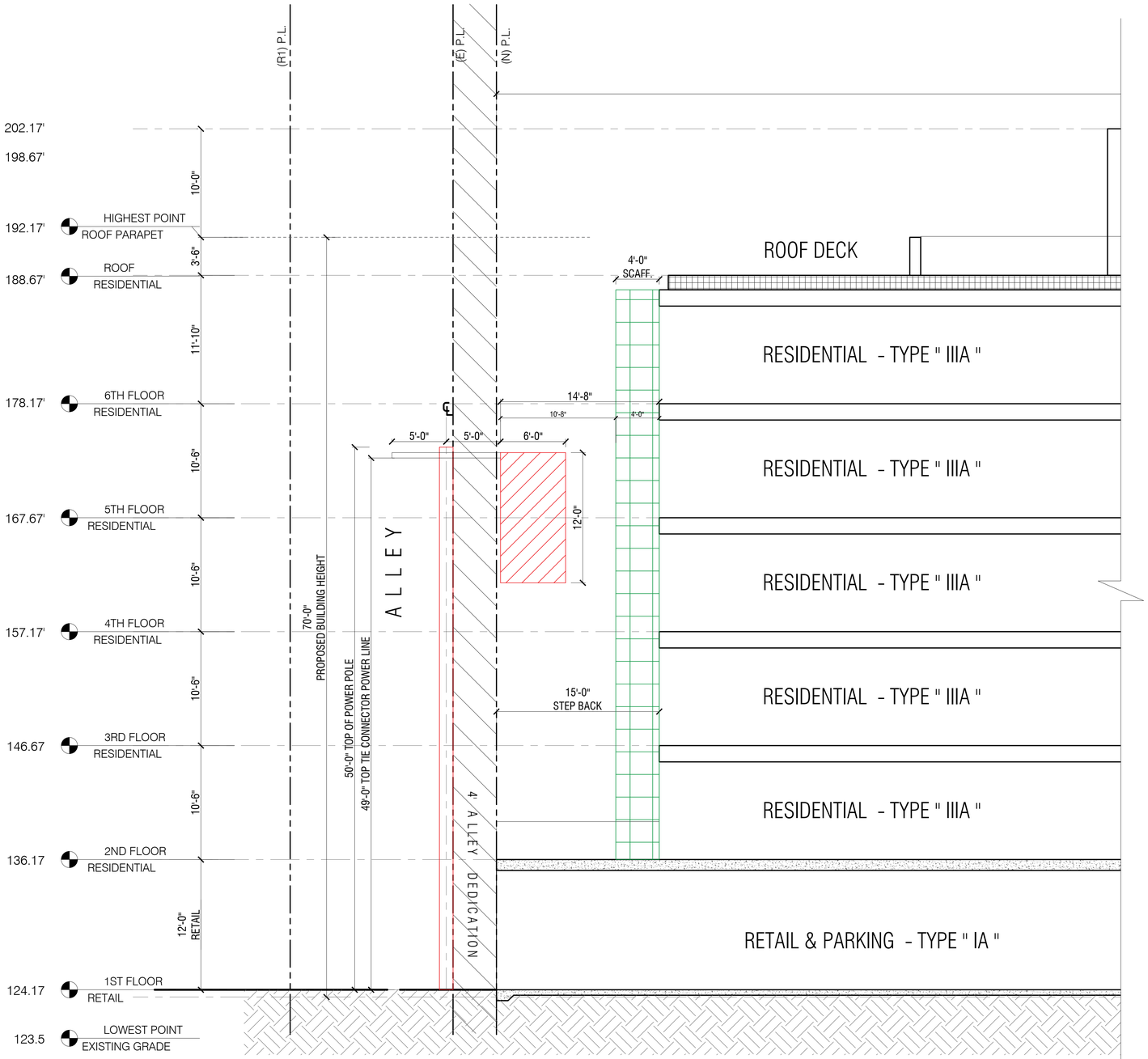
PROJECT TITLE:

JEFFERSON MIXED-USE

PIC/PM: AM
DRAWN BY: XX
JOB NO: 19-17

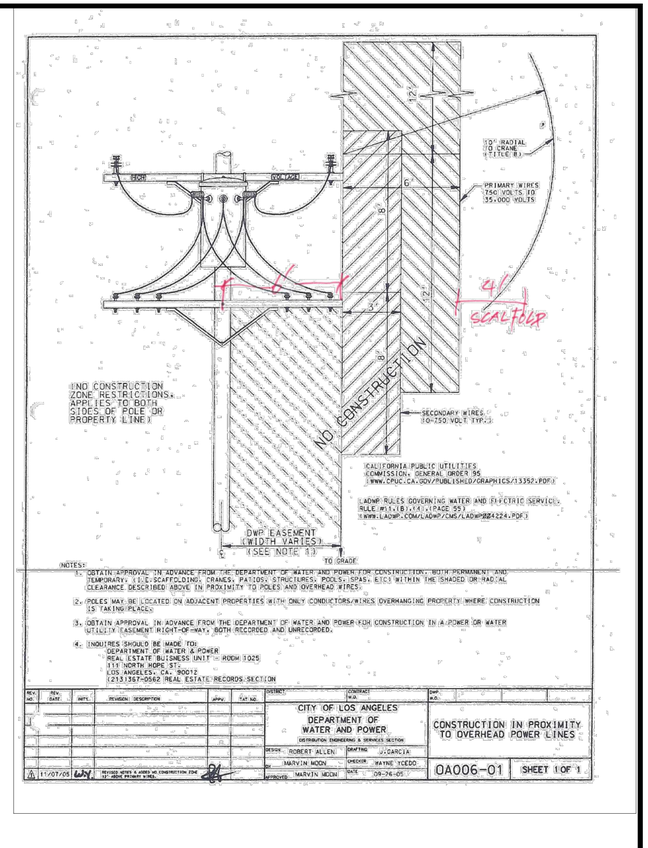
DRAWING TITLE:
SECTION DIAGRAM

SHEET:
A400




SECTION BB ( FIVE OVER ONE)

SCALE 3/16"=1'-0" 01




NOTES:
1. OBTAIN APPROVAL IN ADVANCE FROM THE DEPARTMENT OF WATER AND POWER FOR CONSTRUCTION, BOTH PERMANENT AND TEMPORARY, (I.E.:SCAFFOLDING, CRANES, PATIOS, STRUCTURES, POOLS, SPAS, ETC.) WITHIN THE SHADED OR RADIAL CLEARANCE DESCRIBED ABOVE IN PROXIMITY TO POLES AND OVERHEAD WIRES.
2. POLES MAY BE LOCATED ON ADJACENT PROPERTIES WITH ONLY CONDUCTORS/WIRES OVERHANGING PROPERTY WHERE CONSTRUCTION IS TAKING PLACE.
3. OBTAIN APPROVAL IN ADVANCE FROM THE DEPARTMENT OF WATER AND POWER FOR CONSTRUCTION IN A POWER OR WATER UTILITY EASEMENT RIGHT-OF-WAY, BOTH RECORDED AND UNRECORDED.
4. INQUIRES SHOULD BE MADE TO: DEPARTMENT OF WATER & POWER REAL ESTATE BUSINESS UNIT - ROOM 1025 111 NORTH HOPE ST. LOS ANGELES, CA. 90012 (213)367-0560 REAL ESTATE RECORDS SECTION

| REV. NO. | REV. DATE | INITL | REVISION DESCRIPTION | APPV. | TAT NO. | DISTRICT | CONTRACT W.O. | DWG. W.O. |
|---|---|---|---|---|---|---|---|---|
| 1 | 11/07/05 | WH | REVISED NOTES & ADDED NO CONSTRUCTION ZONE PROPERTY LINES. | | | | | |

CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING & SERVICES SECTION

CONSTRUCTION IN PROXIMITY TO OVERHEAD POWER LINES

DESIGN: ROBERT ALLEN | DRAFTING: J.GARCIA
BY: MARVIN MOON | CHECKED: WAYNE YCEDO
APPROVED: MARVIN MOON | DATE: 09-26-05

0A006-01 | SHEET 1 OF 1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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

D R A F T
NOT FOR CONSTRUCTION

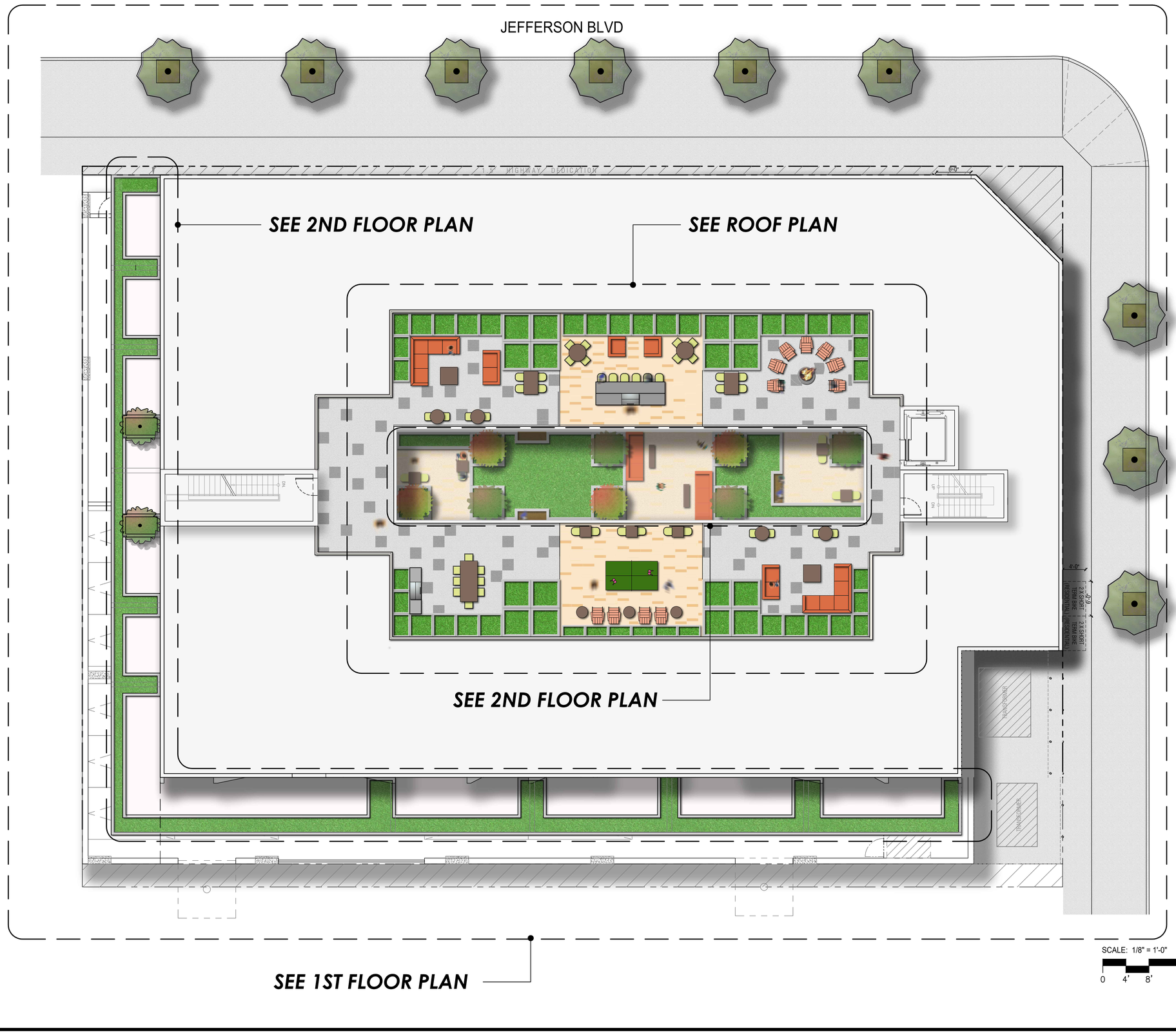
PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
BUILDING SECTION B-B

SHEET:
A401




OUTDOOR COMMON OPEN SPACE

TOTAL OUTDOOR COMMON OPEN SPACE PROVIDED = 4,552 SQ FT

MINIMUM (25%) REQUIRED LANDSCAPE AREA = 1,138 SQ FT

LANDSCAPE AREA PROVIDED ON PODIUM LEVEL = 1,365 SQ FT

LANDSCAPE AREA PROVIDED ON ROOF DECK = 944 SQ FT

TOTAL LANDSCAPE AREA PROVIDED IN OUTDOOR COMMON OPEN SPACE = 2,309

## *WATER CONSERVATION STATEMENT:*

*ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.*

TREE COUNT SUMMARY

1 TREE PER 4 UNITS
TOTAL NO. OF UNITS = 70
NO. OF TREES (24" BOX MIN.) REQUIRED = 18

NO. OF TREES (24" BOX MIN.) PLANTED:
GROUND LEVEL = 9
NO. OF TREES (24" BOX MIN.) PLANTED:
PODIUM LEVEL = 10
TOTAL PROVIDED = 19

## GENERAL NOTES:

1. *ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.*
2. *ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.*
3. *IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS*
4. *STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.*
5. *ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.*
6. *THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.*
7. *THERE ARE NO PROTECTED TREES ON THE SITE.*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architect's stamp

REGISTERED LANDSCAPE ARCHITECT — NANDA CHUNATH — NO. 5149 — STATE OF CALIFORNIA
Signature
01/31/25
Renewal Date
9/5/24
Date

consultant

KEY PLAN:


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PROJECT TITLE:
2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

DRAWING TITLE:
COMPOSITE PLAN

SHEET NO.:
L1


[Xref-R|ext]

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

0 4' 8' 16' 32'

| TREE LEGEND | |
|---|---|
| SYMBOL | BOTANICAL NAME<br>"COMMON NAME" |
| | STREET TREE PER CITY SELECTION |

| SHRUB & GROUNDCOVER LEGEND | |
|---|---|
| SYMBOL | BOTANICAL NAME<br>"COMMON NAME" |
| | ANIGOZANTHOS "BUSH DAWN"<br>"YELLOW KANGAROO PAW" |
| | ARCTOSTAPHYLOS "EMERALD CARPET"<br>"CARPET MANZANITA" |
| | ARMERIA MARITIMA<br>"THRIFT SEA PINK" |
| | CISTUS "SUNSET"<br>"MAGENTA ROCKROSE" |
| | GREVILLEA NOELLII<br>"NOEL'S GREVILLEA" |
| | HEUCHERA 'WENDY'<br>"WENDY CORAL BELLS" |
| | LANTANA "SPREADING SUNSHINE"<br>"SPREADING SUNSHINE LANTANA" |
| | LAVANDULA STOECHAS 'OTTO QUAST'<br>"SPANISH LAVENDER" |
| | MIMULUS 'JELLY BEAN DARK PINK'<br>"JELLY BEAN DARK PINK MONKEYFLOWER" |
| | MUHLENBERGIA CAPILLARIS 'REGAL MIST'<br>"REGAL MIST PINK MUHLY" |
| | NANDINA DOMESTICA 'HARBOR DWARF'<br>"HARBOR DWARF HEAVENLY BAMBOO" |
| | PELARGONIUM 'BALCON LAVENDER'<br>"IVY GERANIUM" |
| | RHAPHIOLEPIS INDICA 'BALLERINA'<br>"CLARA INDIAN HAWTHORN" |
| | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>"TRAILING ROSEMARY" |
| | TEUCRIUM X LUCIDRYS<br>"WALL GERMANDER" |

| AREA SUMMARY | |
|---|---|
| TOTAL SITE AREA | = 20,202 SF |
| PLANTING AREA GROUND LEVEL | = 197 SF ( 1%) |
| PERVIOUS HARDSCAPE AREA GL | = N/A |
| IMPERVIOUS HARDSCAPE AREA GL | = 743 SF (3.6%) |
| BUILDING FOOTPRINT | = 19,160 SF (94.8%) |


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architect's stamp

REGISTERED LANDSCAPE ARCHITECT
AMANDA MUNNATH
No. 5474
Signature
01/31/25
Renewal Date
9/5/24
Date
STATE OF CALIFORNIA

consultant

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PROJECT TITLE:
2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

DRAWING TITLE:
LANDSCAPE PLAN
GROUND LEVEL

SHEET NO.:
L2

[Xref Name(s)]

JEFFERSON BLVD

ALLEY

8TH AVE

| TREE LEGEND | |
|---|---|
| SYMBOL | BOTANICAL NAME<br>"COMMON NAME" |
| | ARBUTUS UNEDO<br>"STRAWBERRY TREE" |
| | LAURUS NOBILIS<br>"SWEET BAY" |

| SHRUB & GROUNDCOVER LEGEND | |
|---|---|
| SYMBOL | BOTANICAL NAME<br>"COMMON NAME" |
| | ANIGOZANTHOS 'BUSH DAWN'<br>"YELLOW KANGAROO PAW" |
| | ARCTOSTAPHYLOS 'EMERALD CARPET'<br>"CARPET MANZANITA" |
| | ARMERIA MARITIMA<br>"VARIET SEA PINK" |
| | CISTUS 'SUNSET'<br>"MAGENTA ROCKROSE" |
| | GREVILLEA NOELLI<br>"NOEL'S GREVILLEA" |
| | HEUCHERA 'WENDY'<br>"WENDY CORAL BELLS" |
| | LANTANA 'SPREADING SUNSHINE'<br>"SPREADING SUNSHINE LANTANA" |
| | LAVANDULA STOECHAS 'OTTO QUAST'<br>"SPANISH LAVENDER" |
| | MIMULUS 'JELLY BEAN DARK PINK'<br>"JELLY BEAN DARK PINK MONKEYFLOWER" |
| | MUHLENBERGIA CAPILLARIS 'REGAL MIST'<br>"REGAL MIST PINK MUHLY" |
| | NANDINA DOMESTICA 'HARBOR DWARF'<br>"HARBOR DWARF HEAVENLY BAMBOO" |
| | PELARGONIUM 'BALCON LAVENDER'<br>"IVY GERANIUM" |
| | RHAPHIOLEPIS INDICA 'BALLERINA'<br>"CLARA INDIAN HAWTHORN" |
| | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>"TRAILING ROSEMARY" |
| | TEUCRIUM X LUCIDRYS<br>"WALL GERMANDER" |

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

0 4' 8' 16' 32'


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01/31/25
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STATE OF CALIFORNIA

consultant

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2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

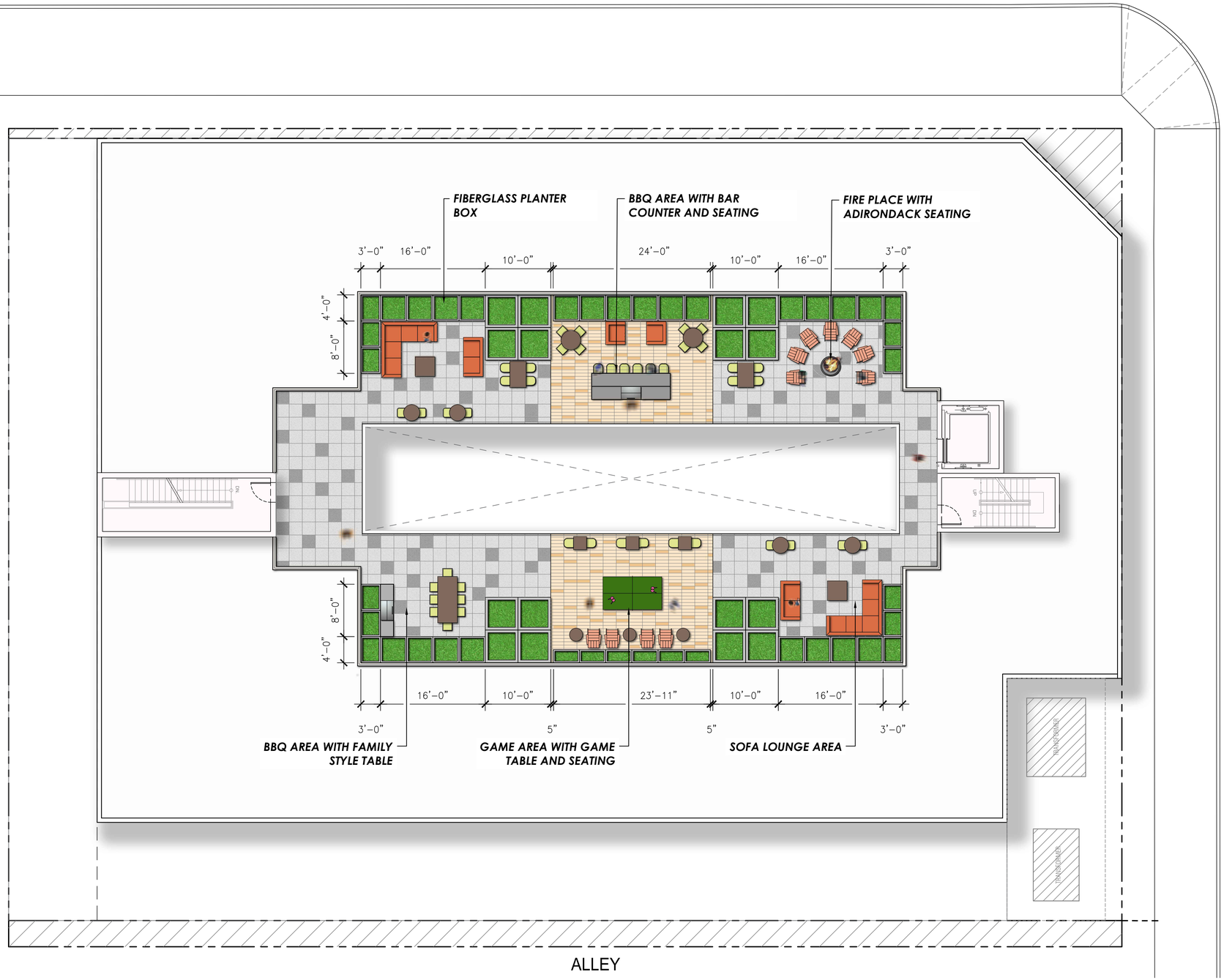
PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

DRAWING TITLE:
LANDSCAPE PLAN
2ND FLOOR

SHEET NO.:
L3

[text (R]ext

JEFFERSON BLVD




| SHRUB & GROUNDCOVER LEGEND | |
|---|---|
| SYMBOL | BOTANICAL NAME<br>"COMMON NAME" |
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| | ARMERIA MARITIMA<br>"THRIFT SEA PINK" |
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| | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>"TRAILING ROSEMARY" |
| | TEUCRIUM X LUCIDRYS<br>"WALL GERMANDER" |

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

0 4' 8' 16' 32'


K T A

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REGISTERED LANDSCAPE ARCHITECT
AMANDA GUNNATHSON
No. 5149
STATE OF CALIFORNIA
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01/31/25
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9/5/24
Date

consultant

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2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

DRAWING TITLE:
LANDSCAPE PLAN
ROOF DECK

SHEET NO.:
L4

[text (R!ext)]

| Reference Evapotranspiration (ETo) | | 50.1 Los Angeles | | | | | |
|---|---|---|---|---|---|---|---|
| | ETWU requirement | ETWU requirement | ETWU requirement | ETWU requirement | MAWA requirement | ETWU requirement | |
| Hydrozone#/Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (LA) (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
| **Regular Landscape Areas** | | | | | | | |
| 1) low water use plants | 0.3 | Drip | 0.81 | 0.370 | 1,731 | 641.11 | 19,914 |
| 2) medium water use plants | 0.5 | Drip | 0.81 | 0.617 | 577 | 356.17 | 11,063 |
| 3) High water use plants (Pool) | 1 | Overhead Spray | 0.75 | 1.333 | 0 | 0.00 | 0 |
| gravel mulch | 0 | | 1 | | 0 | | 0 |
| | | | Totals | | 2,308 | 997.28 | 30,978 |
| **Special Landscape Areas (SLA): Recycled Water** | | | | | | | |
| 1) gravel mulch | | | | 0 | 0 | 0 | 0 |
| | | | | Totals | 0 | 0 | 0 |
| | | | | | | **Estimated Total Water Use (ETWU)** | **30,978** |
| | | | | | | **Maximum Allowed Water Allowance (MAWA)** | **32,261** |

IRRIGATION LAYOUT

LOW WATER USE

MEDIUM WATER USE

***PLANTED AREA IRRIGATED BY AUTOMATIC DRIP IRRIGATION SYSTEM, TYP.***

JEFFERSON BLVD

(E) PROPERTY LINE

NEW PROPERTY LINE

5' HIGHWAY DEDICATION

RESTAURANT
2,000 SF

LOBBY / FOYER

TRASH
RECYCLE
ROOM

8TH AVE

4' ALLEY DEDICATION

NEW PROPERTY LINE

(E) PROPERTY LINE

ALLEY

6' HIGH CHAINLINK FENCE

LONG TERM BICYCLE TYP.

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

0 4' 8' 16' 32'


K A T

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2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

DRAWING TITLE:
IRRIGATION PLAN
GROUND LEVEL

SHEET NO.:
L5

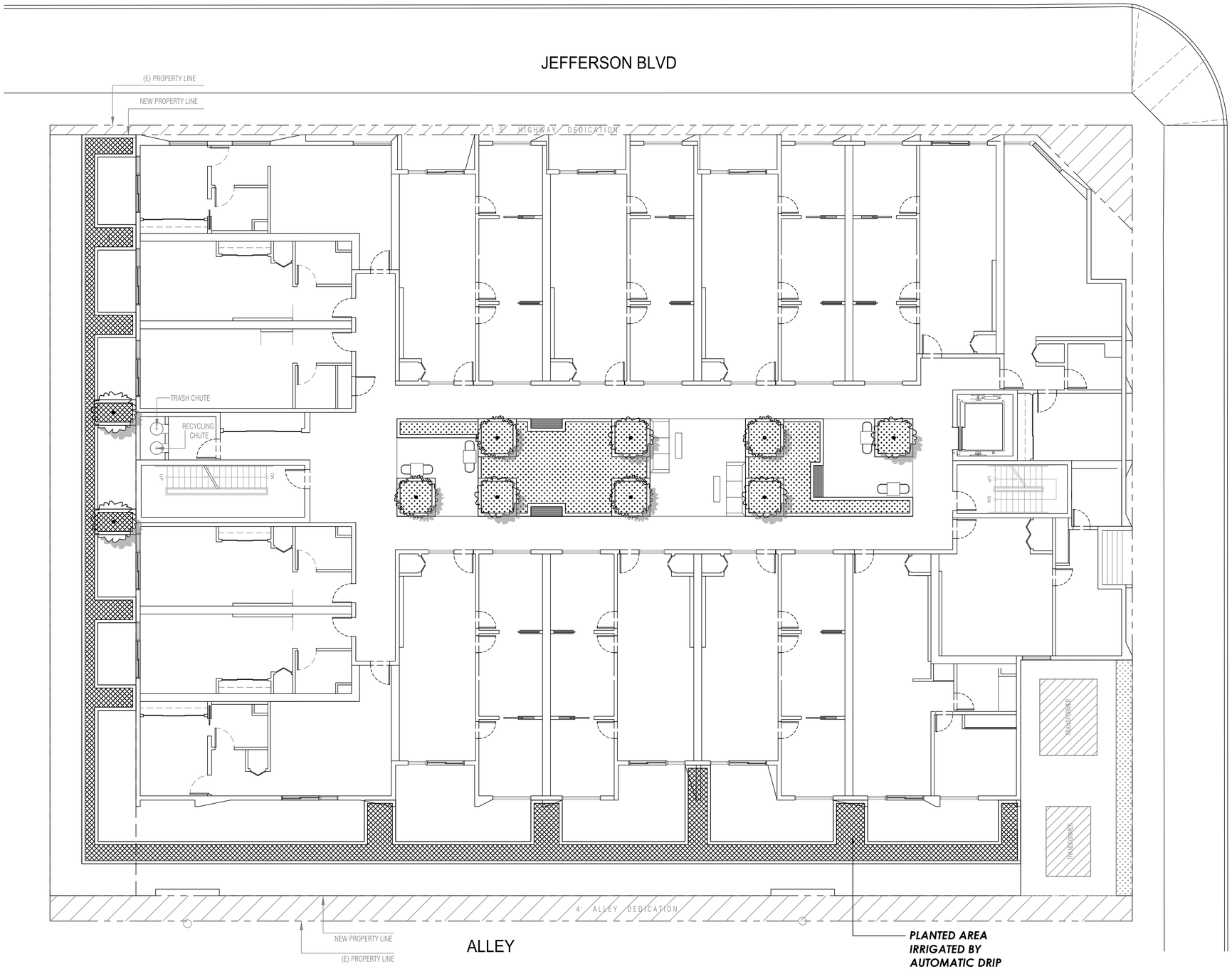

Next Next

| Reference Evapotranspiration (ETo) | | 50.1 Los Angeles | | | | | |
|---|---|---|---|---|---|---|---|
| | ETWU requirement | ETWU requirement | ETWU requirement | ETWU requirement | MAWA requirement | ETWU requirement | |
| Hydrozone#/Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (LA) (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
| **Regular Landscape Areas** | | | | | | | |
| 1) low water use plants | 0.3 | Drip | 0.81 | 0.370 | 1,731 | 641.11 | 19,914 |
| 2) medium water use plants | 0.5 | Drip | 0.81 | 0.617 | 577 | 356.17 | 11,063 |
| 3) High water use plants (Pool) | 1 | Overhead Spray | 0.75 | 1.333 | 0 | 0.00 | 0 |
| gravel mulch | 0 | | 1 | | 0 | | 0 |
| | | | Totals | | 2,308 | 997.28 | 30,978 |
| **Special Landscape Areas (SLA): Recycled Water** | | | | | | | |
| 1) gravel mulch | | | | 0 | 0 | 0 | 0 |
| | | | | Totals | 0 | 0 | 0 |
| | | | | | | **Estimated Total Water Use (ETWU)** | **30,978** |
| | | | | | | **Maximum Allowed Water Allowance (MAWA)** | **32,261** |

IRRIGATION LAYOUT

LOW WATER USE

MEDIUM WATER USE




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

0 4' 8' 16' 32'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2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

DRAWING TITLE:
IRRIGATION PLAN
2ND FLOOR

SHEET NO.:
L6

Rtext (Rtext)

| Reference Evapotranspiration (ETo) | | 50.1 Los Angeles | | | | | |
|---|---|---|---|---|---|---|---|
| | ETWU requirement | ETWU requirement | ETWU requirement | ETWU requirement | MAWA requirement | ETWU requirement | |
| Hydrozone#/Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (LA) (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
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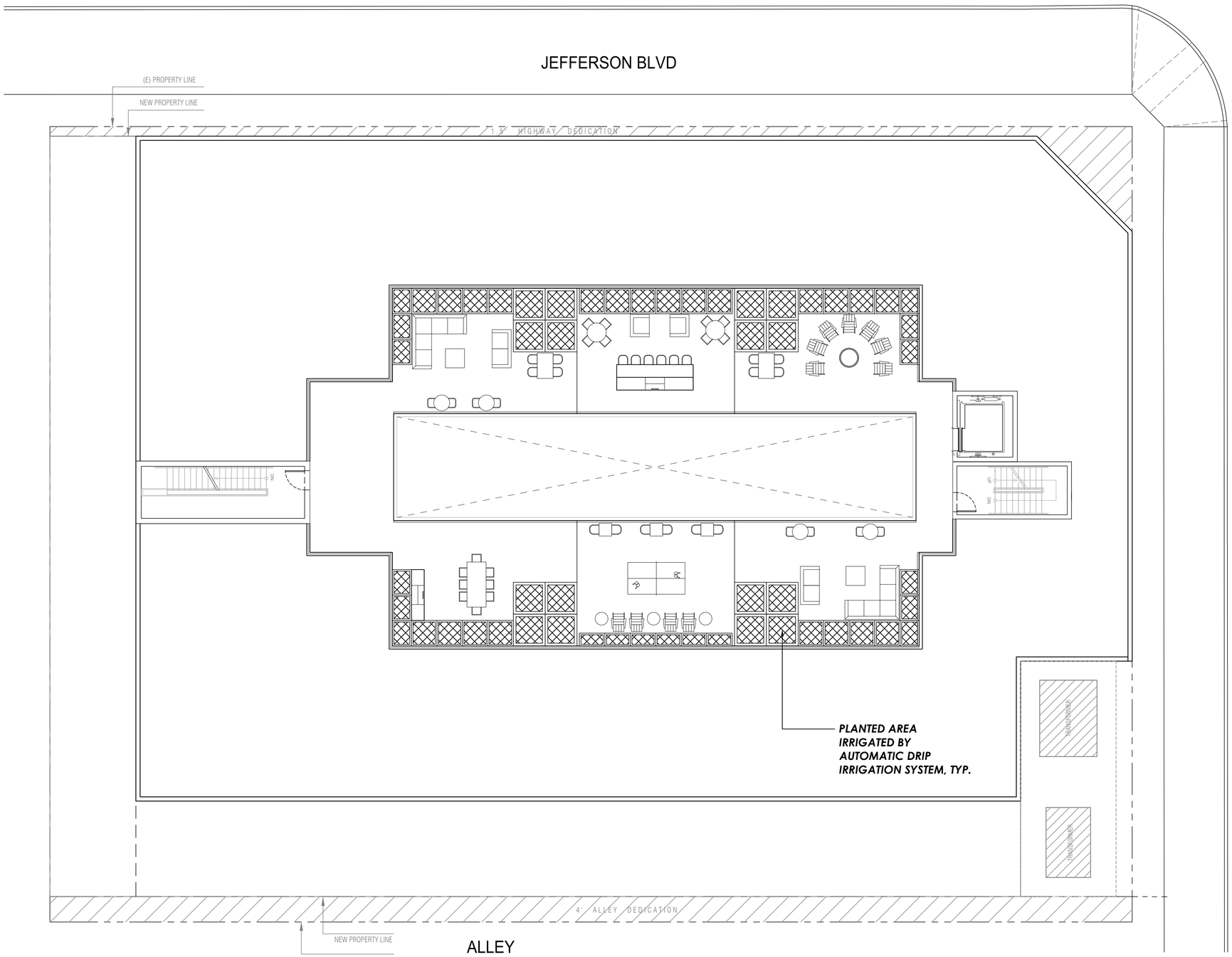
| 2) medium water use plants | 0.5 | Drip | 0.81 | 0.617 | 577 | 356.17 | 11,063 |
| 3) High water use plants (Pool) | 1 | Overhead Spray | 0.75 | 1.333 | 0 | 0.00 | 0 |
| gravel mulch | 0 | | 1 | | 0 | | 0 |
| | | | Totals | | 2,308 | 997.28 | 30,978 |
| **Special Landscape Areas (SLA): Recycled Water** | | | | | | | |
| 1) gravel mulch | | | | 0 | 0 | 0 | 0 |
| | | | | Totals | 0 | 0 | 0 |
| | | | | | | **Estimated Total Water Use (ETWU)** | **30,978** |
| | | | | | | **Maximum Allowed Water Allowance (MAWA)** | **32,261** |

IRRIGATION LAYOUT

LOW WATER USE

MEDIUM WATER USE




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

0 4' 8' 16' 32'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architect's stamp

consultant

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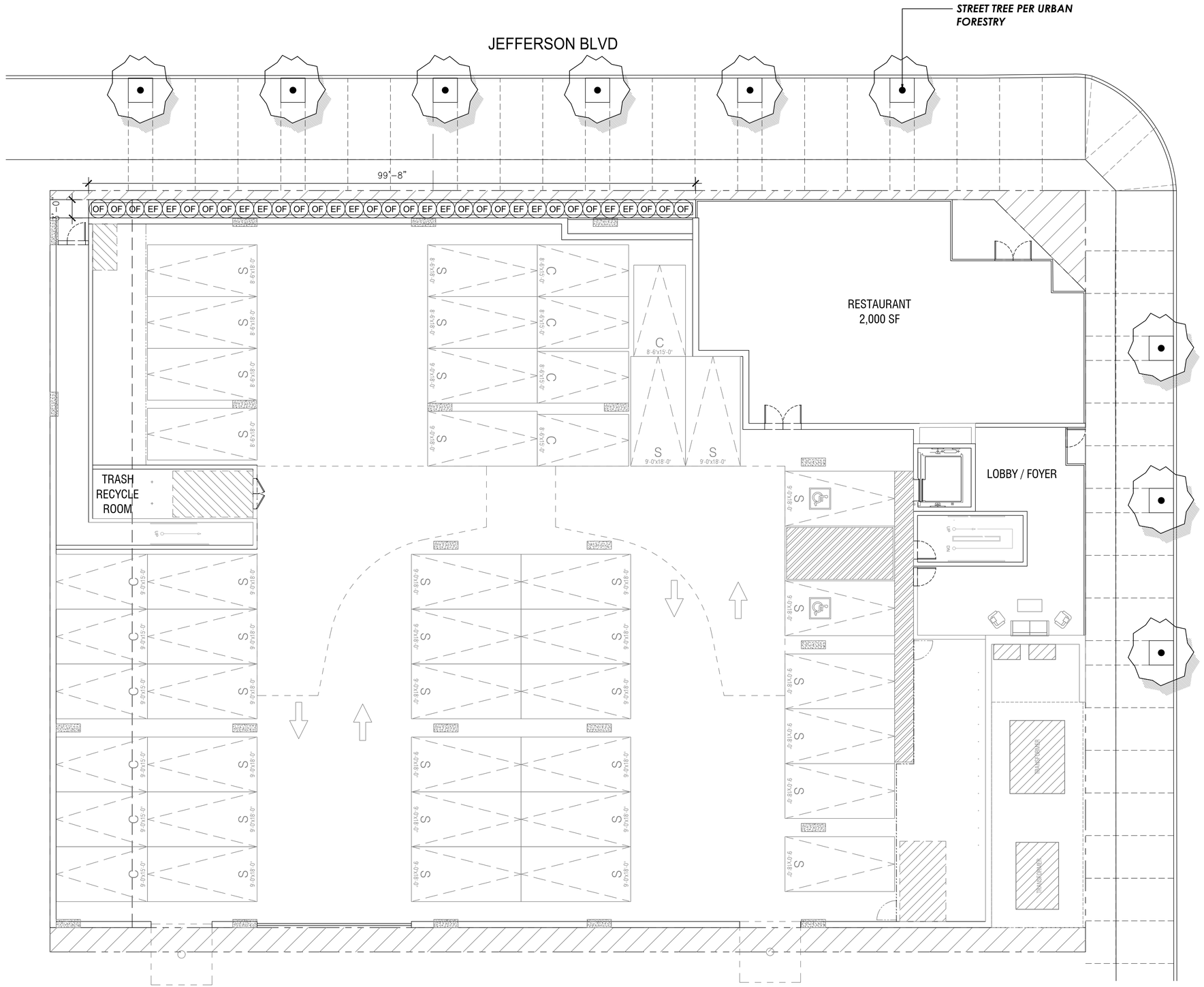
JOB NO.:

DRAWING TITLE:
IRRIGATION PLAN
ROOF DECK

SHEET NO.:
L7


Xtext (Xtext)




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

0 4' 8' 16' 32'

**SHRUB LEGEND**

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE @ SPACING HT. X SPREAD | COUNT |
|---|---|---|---|
| CP | CISTUS X PULVERULENTUS "SUNSET" "MAGENTA ROCKROSE" | 5 GAL. @ 30" O.C. 2'-3" X 6' X 8' | 48 |
| CK | COPROSMA KIRKII 'VARIEGATA' 'COPROSMA KIRKII VARIEGATA' | 5 GAL. @ 30" O.C. 1'-2" X 4'-6" | 59 |
| CT | COPROSMA "TEQUILA SUNRISE" | 5 GAL. @ 30" O.C. 3'-5" X 3'-5" | 44 |
| EF | ELAEAGNUS PUNGENS 'FRUITLANDII' "FRUITLAND SILVERBERRY" | 5 GAL. @ 36" O.C. 10'-15" X 10'-15' | 12 |
| G | GREVILLEA NOELLI "NOEL'S GREVILLEA" | 5 GAL. @ 30" O.C. 4'-5" X 4'-5" | 16 |
| HE | HEBE 'GREAT ORME' | 5 GAL. @ 36" O.C. 3' X 3' | 10 |
| H | HEUCHERA MICRANTHA DIVERSIFOLIA 'PALACE PURPLE' "PALACE PURPLE CORAL BELLS" | 1 GAL. @ 18" O.C. 1' X 2'-3" | 72 |
| LG | LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' "TEXAS SAGE" | 15 GAL. @ 36" O.C. 6'-8" X 6'-8" | 12 |
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| MI | MUHLENBERGIA CAPILLARIS 'REGAL MIST' "REGAL MIST / PINK MUHLY GRASS" | 5 GAL. @ 24" O.C. 3'-5" X 2'-3" | 16 |
| N | NANDINA DOMESTICA 'GULF STREAM' "GULF STREAM HEAVENLY BAMBOO" | 5 GAL@ 24" O.C. 3'-4" X 1'-2' | 16 |
| OF | OSMANTHUS FRAGRANS "SWEET OLIVE" | 5 GAL. @ 36" O.C. 10' X 6-12' | 21 |
| O | OSTEOSPERMUM SYMPHONY HYBRID 'ORANGE' "AFRICAN DAISY" | 1 GAL. @ 18" O.C. 1' X 1'-2' | 48 |
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| RS | RIBES SPECIOSUM "FUCHSIAFLOWER GOOSEBERRY" | 5 GAL. @ 36" O.C. 6'-10" X 3'-8" | 11 |
| RO | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' "TUSCAN BLUE ROSEMARY" | 5 GAL. @ 30" O.C. 6'-7" X 2'-3" | 16 |
| T | TEUCRIUM X LUCIDRYS HEDGE GERMANDER | 1 GAL. @ 18" O.C. 1' X 2' | 39 |


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architect's stamp

REGISTERED LANDSCAPE ARCHITECT
NANDA CHUNATH
No. 5149
Signature
01/31/25
Renewal Date
9/5/24
Date
STATE OF CALIFORNIA

consultant

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PLANTING PLAN
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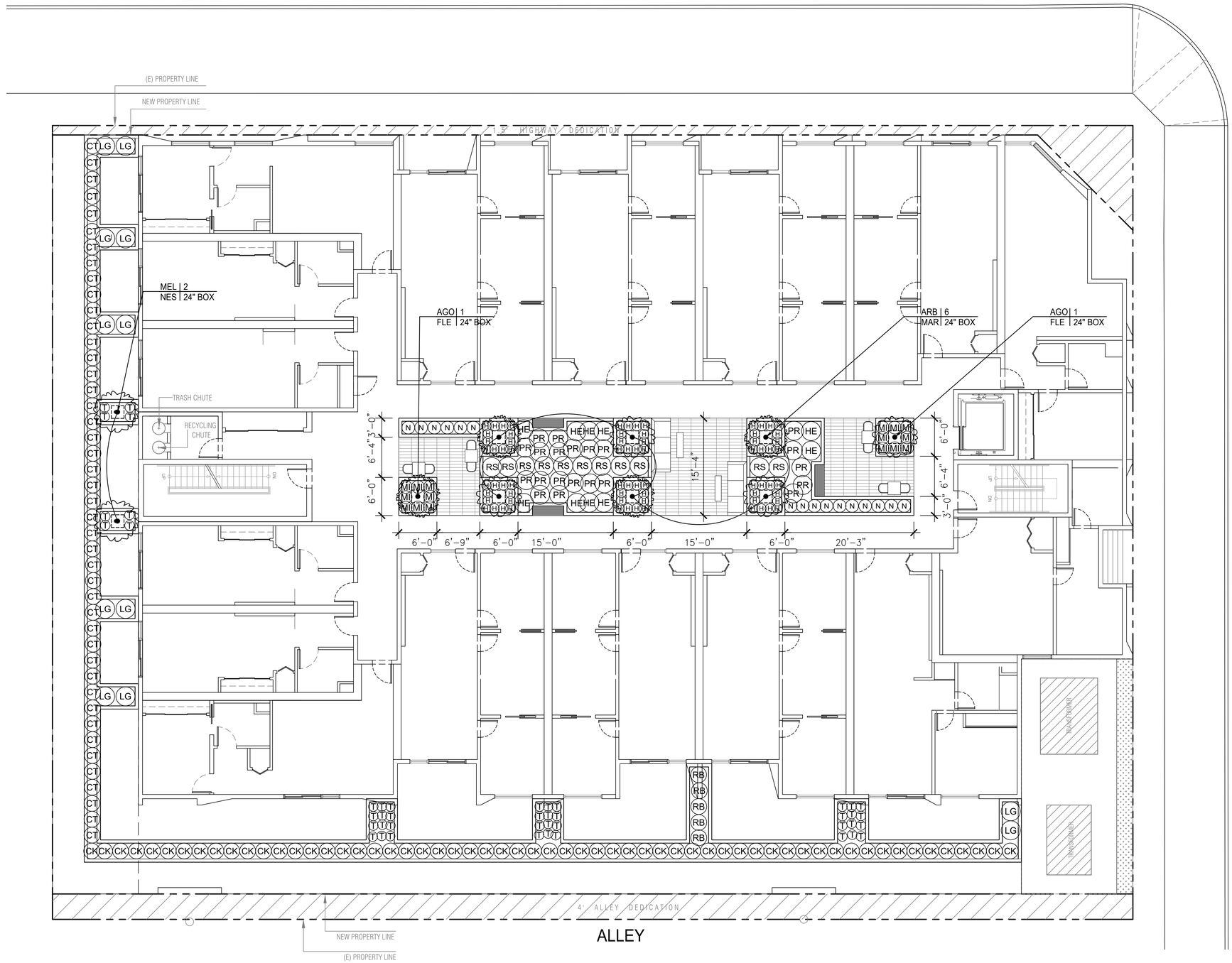
SHEET NO.:
L8

Xtext (Xtext)




**TREE LEGEND**

| SYMBOL | BOTANICAL NAME "COMMON NAME" | SIZE HT. X SPREAD | COUNT |
|---|---|---|---|
| AGO FLE | AGONIS FLEXUOSA "PEPPERMINT TREE" | 24" BOX 25'-35" X 15'-30' | 2 |
| ARB MAR | ARBUTUS MARINA "STRAWBERRY TREE" | 24" BOX 20'-30" X 20'-30' | 6 |
| MEL NES | MELALEUCA NESOPHILA "PINK MELALEUCA" | 24" BOX 15'-20" X 15'-20' | 2 |

**SHRUB LEGEND**

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architect's stamp

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2ND FLOOR

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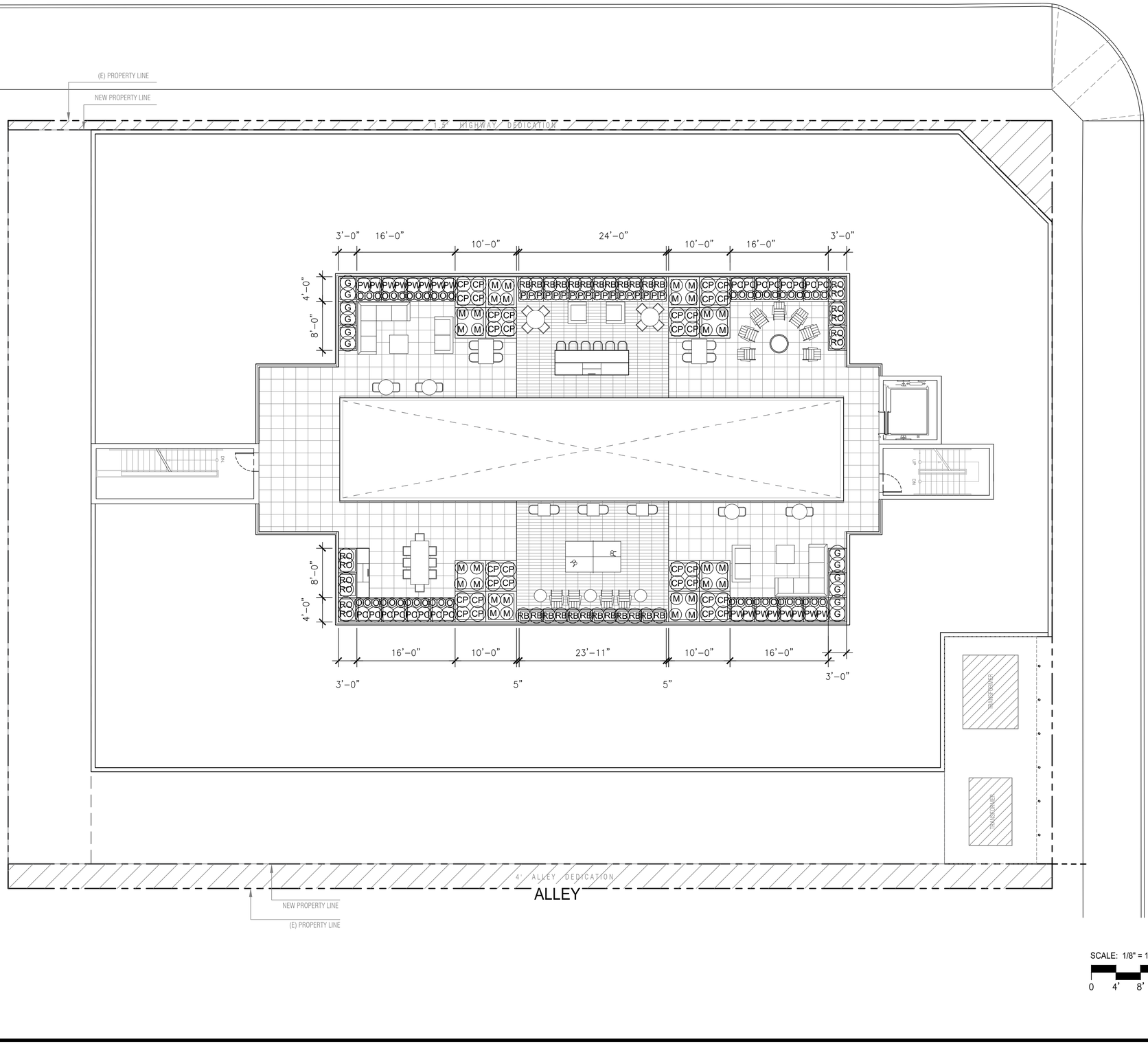
[Next (R)ext]

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PLANTING PLAN
ROOF DECK

SHEET NO.:
L10

Rtext (Rtext)

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS, ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.

2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY (TRIANGULARLY) AS SHOWN.

3. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING. INSTALL A ROOT BARRIER FOR ALL TREES 5' AND CLOSER TO PAVED SURFACES, OR PER LOCAL CODE; MANUFACTURED BY DEEP ROOT; 415–781–9700. 24" DEEP MIN FOR TREES 36" DEEP MIN FOR BAMBOO. INSTALL PER ALL MFG'S DETAILS & SPECIFICATIONS. INSTALL LINEAR DEEP ROOT BARRIER FOR ANY TREE WITH IN 6' OF HARDSCAPE.

4. FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS.

5. INSTALL LAWN UNDER ALL TREES THROUGHOUT ENTIRE LAWN AREA TO LIMIT OF SPRAY IRRIGATION UNLESS NOTED OTHERWISE. TRUNK GUARD REQUIRED IN ALL TURF AREAS. MANUFACTURED BY 'ARBOR GUARD' OR EQUAL. SIZE AND INSTALLATION PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

6. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.

7. TOP DRESS SHRUB PLANTING AREAS WITH 2" SHREDDED REDWOOD BARK MULCH. SUBMIT SAMPLE PRIOR TO ORDERING. MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS NOT INDICATED AS TURF OR PEA GRAVEL. PLANTING AREAS OF GROUNDCOVER PLANTED FROM FLATS SHALL BE MULCHED WITH A ONE AND ONE HALF INCH (1½") MINIMUM LAYER OF ORGANIC MULCH. MULCH SHALL BE REPLENISHED ANNUALLY IN THE SPRING.

8. GROUNDCOVER SHALL BE PLANTED IN ALL AREAS NOT INDICATED AS TURF. GROUNDCOVER KEY INDICATIONS MAY BE SHOWN IN LEGEND OR NOTES.

9. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

10. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION. SEPARATIONS BETWEEN TURF AND GROUNDCOVER AREAS SHALL BE SHOVEL CUT UNLESS NOTED OTHERWISE.

11. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR KEY AND CLASSIFICATION.

12. MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK.

13. VERIFY MATERIAL QUANTITIES PRIOR TO INSTALLATION. QUANTITIES LISTED ON THE DRAWINGS ARE FOR CONVENIENCE ONLY. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

14. FOR ANNUAL COLOR PLANTING, SUBMIT LIST OF AVAILABLE MATERIAL APPROPRIATE TO SEASON OF INSTALLATION TO LANDSCAPE ARCHITECT FOR APPROVAL.

15. PLANT MATERIAL IS SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SUBMIT FOR LANDSCAPE ARCHITECT'S APPROVAL, PHOTOS OF ALL BOXED TREES. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE.

16. PRIOR TO PLANTING, PERFORM ONE PERCOLATION TEST PER 6000 SQUARE FEET OF PLANTING AREA. FILL A 24" BOX SIZE HOLE WITH WATER, IF IT DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS NOTIFY LANDSCAPE ARCHITECT. THE TEST SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER'S REPRESENTATIVE.

17. OBTAIN A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY. RECEIVE LANDSCAPE ARCHITECTS APPROVAL OF THE SOIL REPORT PRIOR TO START OF CONSTRUCTION. SOIL PREPARATION SHALL BE INSTALLED PER THE SIOIL AGRONOMY REPORT.

18. SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING PURPOSES ONLY. ACTUAL SOIL AMENDMENTS SHALL BE PER SOILS AGRONOMY REPORTS. THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6". ON SLOPES STEEPER THAN 3:1 OMIT SHAVINGS AND SCARIFY AMENDMENTS INTO TOP 2" OF SOIL.

ON STRUCTURE SOIL MIX:
AGROMIN MIX #5 LIGHT WEIGHT SOIL BLEND.
AVAILABLE FROM AGROMIN; 805–482–8749

GENERAL SOIL PREP: AMOUNT PER 1000 SQUARE FEET:
4 CU. YDS. NITROGEN STABILIZED REDWOOD, FIR OR CEDAR SHAVINGS
25 LBS. SOIL SULFUR
150 LBS. 5–3–1– GRO–POWER FERTILIZER
25 LBS. PER CU. YD. AGRICULTURAL GYPSUM

BACKFILL MIX: AMOUNT PER CUBIC YARD:
6 PARTS ON–SITE SOIL
4 PARTS BY VOLUME, CLASS I OR II, TOP GRO
15 LB. PER CU. YD. 5–3–1– GRO–POWER FERTILIZER
2 LBS. PER CU. YD. IRON SULFATE
10 LBS. PER CU. YD. AGRICULTURAL GYPSUM

ACIDIC BACKFILL MIX: AMOUNT PER CUBIC YARD:
FOR PLANTS REQUIRING ACID SOIL; SUCH AS FERNS, AZALEAS, CAMELLIAS, GARDENIAS, ETC.:
1 PART SHARP SAND
2 PARTS PEAT MOSS
1 LB TURF SUPREME 16–6–8
1 LB. SEQUESTRINE FE 330 IRON CHELATE

19. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20–10–5), PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL IN QUANTITIES AS FOLLOWS:
1 GALLON SHRUBS 1
5 GALLON SHRUBS 3
15 GALLON SHRUB 4
15 GALLON TREE 5
BOXED MATERIAL 1 PER 4" OF BOX SIZE

20. VINES AND ESPALIERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND RUNNERS, ESPALIERED TO ADJACENT WALL. VINES SHALL NOT BE PLACED DIRECTLY UNDER WINDOWS OR IN LOCATIONS WHICH MIGHT CONCEAL BUILDING NUMBERS, LIGHTS, OR OTHER VISUAL ELEMENTS.

21. SEE PLANTING DETAILS FOR STAKING, GUYING AND PLANTING PROCEDURES.

22. THIRTY DAYS AFTER INSTALLATION, FERTILIZE LANDSCAPE AREAS WITH BEST FERTILIZER COMPANY 16–6–8, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1000 SQUARE FEET OR AS SPECIFIED IN SOIL ANALYSIS FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.

23. INCLUDE IN BID A PRICE FOR COMPLETE MAINTENANCE OF ALL WORK FOR 60 DAYS.
THE MAINTENANCE PERIOD SHALL BEGIN UPON THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE. MAINTENANCE SHALL CONSIST OF BUT NOT BE LIMITED TO KEEPING AREAS CLEAN, WEED FREE, TRIMMED, WATERED, PEST AND DISEASE FREE AND ALL OTHER WORK NECESSARY FOR HEALTHILY VIGOROUS GROWTH AND CLEAN APPEARANCE.

24. MULTI–TRUNK INDICATES (3) TRUNKS (MIN.) BRANCHED FROM BASE OF TREE.

25. CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD. TREES SHALL BE GUARANTEED FOR ONE YEAR.

26. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.

27. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO + 0.10'. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.

28. CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANT MATERIAL, UNLESS NOTED OTHERWISE ON DRAWINGS, OR PER DIRECTION OF GENERAL CONTRACTOR/OWNER.

29. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE–SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY TEE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.

30. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN BID AS A CONDITION OF BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR ALL SUPPLYING OF ALL MATERIAL. MAINTENANCE PERIOD MAY NO BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.

31. CONTRACTOR SHALL TAG ONE PLANT OF EACH VARIETY WITH THE PLANT'S SCIENTIFIC NAME, AND CULTIVAR OR VARIETY IF APPLICABLE, AND COMMON NAME. THIS IS TO ENSURE THAT ACCURATE REPLACEMENT PLANTS ARE INSTALLED IF NECESSARY.

32. ALL POTS SHALL BE BACKFILLED WITH 3" CRUSHED GRAVEL IN POT BOTTOM AND KELLOGG'S 'SUPER SOIL' TO WITHIN 1" OF TOP OF POT AFTER SETTLING UNLESS JARDINIERE SYSTEM IS SPECIFIED.

33. INSTALL STREET TREES AT ALL EMPTY TREE WELLS. INSTALL PER CITY STREET TREE DEPT. REQUIREMENTS.

34. SEE IRRIGATION PLAN FOR LOCATION OF EACH HYDROZONE.

35. RECYCLED WATER SYSTEMS SHALL BE DESIGNED TO MEET REGULATORY REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH AND THE LOCAL RECYCLED WATER PURVEYOR.

36. ADD MULCH OR SOIL AMENDMENTS AS APPROPRIATE.

37. ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.

## TOTAL PROJECT ALLOWANCE

15 – 15 GAL. TREE/SHRUB

25 – 5 GAL. SHRUB

50 – 1 GAL. SHRUB

2 – 24" BOX TREES

TO BE SELECTED AND LOCATED BY L.A.

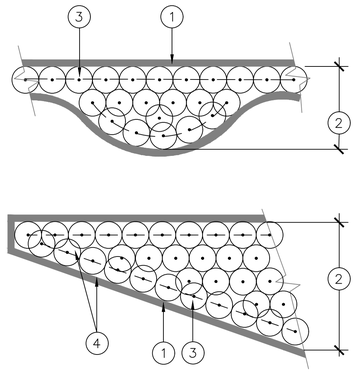
NOTE: THESE PLANTS ARE IN ADDITION TO THOSE SHOWN IN PLANS. THEY ARE TO BE SELECTED AND SPOTTED BY THE L.A. FOLLOWING OVERALL INSTALLATION TO FILL IN GAPS AND ENHANCE CERTAIN AREAS.

## LEGEND

1. PAVING EDGE OR HEADER.
2. PLANTING AREA.
3. PLANT.
4. OUTER ROW OF PLANTS FOLLOWS EDGE OF PAVING OR HEADER.

NOTE:

PLANT @ SPACING SHOWN ON PLAN

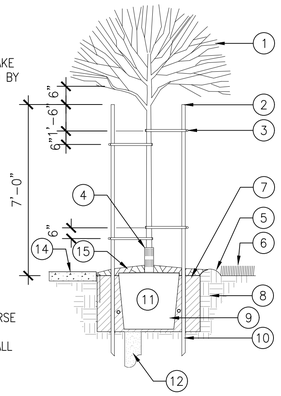



## 4 SHRUB PLANTING - IRREGULAR LAYOUT

SCALE: N.T.S SHRUB PLANTING – IRREGULAR LAYOUT .dwg

## LEGEND

1. TREE. STREET TREES TO HAVE 7' CLEAR TRUNK.
2. 2" X 10' LODGEPOLE PINE STAKE. DO NOT DRIVE STAKE THROUGH ROOTBALL. CUT OFF TOP SECTION DAMAGED BY HAMMERING. TOP OF STAKE IS 6" CLEAR OF LOWEST TREE BRANCHES.
3. FLEXIBLE VINYL TREE TIE, 4 / TREE (V.I.T. OR APPROVED EQUAL.)
4. TREE TRUNK PROTECTOR (GRAY) WHERE TREE IS IN TURF AREA.
5. 4" HT. WATERING BASIN. REMOVE AT END OF MAINTENANCE PERIOD.
6. ADJACENT TURF.
7. FINISH GRADE.
8. SITE SOIL.
9. PLANT FERTILIZER TABLET. SEE SPECIFICATIONS.
10. AMENDED BACKFILL. SEE SPECIFICATIONS.
11. ROOTBALL. PLANT SO TOP OF ROOTBALL IS 2" ABOVE FINISH GRADE.
12. DRAINAGE SUMP: 12" DIA. X 72" DEEP. FILL W/ COARSE SAND. SEE SPECIFICATIONS.
13. ROOT CONTROL BARRIER PER PLAN AND NOTES. INSTALL PER MANUF. RECOMMENDATIONS.
14. ADJACENT PAVEMENT.
15. MULCH. SEE SPECIFICATIONS.

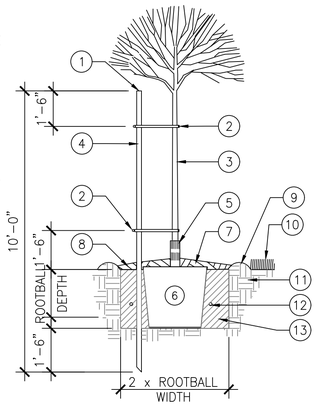



## 1 TREEPLANTING - DOUBLE STAKE

SCALE: N.T.S TREE PLANTING – DOUBLE STAKE .dwg

## LEGEND

1. CUT OFF TOP SECTION OF STAKE DAMAGED BY HAMMERING.
2. VINYL TREE TIE–V.I.T. CINCH TIE OR APPROVED EQUAL.
3. TREE TRUNK.
4. 2" DIAMETER x 10'–0" LONG LODGEPOLE PINE STAKE. KEEP CLEAR OF ROOTBALL.
5. TREE TRUNK PROTECTOR, WHEN TREE IS PLANTED IN LAWN AREA.
6. ROOTBALL. TOP OF ROOTBALL TO BE 1" ABOVE FINISH GRADE.
7. MULCH. SEE SPECIFICATIONS.
8. FINISH GRADE.
9. WATERING BASIN.
10. LAWN. REMOVE WATERING BASIN IN LAWN AFTER INITIAL TREE WATERING.
11. SITE SOIL.
12. PLANT FERTILIZER TABLET. SEE SPECIFICATIONS.
13. BACKFILL MIX. SEE SPECIFICATIONS.

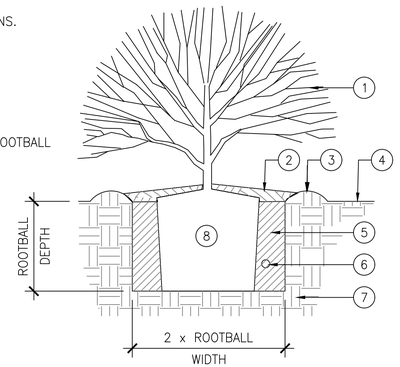



## 2 TREEPLANTING - SINGLE STAKE

SCALE: N.T.S TREE PLANTING – SINGLE STAKE .dwg

## LEGEND

1. SHRUB.
2. MULCH. SEE SPECIFICATIONS.
3. 3" HT WATERING BASIN.
4. FINISH GRADE.
5. AMENDED BACKFILL. SEE SPECIFICATIONS.
6. FERTILIZER TABLET. SEE SPECIFICATIONS.
7. SITE SOIL.
8. ROOTBALL. SET TOP OF ROOTBALL 2" ABOVE FINISH.




## 3 SHRUB PLANTING

SCALE: N.T.S SHRUB PLANTING .dwg


K A T

**Kevin Tsai Architecture**

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com

TGP

Landscape Architecture
Site Planning Urban Design

PO Box 704 Montrose CA 91021
Tel 818 797 5914 Web www.tgpinc.net


architect's stamp

REGISTERED LANDSCAPE ARCHITECT NANDA GHUNATH NO. 5149 STATE OF CALIFORNIA
Signature
01/31/25
Renewal Date
9/5/24
Date

consultant

KEY PLAN:


All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.


PROJECT TITLE:
2800 W. JEFFERSON BLVD

2800 W. JEFFERSON BLVD
90018 LOS ANGELES, CA.

PC/PM: AC
DRAWN BY: STAFF
JOB NO.:

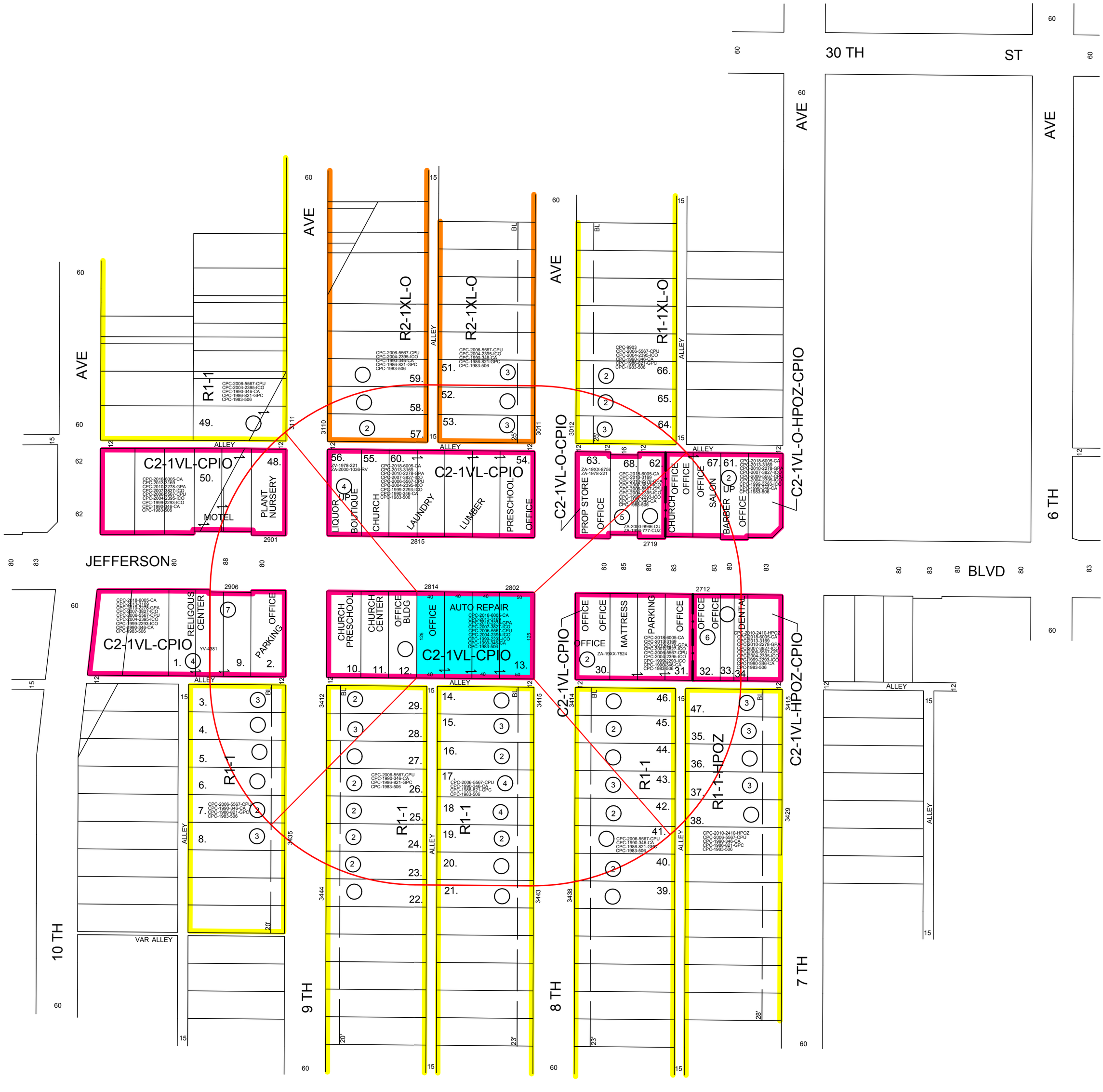
DRAWING TITLE:
PLANTING DETAILS & NOTES

SHEET NO.:
L11

[Text (R1ext)]

# Exhibit B

Maps – Vicinity, Radius, ZIMAS




C.D. 10
C.T. 2190.20
P.A. WEST ADAMS
N.C. UNITED NEIGHBORHOODS HISTORIC ARLINGTON HEIGHTS WEST ADAMS AND JEFFERSON

N

0.631 NET AC.

# OFF-MENU DENSITY BONUS & SITE PLAN REVIEW

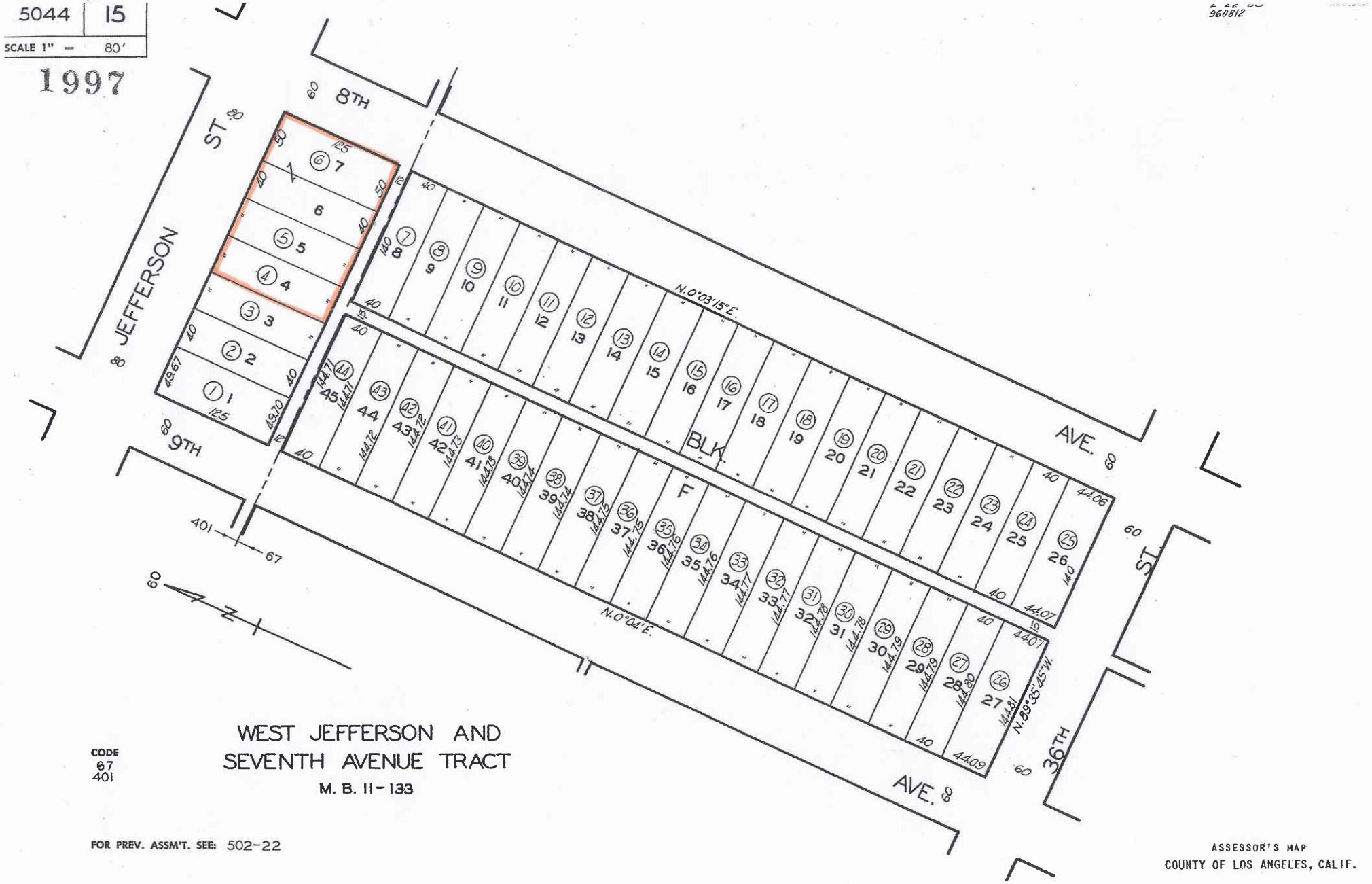

**RADIUS MAPS ETC**
3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX:(323) 221-4555
***radiusmapsetc@yahoo.com***

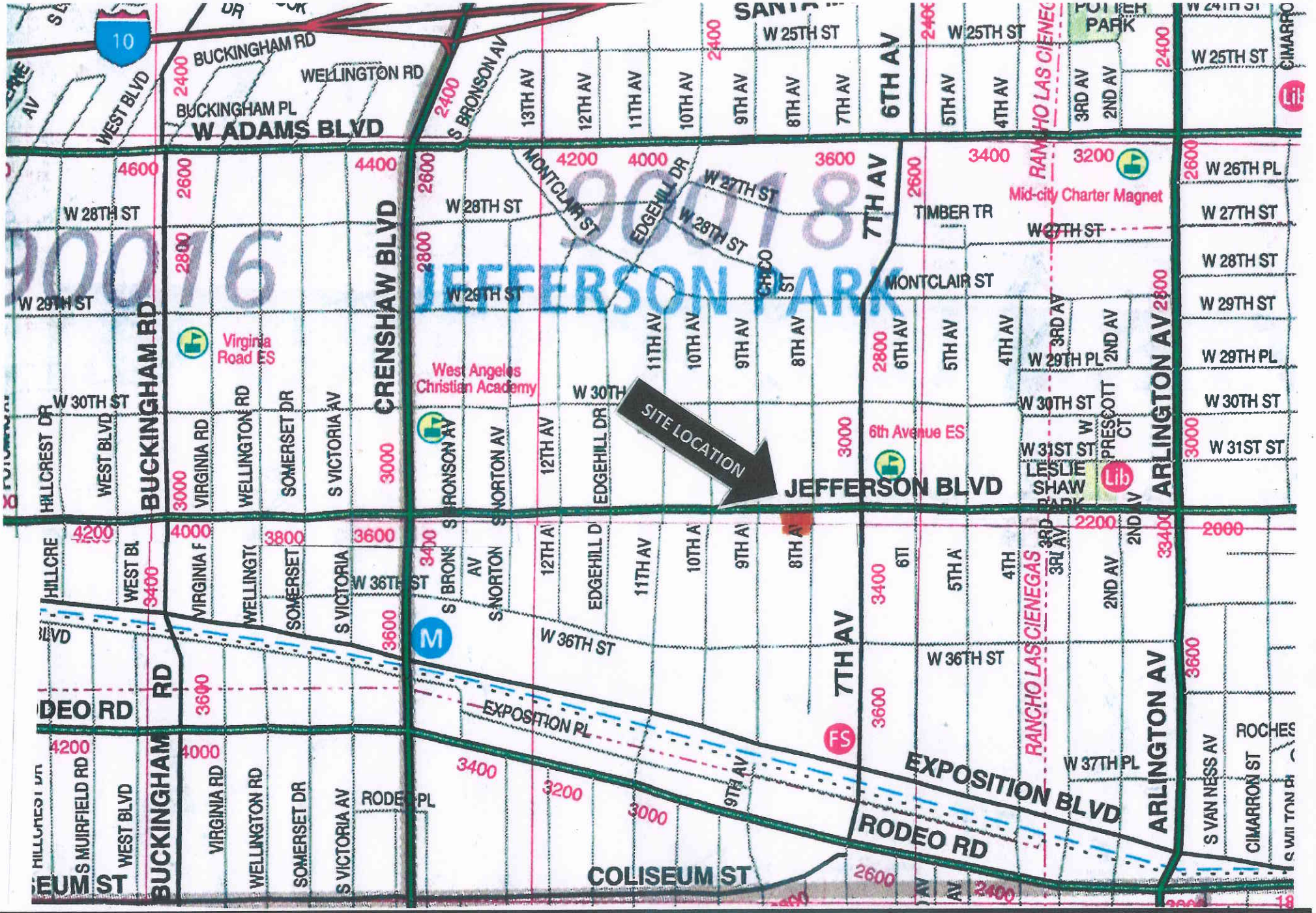

**SITE LOCATION:**
2800-2814 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90018

**LEGAL DESCRIPTION:**
LOTS 4, 5, 6, AND 7, BLOCK F, WEST JEFFERSON AND SEVENTH AVENUE TRACT, M.B. 11-133.

CASE NO.:

DATE: 01 - 26 - 2024
SCALE: 1" = 100'
USES: FIELD
D.M.: 120 B 189
T.B. PAGE: 633 GRID: F-7
A.P.N.: 5044-015-004,005,006


5044 | 15
SCALE 1" = 80'
1997
960812
8TH
JEFFERSON
ST.
9TH
AVE.
36TH
ST.
BLK. F
N.0°03'15"E.
N.0°04'E.
N.89°35'45"W.
401
67
60
WEST JEFFERSON AND
SEVENTH AVENUE TRACT
M. B. 11-133
CODE
67
401
FOR PREV. ASSM'T. SEE: 502-22
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.




# VICINITY MAP

**SITE LOCATION:**
2800-2814 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90018

CASE NO:

T.B. PAGE: 633 GRID: F-7

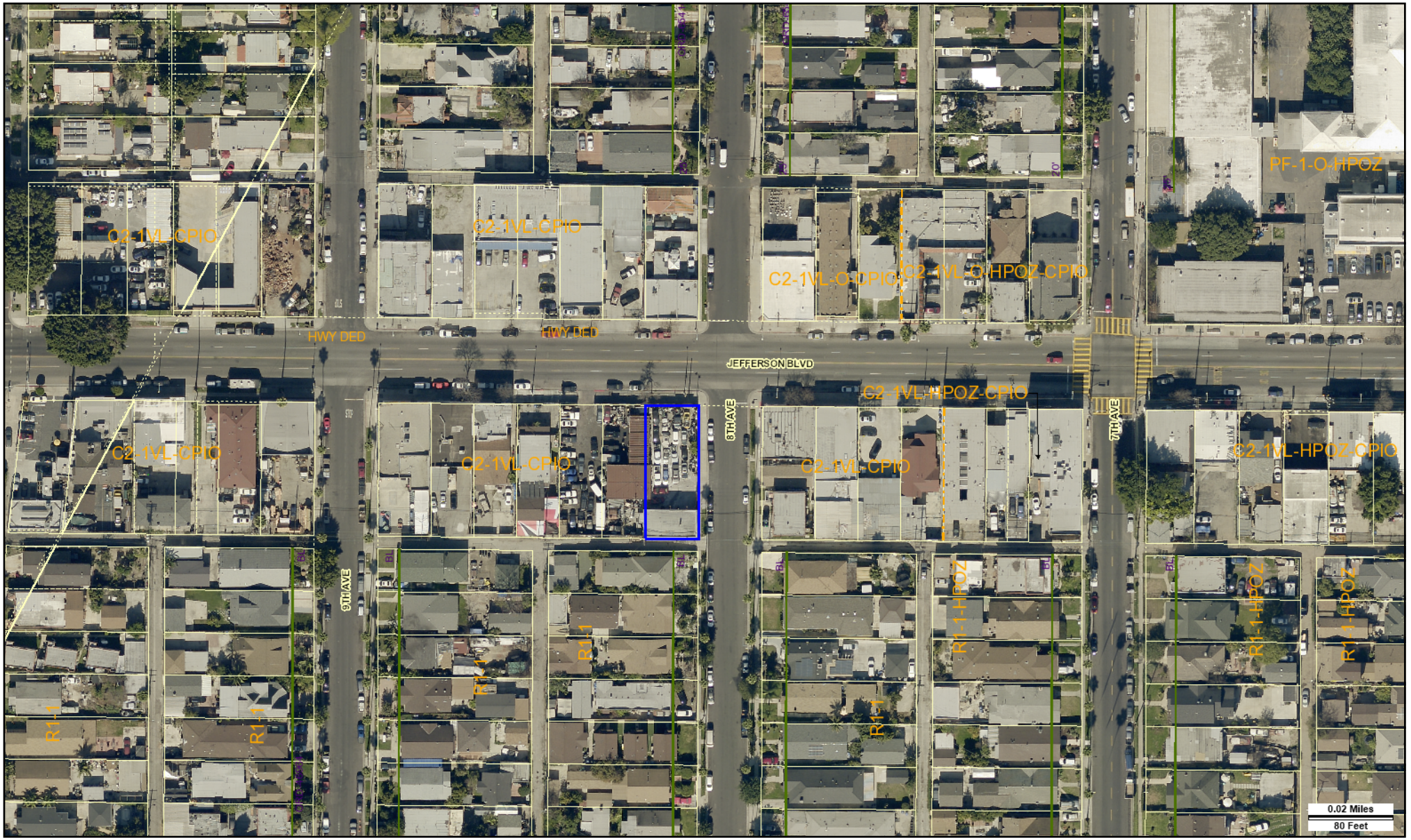
N

# ZIMAS PUBLIC

LARIAC6 2020 Color-Ortho

01/26/2024

City of Los Angeles
Department of City Planning




Address: 2800 W JEFFERSON BLVD

APN: 5044015006

PIN #: 120B189 698

Tract: WEST JEFFERSON AND SEVENTH AVENUE TRACT

Block: F

Lot: 7

Arb: None

Zoning: C2-1VL-CPIO

General Plan: Neighborhood 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

# ZIMAS PUBLIC

Generalized Zoning

01/26/2024

City of Los Angeles
Department of City Planning

Address: 2800 W JEFFERSON BLVD

APN: 5044015006

PIN #: 120B189 698

Tract: WEST JEFFERSON AND SEVENTH AVENUE TRACT

Block: F

Lot: 7

Arb: None

Zoning: C2-1VL-CPIO

General Plan: Neighborhood Commercial

# LEGEND

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- 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
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- 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

# City of Los Angeles
# Department of City Planning

## 7/7/2026
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
2802 W JEFFERSON BLVD
2800 W JEFFERSON BLVD
3411 S 8TH AVE

**ZIP CODES**
90018

**RECENT ACTIVITY**
None

**CASE NUMBERS**
CPC-2024-3112-DB-VHCA
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2278-GPA
CPC-2007-3827-ICO
CPC-2006-5567-CPU
CPC-2004-2395-ICO
CPC-1999-2293-ICO
CPC-1990-346-CA
CPC-1983-506
ORD-188311
ORD-187643
ORD-184796-SA961
ORD-184794
ORD-180103
ORD-177323
ORD-173607
ORD-171682
ORD-171681
ORD-162128
ENV-2024-3113-HES-PEIR
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-478-EIR
ENV-2007-3828-CE
ENV-2004-2411-CE-ICO

| Address/Legal Information | |
|---|---|
| PIN Number | 120B189 698 |
| Lot/Parcel Area (Calculated) | 6,250.1 (sq ft) |
| Thomas Brothers Grid | PAGE 673 - GRID F1 |
| | PAGE 633 - GRID F7 |
| Assessor Parcel No. (APN) | 5044015006 |
| Tract | WEST JEFFERSON AND SEVENTH AVENUE TRACT |
| Map Reference | M B 11-133 |
| Block | F |
| Lot | 7 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 120B189 |
| **Jurisdictional Information** | |
| Community Plan Area | West Adams - Baldwin Hills - Leimert |
| Area Planning Commission | South Los Angeles APC |
| Neighborhood Council | UNITED NEIGHBORHOODS NC |
| Council District | CD 10 - Heather Hutt |
| Census Tract # | 2190.20000000 |
| LADBS District Office | Los Angeles Metro |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | C2-1VL-CPIO |
| Zoning Information (ZI) | ZI-1231 Specific Plan: South Los Angeles Alcohol Sales |
| | ZI-2535 Prior Housing Element Sites - Ministerial Approval |
| | ZI-2488 Redevelopment Project Area: Mid City Recovery |
| | ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) |
| | ZI-2468 Community Plan Implementation Overlay: West Adams-Baldwin Hills-Leimert |
| | ZI-2280 Redevelopment Project Area: Mid City Recovery (Billboard) |
| | ZI-2512 Housing Element Sites |
| | ZI-2374 State Enterprise Zone: Los Angeles |
| General Plan Land Use | Neighborhood Commercial |
| General Plan Note(s) | Yes |
| Minimum Density Requirement | Yes (Citywide) |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | SOUTH LOS ANGELES ALCOHOL SALES |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| HistoricPlacesLA | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | West Adams - Baldwin Hills - Leimert |

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| | |
|---|---|
| Subarea | Commercial Corridors |
| CPIO Historic Preservation Review | No |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | General (RBPA) |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low Vehicle Travel Area | Yes |
| AB 2097: Within a half mile of a Major Transit Stop | No |
| Streetscape | No |
| Adaptive Reuse Subareas | No |
| Adaptive Reuse Program | Citywide Adaptive Reuse Program |
| Affordable Housing Linkage Fee | |
| Neighborhood | Jefferson Park |
| Residential Market Area | Medium / Low |
| Commercial Market Area | Medium |
| Inclusionary Housing | No |
| Local Affordable Housing Incentive | No |
| Targeted Planting | No |
| Special Lot Line | No |
| Transit Oriented Communities (TOC) | Not Eligible |
| Mixed Income Incentive Programs | |
| Transit Oriented Incentive Area (TOIA) | Not Eligible |
| Opportunity Corridors Incentive Area | Not Eligible |
| Corridor Transition Incentive Area | Not Eligible |
| TCAC Opportunity Area | Low |
| High Quality Transit Corridor (within 1/2 mile) | Yes |
| ED 1 Eligibility | Review Eligibility |
| RPA: Redevelopment Project Area | Mid City Recovery |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | Active: 6th Avenue Elementary |
| | Active: 6th Avenue Elementary (Dual Language Spanish) |
| 500 Ft Park Zone | None |
| Zanja System 1 Mile Buffer | No |
| **Assessor Information** | |
| Assessor Parcel No. (APN) | 5044015006 |
| APN Area (Co. Public Works)* | 0.258 (ac) |
| Use Code | 2670 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Service Centers (No Gasoline) - One Story |
| Assessed Land Val. | $256,645 |
| Assessed Improvement Val. | $66,288 |
| Last Owner Change | 03/27/2015 |
| Last Sale Amount | $325,000 |
| Tax Rate Area | 401 |
| Deed Ref No. (City Clerk) | 954783 |
| | 756959 |
| | 5-509 |

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| | |
|---|---|
| | 471882 |
| | 332944 |
| | 265335 |
| | 1471670 |
| Building 1 | |
| Year Built | 1958 |
| Building Class | SX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 1,036.0 (sq ft) |
| Building 2 | |
| Year Built | 1928 |
| Building Class | CX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 1,300.0 (sq ft) |
| 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: 5044015006] |
| **Additional Information** | |
| Airport Hazard | None |
| Coastal Zone | None |
| Coastal Bluff Potential | No |
| Canyon Bluff Potential | No |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | 500 Yr |
| Watercourse | No |
| Streams | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| Sea Level Rise Area | No |
| Oil Well Adjacency | No |
| Universal Planning Review Service Applicability | No |
| **Environmental** | |
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |
| 300-Foot Habitat Buffer | No |
| County-Designated SEAs and CRAs | No |
| USFWS-designated CHAs | No |
| Criterion 1 Protected Areas for Wildlife (PAWs) | No |
| **Seismic Hazards** | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 3.6265104 |
| Nearest Fault (Name) | Newport - Inglewood Fault Zone (Onshore) |

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| | |
|---|---|
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Right Lateral - Strike Slip |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 90.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |
| **Economic Development Areas** | |
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | LOS ANGELES STATE ENTERPRISE ZONE |
| **Housing** | |
| Rent Stabilization Ordinance (RSO) | No [APN: 5044015006] |
| Ellis Act Property | No |
| Just Cause For Eviction Ordinance (JCO) | No |
| Housing Crisis Act and Resident Protections Ordinance Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | Appendix 4.1 0.09 |
| Housing Use within Prior 5 Years | No |
| **Public Safety** | |
| Police Information | |
| Bureau | South |
| Division / Station | Southwest |
| Reporting District | 354 |
| Fire Information | |
| Bureau | South |
| Battallion | 18 |
| District / Fire Station | 34 |
| 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-2024-3112-DB-VHCA |
| Required Action(s): | DB-DENSITY BONUS<br>VHCA-VESTING HOUSING CRISIS ACT |
| Project Description(s): | PER CODE SECTION 13B.2.3 , ON MENU AND OFF MENU DB & WAIVER OF DEVELOPMENT STANDARDS FOR Demo of 1,036 square-foot commercial building, a 1,300 square-foot commercial building , and a 1,204 square-foot, two-bedroom single-family dwelling with rear accessory building . Construction of 70,852 SF , 6 story, 70-foot mixed-use building with 70 DU, ten studio units, 20 one-BR units, 35 two BR units, and five three BR units, with nine Very Low Income units (16%), as well as well as 2,000 square feet of commercial space.<br><br>PER CODE SECTION 13B.2.4, PROJECT REVIEW FOR THE Demo of 1,036 square-foot commercial building, a 1,300 square-foot commercial building , and a 1,204 square-foot, two-bedroom single-family dwelling with rear accessory building . Construction of 70,852 SF , 6 story, 70-foot mixed-use building with 70 DU, ten studio units, 20 one-BR units, 35 two BR units, and five three BR units, with nine Very Low Income units (16%), as well as well as 2,000 square feet of commercial space. |
| Case Number: | CPC-2018-6005-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Description(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | CPC-2013-3169 |
| Required Action(s): | Data Not Available |
| Project Description(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | CPC-2010-2278-GPA |
| Required Action(s): | GPA-GENERAL PLAN AMENDMENT |
| Project Description(s): | GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS. |
| Case Number: | CPC-2007-3827-ICO |
| Required Action(s): | ICO-INTERIM CONTROL ORDINANCE |
| Project Description(s): | ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY. |
| Case Number: | CPC-2006-5567-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Description(s): | 1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).<br><br>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).<br><br>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).<br><br>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).<br><br>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).<br><br>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON |

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| | |
|---|---|
| Case Number: | CPC-2004-2395-ICO |
| Required Action(s): | ICO-INTERIM CONTROL ORDINANCE |
| Project Description(s): | ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC |
| Case Number: | CPC-1999-2293-ICO |
| Required Action(s): | ICO-INTERIM CONTROL ORDINANCE |
| Project Description(s): | INTERIM CONTROL ORDINANCE. |
| Case Number: | CPC-1990-346-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Description(s): | AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\ |
| Case Number: | CPC-1983-506 |
| Required Action(s): | Data Not Available |
| Project Description(s): | SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY |
| Case Number: | ENV-2024-3113-HES-PEIR |
| Required Action(s): | HES-HOUSING ELEMENT STREAMLINING<br>PEIR-PROJECT ENVIRONMENTAL IMPACT REPORT |
| Project Description(s): | PER CODE SECTION 13B.2.3 , ON MENU AND OFF MENU DB & WAIVER OF DEVELOPMENT STANDARDS FOR Demo of 1,036 square-foot commercial building, a 1,300 square-foot commercial building , and a 1,204 square-foot, two-bedroom single-family dwelling with rear accessory building . Construction of 70,852 SF , 6 story, 70-foot mixed-use building with 70 DU, ten studio units, 20 one-BR units, 35 two BR units, and five three BR units, with nine Very Low Income units (16%), as well as well as 2,000 square feet of commercial space.<br><br>PER CODE SECTION 13B.2.4, PROJECT REVIEW FOR THE Demo of 1,036 square-foot commercial building, a 1,300 square-foot commercial building , and a 1,204 square-foot, two-bedroom single-family dwelling with rear accessory building . Construction of 70,852 SF , 6 story, 70-foot mixed-use building with 70 DU, ten studio units, 20 one-BR units, 35 two BR units, and five three BR units, with nine Very Low Income units (16%), as well as well as 2,000 square feet of commercial space. |
| Case Number: | ENV-2019-4121-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Description(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2018-6006-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Description(s): | RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES. |
| Case Number: | ENV-2013-3170-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Description(s): | THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING |
| Case Number: | ENV-2010-2279-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Description(s): | GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS. |
| Case Number: | ENV-2008-478-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Description(s): | ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE |
| Case Number: | ENV-2007-3828-CE |
| Required Action(s): | CE-CATEGORICAL EXEMPTION |
| Project Description(s): | ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY. |
| Case Number: | ENV-2004-2411-CE-ICO |

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Required Action(s): CE-CATEGORICAL EXEMPTION

ICO-INTERIM CONTROL ORDINANCE

Project Description(s): ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

## DATA NOT AVAILABLE

ORD-188311

ORD-187643

ORD-184796-SA961

ORD-184794

ORD-180103

ORD-177323

ORD-173607

ORD-171682

ORD-171681

ORD-162128

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

# ZIMAS PUBLIC

Generalized Zoning

07/07/2026

City of Los Angeles
Department of City Planning

Address: 2800 W JEFFERSON BLVD

APN: 5044015006

PIN #: 120B189 698

Tract: WEST JEFFERSON AND SEVENTH AVENUE TRACT

Block: F

Lot: 7

Arb: None

Zoning: C2-1VL-CPIO

General Plan: Neighborhood Commercial

N
W
E
S

# **ZIMAS Legend** Zoning

## Original Zoning Code (Chapter 1)

- Open Space
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Public Facilities

## New Zoning Code (Chapter 1A)

- Open Space
- Agricultural
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

# ZIMAS Legend General Plan Land Use

## General Plan Land Use (Chapter 1)

### Residential

- Minimum Residential
- Very Low I Residential; Very Low Residential
- Very Low II Residential
- Low I Residential; Low Residential
- Low II Residential
- Low III Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Density Residential
- High Medium 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 (Framework)
- Community Commercial - Mixed High Residential
- General Commercial (Framework)
- Neighborhood Commercial (Framework)
- Regional Commercial (Framework); Regional Center Commercial
- Regional Mixed Commercial (Framework)

### Industrial

- Light Manufacturing; Light Industrial (Framework)
- Limited Industrial (Framework); Limited Manufacturing
- Industrial Commercial
- Hybrid Industrial
- Heavy Manufacturing
- Heavy Industrial (Framework)
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- Commercial Manufacturing

### Parking

- Parking Buffer

### Port of Los Angeles

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

### Los Angeles International Airport

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

### Open Space / Public Facilities

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

## General Plan Land Use (Chapter 1A)

- Medium Neighborhood Residential
- Village
- Community Center
- Traditional Core
- Transit Core
- Hybrid Industrial
- Markets
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways

# **ZIMAS Legend** Points of Interest

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

# **ZIMAS Legend** Basemap and Lines

## Basemap Symbols

- Wells - Active
- Wells - Not Active
- Lot Line
- Tract Line
- Lot Cut
- Easement Information Line
- Zoning Boundaries Line
- Building Line Information Line
- Case Lines
- Arb Circle
- Ortho Easement Information Line
- Ortho Zoning Boundaries Ortho
- Building Outlines
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault_Zone
- Fire District No. 1
- Sub-Division Tract Map
- Sub-Division Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone

## Miscellaneous Lines

- Airport Boundary
- Alternate Use
- Bus Line
- Century City
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Commercial Planned Development
- Community Redevelopemnt Project Area
- 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
- Non-Designated
- Park Road
- Rapid Transit Line
- Residential Planned Development
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power Line
- Special Study Area
- Stagecoach Line
- Wildlife Corridor

## Freeway Lines

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

# **ZIMAS Legend** Other Programs

## 500 Ft. School / Park Zone

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

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

## Coastal Zone

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

## Waiver of Dedication or Improvement

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

## AB 2097

- Entitlement Eligible

## Transit Oriented Communities

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

## Mixed Income Incentive Program

**Transit Oriented Incentive Areas (TOIA)**

- T-1
- T-2
- T-3
- Outside of TOIA

**Opportunity Corridors (OC)**

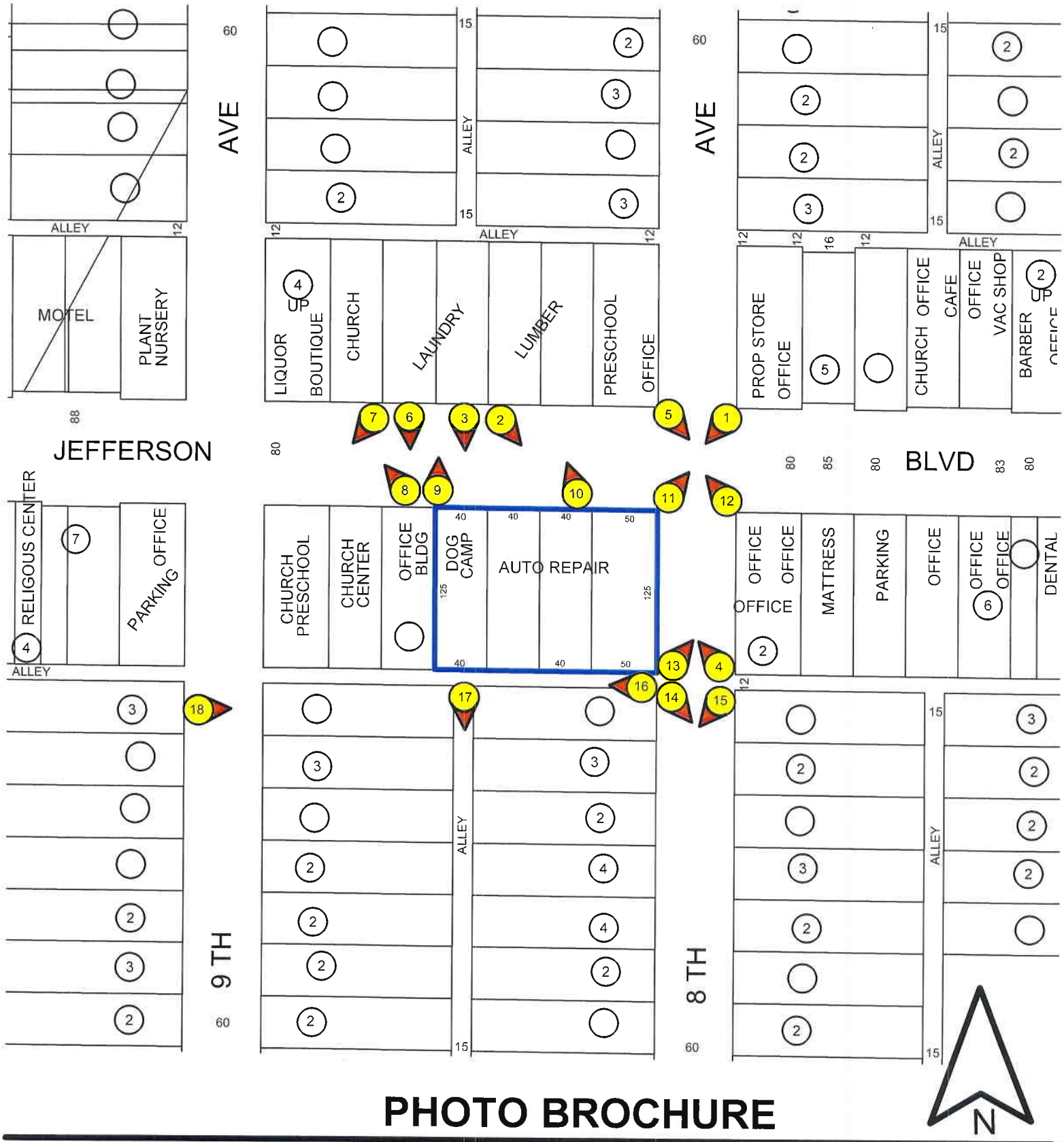
- OC-1
- OC-2
- OC-3

**Corridor Transitions (CT)**

- CT-1
- CT-2
- CT-3

# Exhibit C

Site Photos




# PHOTO BROCHURE


**RADIUS MAPS ETC**
3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@YAHOO.COM

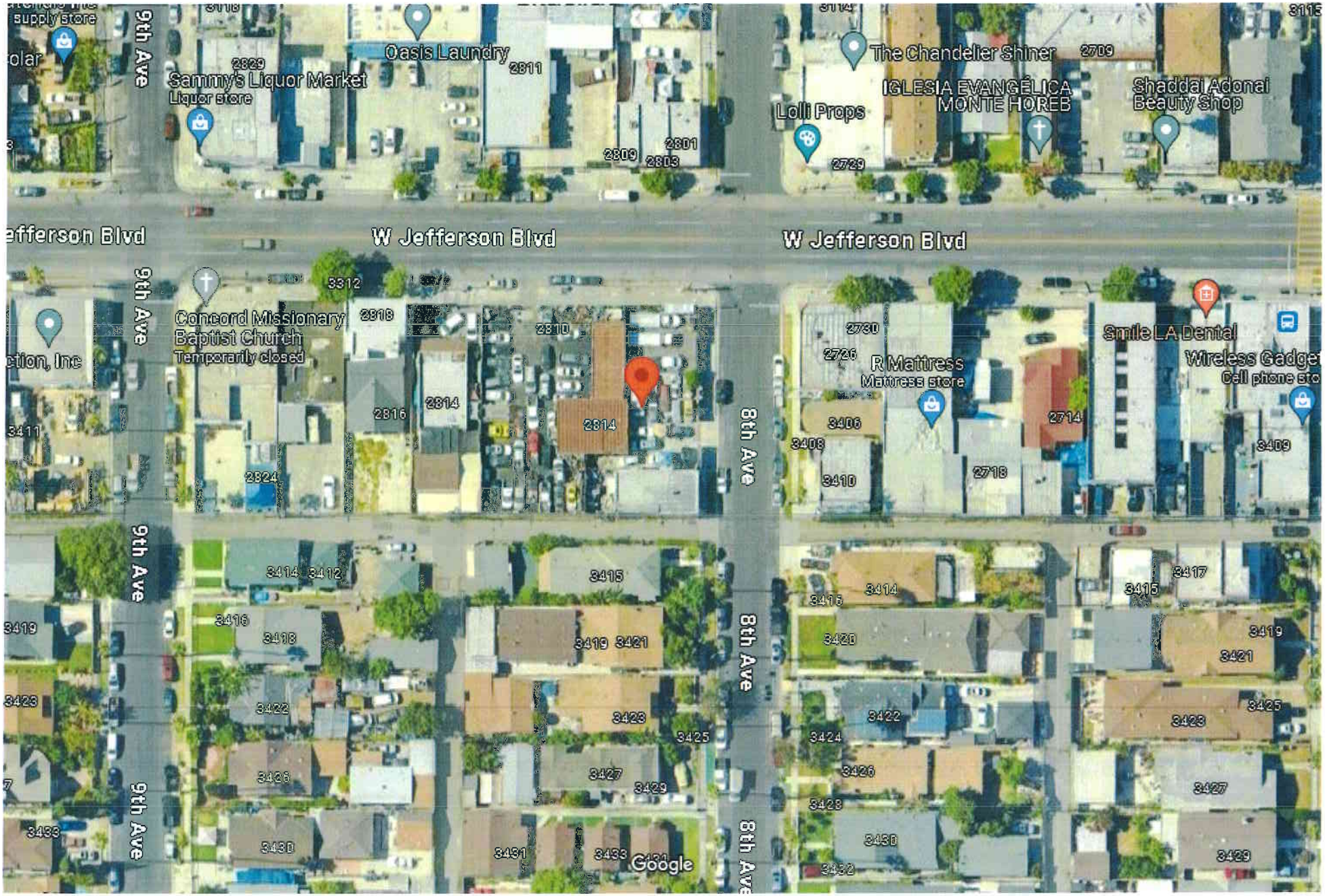

**SITE LOCATION:**
2800-2814 W. JEFFERSON BOULEVARD
LOS ANGELES CA 90018

CASE NO.:

DATE: 01 - 26 - 2024
D.M.: 120 B 189, 120 B 185
T.B. PAGE: 633 GRID: F-7
A.P.N.: 5044-015-004,005,006

Google Maps 2800 W Jefferson Blvd

Los Angeles, CA 90018



1.

2.

3.

4.

5.

6.

7.

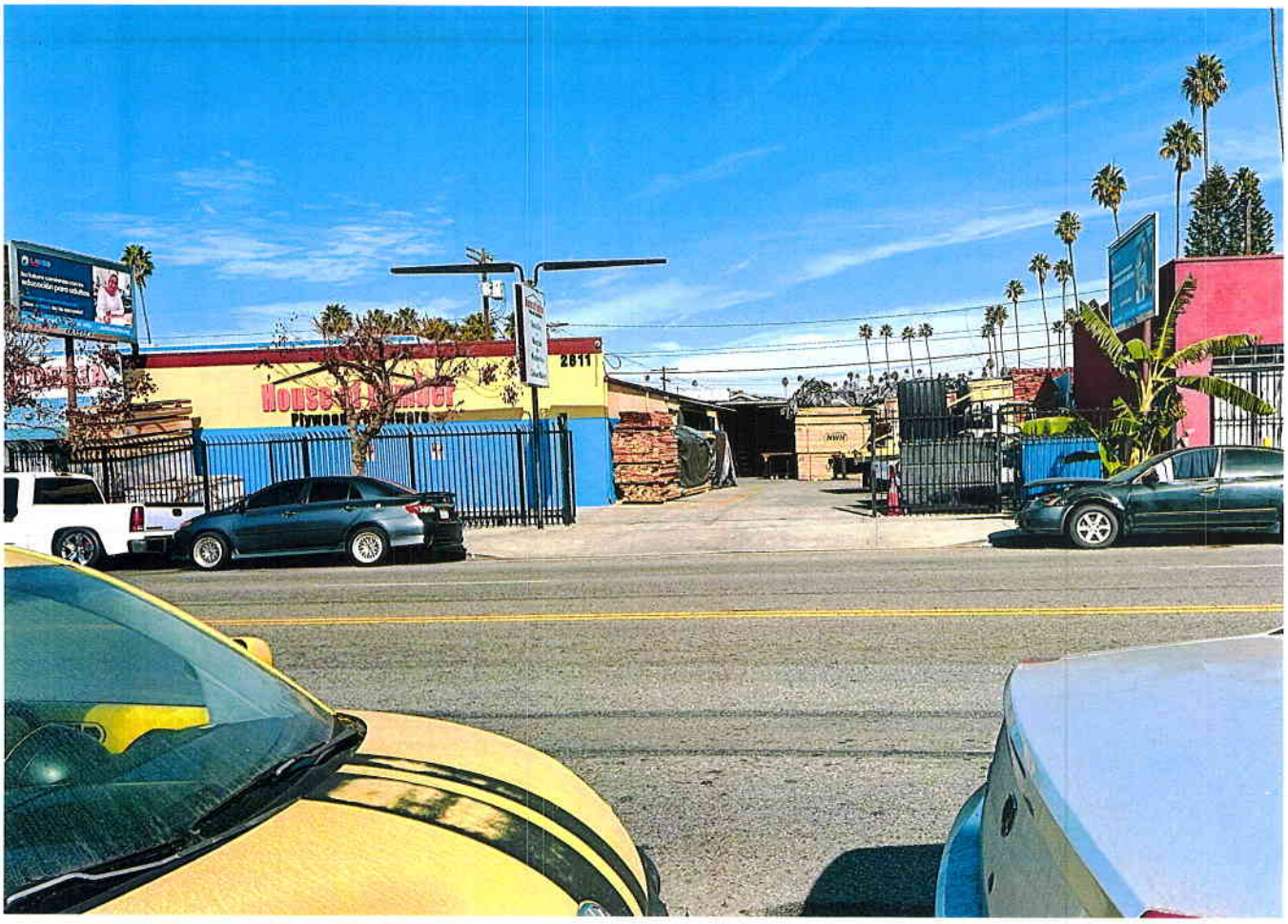
CONCORD
CELEBRATE RECOVERY
HELP FOR YOUR HURTS;
HABITS & HANG-UPS
CONCORD
CHURCH
PRE-SCHOOL
UNDER NEW MANAGEMENT

8.

LIQUOR

9.

10.



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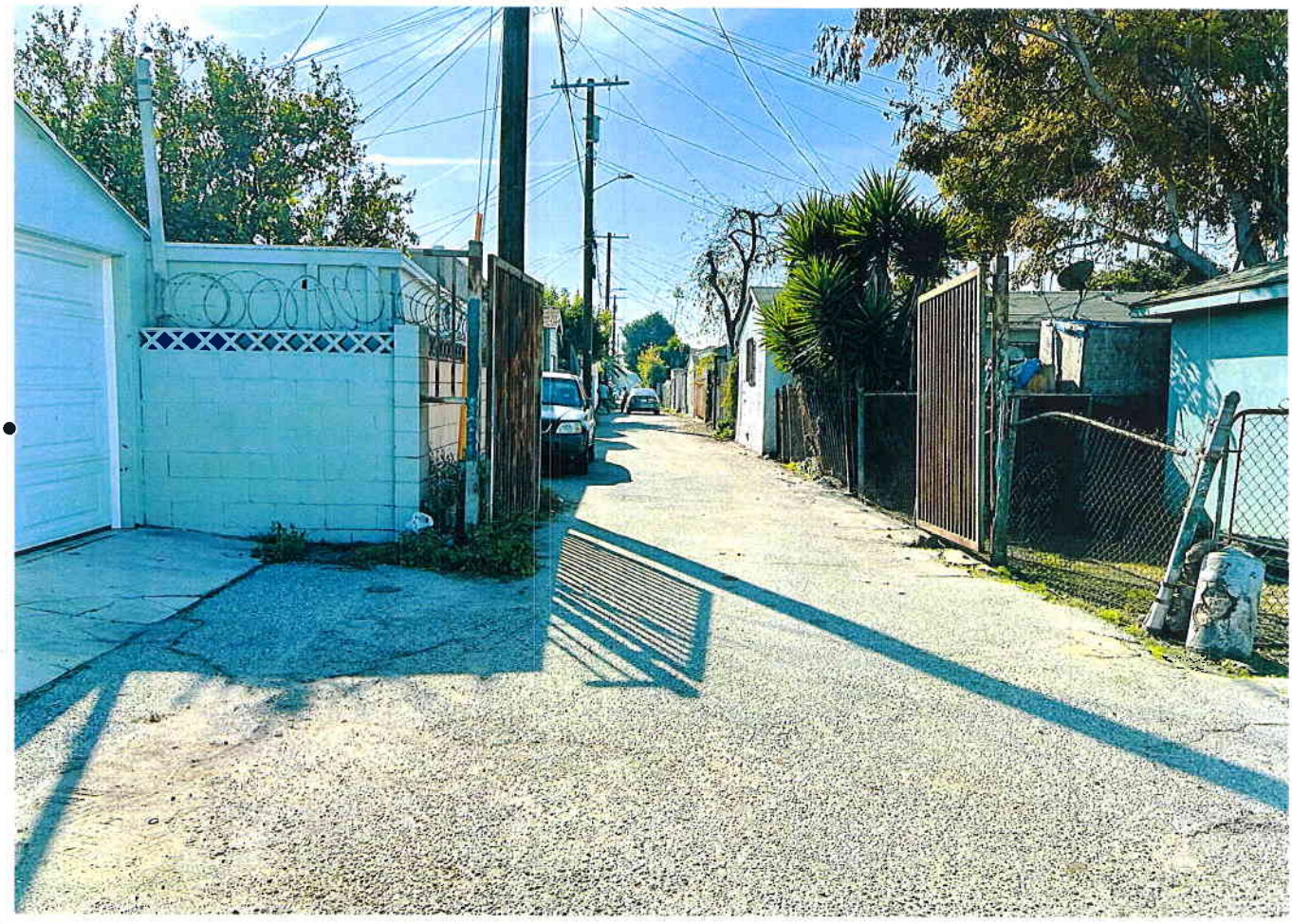


18.

# Exhibit D

Agency Comments

REFERRAL FORM

# 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] |
|---|---|
| Kaita Saito, Architectural Associate I | Kaita Saito<br>Digitally signed by Kaita Saito<br>DN: C=US, E=kaita.saito@lacity.org, OU=LADBS ZONING DIVISION, CN=Kaita Saito<br>Date: 2024.05.09 08:25:41-07'00' |
| **Plan Check Application No.**[2] | **Date** |
| 24010-10000-00160 | 05/09/2024 |
| **Notes**<br>--- | ☐ **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:** 2800-2814 W. Jefferson Blvd. & 3411 S. 8th Ave., Los Angeles, CA 90018

**Project Name (if applicable):** _____

**Assessor Parcel Number(s):** 5044-015-004, -005 & -006

**Legal Description (Lot, Block, Tract):** Lots 4-7, Block F, West Jefferson and Seventh Avenue Tract

**Community Plan:** West Adams **Number of Parcels:** 4 **Site Area:** 21,250 **sq. ft.**

**Current Zone(s) & Height District(s):** C2-1VL-CPIO **Land Use Designation:** Neigh Comm

| | | | |
|---|---|---|---|
| ☐ 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:** _____

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

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

☒ **Redevelopment Project Area:** Mid City Recovery

☒ **Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):** West Adams-Baldwin Hills-Leimert CPIO

☐ **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)** _____

☐ **Affidavits** _____

☐ **Easements** _____

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

## II. PROJECT DESCRIPTION

**Project Description/Proposed Use** Demolition of the existing structures and construction of a new 73,002 sf., 6-story mixed-use building with 76 dwelling units, including 9 VLI units, and 2,000 sf. of retail space, as well as 46 auto parking spaces.

**No. of Stories:** 6 **No. of Dwelling Units:** 70 **Floor Area (Zoning):** 70,852 sf.

**Present Use/No. of Units:** 1,036 square-foot commercial building (c. 1958); 1,300 square-foot commercial building (c. 1928); and a 1,204 square-foot, two-bedroom single-family dwelling (c. 1910).

## 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:** 12.22-A,25 & 13B.2.3

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

**Action Requested, Narrative:** On-Menu & Off-Menu DB Incentives and Waivers of Dev. Standards.

**Authorizing Code Section:** 16.05 & 13B.2.4

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

**Action Requested, Narrative:** Project Review.

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:** Steve Lim & Hannah Lim

**Phone:** (213) 479-7521

**Email:** gary@alchemyplanning.com

## V. REPRESENTATIVE INFORMATION

**Name:** Gary Benjamin, Alchemy Planning + Land Use

**Phone:** (213) 479-7521

**Email:** gary@alchemyplanning.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** | MIXED USE<br><br>APARTMENT HOUSE<br><br>RESTAURANT<br><br>PARKING GARAGE | MIXED USE<br><br>APARTMENT HOUSE<br><br>RESTAURANT<br><br>PARKING GARAGE | ☒ YES<br><br>☐ NO | LAMC 12.14. A. | ☐ Conditional Use (LAMC Section 12.24) for<br>_____<br>C2-1VL-CPIO |
| 2 | **Height** | 70' WITH TRANSITIONAL HEIGHT PLANE STARTING 31' ABOVE R1 PROPERTY LINE | [BASE][CPIO] MAX 45' | ☐ YES<br>☒ NO<br>☐ N/A | WEST ADAMS CPIO SECTION II-2.A.<br><br>LAMC 12.21.1. A.10 | ☒ Transitional Height applies (LAMC Section 12.21.1 A.10)<br><br>☐ Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1))<br>APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARD TO PERMIT THE CPIO TRANSITIONAL HEIGHT PLANE TO BEGIN 31' ABOVE THE PROPERTY LINE OF THE RESIDENTIAL PROPERTY TO THE SOUTH IN LIEU OF 15'.<br><br>APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 25' HEIGHT INCREASE FROM 45' TO 70'<br><br>APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARDS TO REMOVE LAMC TRANSITIONAL HEIGHT REQUIREMENTS.<br><br>PER WEST ADAMS CPIO SECTION 5.A.1. PROJECT IS EXEMPT FROM COMMERCIAL CORNER REQUIREMENTS PER LAMC 12.22. A.23.a.1. |

[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.

KS **(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 | 3 STORIES | ☐ YES<br>☒ NO<br>☐ N/A | LAMC Section 12.21.1<br>(if code prevails) | APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARDS TO INCREASE MAXIMUM STORIES FROM 3 TO 6. |
| 4 | **FAR**<br>(Floor Area Ratio) | 3.34:1<br><br>21,250 SF LOT AREA<br><br>MAXIMUM 70,975 SF<br><br>PROVIDED 70,852 SF | [CPIO] 1.5:1<br><br>21,264.6 SF LOT AREA<br><br>31,896.9 SF ALLOWABLE FLOOR AREA | ☐ YES<br>☒ NO<br>☐ N/A | 12.21.1<br><br>12.22.C10<br><br>WEST ADAMS CPIO SECTION II-2.B.2. | APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 123% FAR INCREASE FROM 1.5 TO 3.34. |

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

KS **(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<br>☐ NO<br>☒ N/A | N/A | N/A |
| 6 | **Density** | 70 UNITS | [CPIO] 1/800<br><br>22,270 / 800 = 27.8 UNITS MAX<br><br>----------<br>[AB2334] 1/400<br><br>22,270 / 400 = 56 UNITS<br><br>[DENSITY BONUS] 56 UNITS X 1.25 = 70 UNITS. | ☐ YES<br>☒ NO<br>☐ N/A | (BASE) LAMC 12.14, 12.11.C4<br><br>WEST ADAMS CPIO SECTION II-2.B.<br><br>AB2334<br><br>LAMC 12.22. A.25.c.1. | Density Ratio:<br>☒ Site Plan Review (16.05) / Major Project CUP (12.24 U.14)<br>APPLICANT IS REQUESTING A BASE INCENTIVE MAXIMUM ALLOWABLE DENSITY CALCULATION PER AB 2334.<br><br>APPLICANT IS REQUESTING A BASE INCENTIVE OF 25% DENSITY INCREASE THROUGH A SET-ASIDE OF 15% VLI UNITS OR 9 UNITS TO ALLOW FOR A TOTAL OF 70 UNITS IN LIEU OF 56 UNITS ALLOWED BY AB2334. |

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

KS **(LADBS Staff Initials)**

| Item No. | Zoning Standard | Proposed | Required/ Allowed | Standard Met | Applicable Section No.[11] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 7 | **Setback** (Front) | 0' | 0' | ☒ YES<br>☐ NO | LAMC 12.14. A.1.<br><br>LAMC 12.22. A.18<br><br>WEST ADAMS CPIO SECTION II-2.D.2 | Lot Line Location (Street Name):<br>8TH AVE<br><br>Lot Line Location (Street Name): |
| 8 | **Setback** (Side) | GROUND FLOOR COMMERCIAL : 0' NORTH SIDE YARD<br>0' SOUTH SIDE YARD<br><br>RESIDENTIAL:<br>0' NORTH SIDE YARD<br>5' SOUTH SIDE YARD | [BASE] COMMERCIAL 0'<br>RESIDENTIAL 0' IF ABUTTING STREET OR ALLEY.<br>[CPIO] MINIMUM 3' LANDSCAPE BUFFER FROM GROUND FLOOR PARKING<br>[CPIO] MAXIMUM 2' ON GROUND FLOOR ALONG PRIMARY FRONTAGE [NORTH SIDE YARD] | ☒ YES<br>☐ NO | WEST ADAMS CPIO SECTION II-2.E.2.d.<br><br>WEST ADAMS CPIO SECTION II-2.D.2.<br><br>LAMC 12.22. A.18.c.3.<br><br>ZA-2004-7115 | Offset/plane break met:<br>☐ YES ☐ NO ☐ N/A<br>CPIO PLANNER NOTED JEFFERSON BLVD AS PRIMARY FRONTAGE. |

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

KS **(LADBS Staff Initials)**

| Item No. | Zoning Standard | Proposed | Required/ Allowed | Standard Met | Applicable Section No.[12] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 9 | **Setback** (Rear) | 0' FOR GROUND FLOOR COMMERCIAL<br><br>5' FOR RESIDENTIAL | 0' GROUND FLOOR COMMERCIAL<br><br>15' + 1' FOR EVERY STORY ABOVE 3RD FOR RESIDENTIAL PORTION =18' | ☐ YES<br>☒ NO<br>☐ N/A | WEST ADAMS CPIO SECTION II-2.D.2.<br><br>LAMC 12.14. C.2.<br><br>ZA-2004-7115 | APPLICANT IS REQUESTING A WAIVER OF DEVELOPMENT STANDARDS TO REDUCE REQUIRED REAR YARD FROM 18' TO 5' |
| 10 | **Building Line** | N/A | N/A | ☐ YES<br>☐ NO<br>☒ N/A | Ordinance No.: N/A | N/A |

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

KS **(LADBS Staff Initials)**

| Item No. | Zoning Standard | Proposed | Required/ Allowed | Standard Met | Applicable Section No.[13] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| **11** | **Parking** (automobile) | Residential: 35<br><br>Non-Residential: 0 | Residential: [BASE] 120 SPACES<br><br>[AB 2345] 35 SPACES<br><br>Non-Residential:<br><br>[BASE] RESTAURANT: 2000 SF / 100 = 20 SPACES [ENTERPRISE ZONE] 2000 SF / 500 SF PER SPACE = 4 SPACES [BICYCLE PARKING REPLACEMENT] 0.8 X 4 = 3 SPACES | ☐ YES<br>☒ NO<br>☐ N/A | LAMC Section 12.21 A.4 (if code prevails) LAMC 12.22. A.25. d.1.<br><br>LAMC 12.21. A.4.<br><br>AB 2345<br><br>ZI-2374 STATE ENTERPRISE ZONE | Design standards met(12.21 A5):<br>☒ YES ☐ NO<br><br>Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)):<br>☐ YES ☐ NO<br>APPLICANT IS REQUESTING A DENSITY BONUS WAIVER OF DEVELOPMENT STANDARDS TO PROVIDE FOR 0 NON-RESIDENTIAL PARKING SPACES IN LIEU OF 3 REQUIRED SPACES. |
| **12** | **Bicycle Parking** (residential) | Long-term: 58<br><br>Short-term: 6 | Long-term: 55<br><br>Short-term: 5 | ☒ YES<br>☐ NO<br>☐ N/A | LAMC Section 12.21 A.16 (if code prevails) LAMC 12.21. A.4. | Facility standards met:<br>☒ YES ☐ NO<br><br>Design standards met:<br>☒ YES ☐ NO<br>-- |

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

KS **(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: 2<br><br>Short-term: 2 | Long-term: 2<br><br>Short-term: 2 | ☒ YES<br>☐ NO<br>☐ N/A | LAMC Section 12.21 A.16 (if code prevails) -- | Facility standards met:<br>☐ YES ☒ NO<br>Design standards met:<br>☐ YES ☒ NO<br>-- |
| 14 | **Open Space** | Total (sq. ft.): 6,602 SF<br><br>Common (sq. ft.): 4,552 SF<br><br>Private (sq. ft.): 2,050 SF | Total: 8,250 SF<br><br>Common: 4,125 SF<br><br>Private: MAXIMUM 50 SF PER UNIT X 70 | ☐ YES<br>☒ NO<br>☐ N/A | LAMC Section 12.21 G (if code prevails) -- | Units/Habitable Room<br><3: 30<br>=3: 35<br>>3: 5<br>Dimensions met:<br>☐ YES ☒ NO<br>MAXIMUM 2062.5 SF COMMON OPEN SPACE FROM RECREATION ROOMS.<br><br>APPLICANT IS REQUESTING AN ON-MENU INCENTIVE OF 20% REDUCTION OPEN SPACE FROM 8,250 SF TO 6,602 SF. |

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

KS **(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:<br>N/A<br>Max Quantity:<br>N/A | Max Height:<br>N/A<br>Max Quantity:<br>N/A | ☐ YES<br>☐ NO<br>☒ N/A | LAMC Section 12.21 C.8<br>(if code prevails)<br>N/A | N/A |
| **16** | **Grading**<br>(Zoning and Planning limitations) | N/A | N/A | ☐ YES<br>☐ NO<br>☒ N/A | N/A | N/A |

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

KS **(LADBS Staff Initials)**

| Item No. | Zoning Standard | Proposed | Required/ Allowed | Standard Met | Applicable Section No.[16] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 17 | **Lot Coverage** | >30% | MINIMUM 30% | ☒ YES<br>☐ NO<br>☐ N/A | WEST ADAMS CPIO SECTION II-2.C. | -- |
| 18 | **Lot Width** | EXISTING 125' | 50' | ☒ YES<br>☐ NO<br>☐ N/A | LAMC 12.16.C.3. | -- |

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

KS **(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<br>☐ NO<br>☒ N/A | LAMC Section 12.21 C.2(a)<br>(if code prevails)<br>N/A | N/A |
| **20** | **Passageway** | ACCESS DIRECT FROM RIGHT OF WAY | ACCESS DIRECT FROM RIGHT OF WAY | ☒ YES<br>☐ NO<br>☐ N/A | LAMC Section 12.21 C.2(b)<br>(if code prevails)<br>-- | -- |

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

KS **(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<br>☐ NO<br>☒ N/A | LAMC Section 12.21 C.5<br>(if code prevails)<br>N/A | N/A |
| **22** | **Loading Area** | NONE | 600 SF MINIMUM<br><br>MINIMUM 20' WIDTH. | ☐ YES<br>☒ NO<br>☐ N/A | LAMC 12.21. C.6.d. | APPLICANT IS REQUESTING A DENSITY BONUS OFF-MENU INCENTIVE TO REDUCE LOADING ZONE REQUIREMENT FROM 600 SF TO 0 SF. |

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

KS **(LADBS Staff Initials)**

| Item No. | Zoning Standard | Proposed | Required/ Allowed | Standard Met | Applicable Section No.[19] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| **23** | **Trash & Recycling** | UNCLEAR | 30 SF COMMERCIAL<br><br>100 SF RESIDENTIAL | ☐ YES<br>☒ NO<br>☐ N/A | LAMC 12.21. A.19.c..2.i, iii. | -- |
| **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.

KS **(LADBS Staff Initials)**

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

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

KS **(LADBS Staff Initials)**

## ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED
## to be completed by LADBS Plan Check Staff

| Item No. | Zoning Standard | Proposed | Required/ Allowed | Standard Met | Applicable Section No. | Comments and Additional Information |
|---|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | ☐ YES<br>☐ NO | N/A | N/A |
| | | | | ☐ YES<br>☐ NO | | |
| | | | | ☐ YES<br>☐ NO | | |
| | | | | ☐ YES<br>☐ NO | | |
| | | | | ☐ YES<br>☐ NO | | |
| | | | | ☐ YES<br>☐ NO | | |

KS **(LADBS Staff Initials)**

+FORM. GEN. 160 (Rev. 6-80)

**CITY OF LOS ANGELES**

INTER-DEPARTMENTAL CORRESPONDENCE

November 19, 2025

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Isaiah Ross

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2024-3112-DB-VHCA (2800 W. Jefferson Blvd.)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire Lane Requirements:

1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
4) Submit plot plans indicating access road and turning area for Fire Department approval.
5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2023 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

**FPB #105**
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

Jaime E. Moore
Fire Chief

David A. Perez, Fire Marshal
Bureau of Fire Prevention and Public Safety

DP:KC:kc

CPC-2024-3112-DB-VHCA (2800 W. Jefferson Blvd.)

FORM GEN. 160 (REV. 6-80)

**CITY OF LOS ANGELES**
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** December 30, 2025

**TO:** Shana M.M. Bonstin
Arthi L. Varma
Lisa M. Webber
Deputy Director of Planning
Department of City Planning

**FROM:** Kwasi Berko, Division Manager
Clean Water North Conveyance Division
LA Sanitation & Environment

**SUBJECT:**

| | |
|---|---|
| ADM-2025-6263-PMUL | 4444 Ellenwood Drive |
| AA-2025-5820-PM-HCA | 10157 Johanna Avenue |
| TT-84661-CN-HCA | 719 S. Hoover St & 2801 W. Leeward Ave |
| CPC-20254-3112-DB-PR-VHCA | 2800 - 2814 West Jefferson Boulevard<br>3411 South 8th Avenue |
| ADM-2025-5813-PMUL | 5618 & 5620 North Gentry Avenue |
| ADM-2025-5805-PMUL | 4552 & 4570 North Charmion Lane<br>17341 West Toquet Drive |
| AA-2025-6006-VPM-SH-SL | 1046 North Hyperion Avenue |
| AA-2025-6287-PM-SL-HCA | 1132 - 1134 North Hyperion Avenue |
| TT-84995-CC | 12350 - 12354 West Montague Street |
| ADM-2025-5575-PMUL-HCA | 12219 - 12223 West Wicks Street |
| ADM-2025-6354-PMUL | 17058 - 17060 West Parthenia Street |
| AA-2025-6487-VPM-SL-VHCA | 1742 North Kenmore Avenue |
| VTT-85028-SH-HCA | 17719 West Kingsbury Street |
| ADM-2025-5578-PMUL-HCA | 6643 - 6645 North Cedros Avenue |
| VTT-84972 | 3252 South Barrington Avenue |
| AA-2024-2886-VPM | 15147 West Vose Street |

Our office has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures and/or potential maintenance issues, with the exception ADM-2025-6263-PMUL (4444 Ellenwood Drive).

There are easements contained within the aforementioned properties. Any proposed development in close proximity to the easements must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions, please contact Dean Taylor at (323) 342-1550.

KB/dt/mt

FORM GEN. 160 (Rev. 6-80)

**CITY OF LOS ANGELES**
**INTER-DEPARTMENTAL CORRESPONDENCE**

Date: September 6, 2024

To: Vincent Bertoni, Director
Department of City Planning
Attn: Isaiah Ross (City Planning Associate)

Michael Soto Digitally signed by Michael Soto
Date: 2024.09.06 16:49:15-07'00'

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

Subject: **Case Number CPC-2024-3112-DB-PR-VHCA (2800 West Jefferson Boulevard)**

The following recommendations identify the infrastructure deficiencies adjacent to the above-referenced site. These 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:

   **Jefferson Boulevard** (Modified Avenue II) – A 1.50-foot wide strip of land along the property frontage to complete a 41.5-foot wide half right-of-way in accordance with Modified Avenue II Street standard and a 20-foot radius property line return or a 15-foot by 15-foot cut corner at the intersection with 8th Street.

   **8th Street** (Local Street) – None.

   **Alley** (South of Jefferson Boulevard) – A 4-foot wide strip of land along the property frontage to complete a 10-foot wide half alley right-of-way.

2. Improvements Required:

   **Jefferson Boulevard** – Construct a new 13.5-foot wide concrete sidewalk along the property frontage and in the property line return area. Repair and or replace any broken, damaged, cracked or off-grade curb, gutter and roadway pavement. Close all unused driveways with full height curb, gutter and sidewalk. Construct new curb ramps per BOE standards and BOE Special Order 04-0222.

   **8th Street** – Remove the existing sidewalk and construct a new 10-foot wide concrete sidewalk. Repair and or replace any damaged, cracked and off grade curb, gutter and roadway pavement. Close all unused driveways with full

height curb, gutter and sidewalk.

**Alley** – Construct a new minimum 10-foot wide half alley pavement and a 2-foot wide longitudinal concrete gutter along the alley frontage. Upgrade the alley intersection at 8th Street, including any necessary removal and reconstruction of existing improvements satisfactory to the Bureau of Engineering -B Permit Group.

**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.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 or via https://appointments.lacity.org/apptsys/Public/Account.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213-847-1551 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 (213) 482-7024 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) 367-2715 or via https://appointments.lacity.org/apptsys/Public/Account.

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

3. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins.

4. Sewer line exists in 8th Street and in the Alley. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. An investigation by the BOE Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030 or via https://appointments.lacity.org/apptsys/Public/Account.

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

Any questions regarding this report may be directed to Quyen Phan of my staff via quyen.phan@lacity.org.

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

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

2800 W Jefferson Bl
DOT Case No. CEN24-56706

Date: June 25, 2024

To: Brenda Kahinju, Administrative Clerk
Department of City Planning

Eileen Hunt Digitally signed by Eileen Hunt
Date: 2024.06.25 07:26:21 -07'00'

From: Eileen Hunt, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT AT 2800 WEST JEFFERSON BOULEVARD (ENV-2024-3113-EAF/CPC-2024-3112-DB-PR-VHCA)**

The Los Angeles Department of Transportation (LADOT) has reviewed the transportation assessment prepared by Gibson Transportation Consulting Inc. (GTC), dated April 2024, for the proposed mixed-use project located at 2800 West Jefferson Boulevard within the South Los Angeles Area Planning Commission (APC). In compliance with Senate Bill (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, the 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 LADOT's Transportation Assessment Guidelines (TAG).

## DISCUSSION AND FINDINGS

A. Project Description

The project proposes to remove an automotive repair shop and a single-family house on the southwest corner of Jefferson Boulevard and 8th Avenue with a mixed-use development which will provide 70 (61 multi-family and nine affordable) dwelling units, 2,000 square feet of ground floor commercial use, 64 (57 long-term and seven short-term) bicycle parking spaces, and 46 ground-level vehicle parking spaces. Vehicle parking will be accessed via a driveway from the alley along the southern boundary of the project site as illustrated in **Attachment A**. Pedestrian and bicycle access would be provided from Jefferson Boulevard. The project is expected to be completed by 2028.

B. Freeway Safety Analysis

Per the Interim Guidance for Freeway Safety Analysis memorandum issued by LADOT on May 1, 2020 to address Caltrans safety concerns on freeways, 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 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 analysis 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 the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) 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.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3. A project's impacts per Threshold T-2.1 is determined by using the VMT calculator and is discussed further below. A copy of the VMT Calculator summary report 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 15064.03 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The LADOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The LADOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. LADOT identified distinct thresholds for significant VMT impacts for each of the seven APC areas in the City. For the South Los Angeles APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 11.6

As cited in the VMT Analysis report, prepared by GTC, the project proposes to incorporate the TDM strategies of reduce parking supply by providing 46 of the Code-required 124 parking spaces, unbundle parking, and include bike parking per Los Angeles Municipal Code (LAMC) as project design features. With the application of these TDM strategies, the proposed project is projected to have a Household VMT per capita of 5.4 and no Work VMT. Therefore, it is concluded that implementation of the project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment B**.

E. Access and Circulation

Pedestrian and bicycle access would be provided along Jefferson Boulevard. Separate access for vehicles would be provided via a driveway along the alley that borders the project site to the south. During 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. Per the latest TAG issued by LADOT on August 17, 2022, projects that generate more than 500 daily vehicle trips are required to perform an access and circulation analysis to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. It was determined that project traffic will not exceed 500 daily vehicle trips. Therefore, a circulation analysis is not required.

**PROJECT REQUIREMENTS**

Non-CEQA-Related Requirements and Considerations

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 project would provide parking for 46 vehicles and 64 bicycles. The applicant should check with the Departments of Building and Safety and City Planning on the number of parking spaces required for this project.

2. Highway Dedication and Street Widening Requirements
   Per the Mobility Element of the General Plan, **Jefferson Boulevard**, a Modified Avenue II, would require a 28-foot half-width roadway within a 40-foot half-width right-of-way. The applicant should check with the Bureau of Engineering's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

3. Project Access and Circulation
   Vehicular access would be provided via a driveway along the alley running adjacent to the southern border of the project site as illustrated in **Attachment** A. Review of this study does not constitute approval of the dimensions for any new proposed driveway. Review and approval of the driveways should be coordinated with LADOT's Citywide Planning Coordination Section <ladot.onestop.@lacity.org>. In order to minimize and prevent last minute building design changes, the applicant should contact LADOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. The applicant should check with City Planning regarding the project's driveway placement and design.

4. Worksite Traffic Control Requirements
   LADOT recommends that a construction work site traffic control plan be submitted to LADOT'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/businesses/temporary-traffic-control-plans 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. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

5. TDM Ordinance Requirements
The TDM Ordinance (LAMC 12.26 J) is currently being updated. The updated ordinance, which is currently progressing through the City's approval process, will:

- Expand the reach and application of TDM strategies to more land uses and neighborhoods,
- Rely on a broader range of strategies that can be updated to keep pace with technology, and
- Provide flexibility for developments and communities to choose strategies that work best for their neighborhood context.

Although not yet adopted, LADOT recommends that the applicant be subject to the terms of the proposed TDM Ordinance update which is expected to be completed prior to the anticipated construction of this project, if approved.

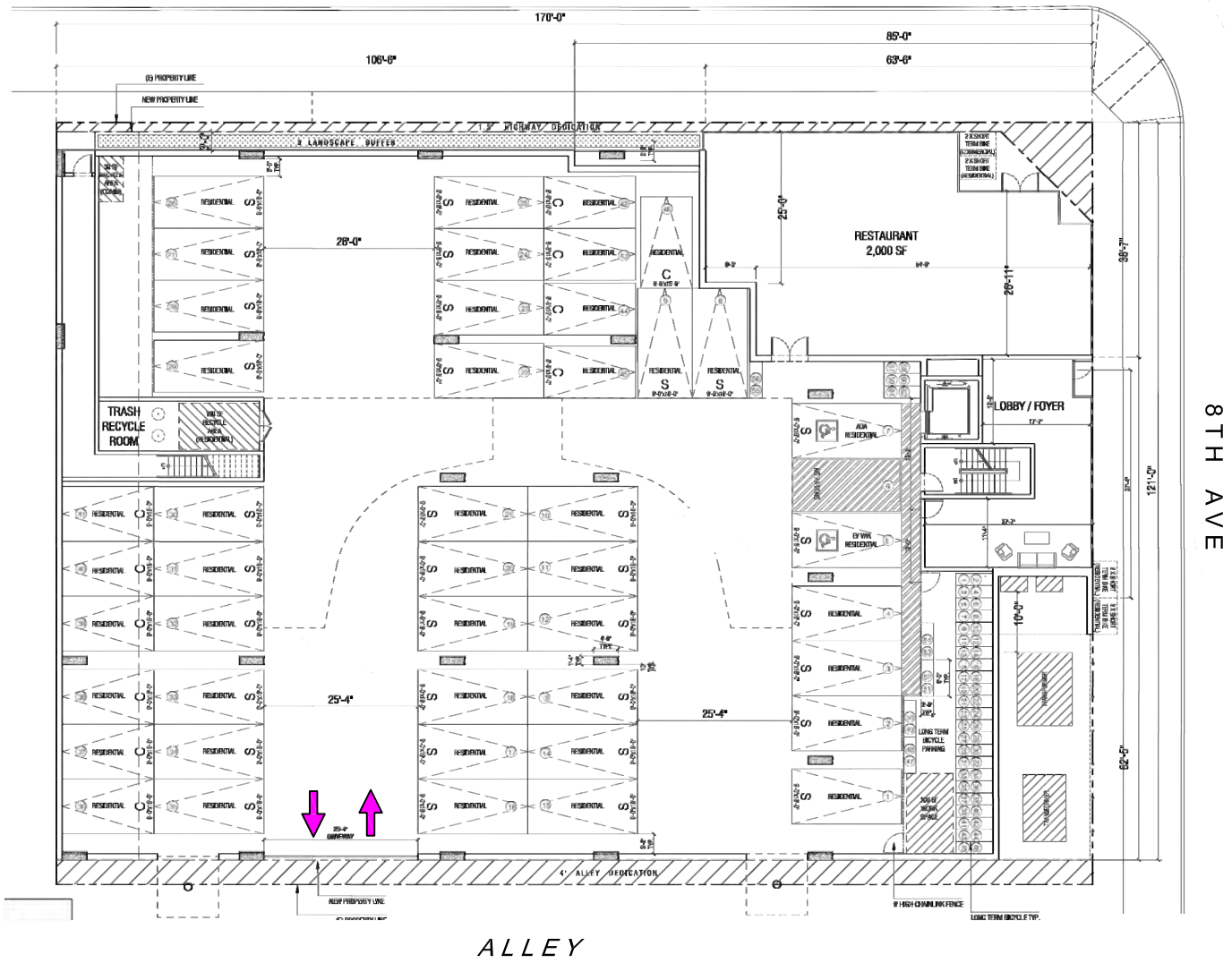
6. Development Review Fees
Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact me LADOT Central Development Review <ladot.devreview.cen@lacity.org>.

Attachments

*I:\Letters\2024\CEN24-56706_2800 Jefferson_MU ltr.docx*

c: Hakeem Parke-Davis, Council District 10
Hokchi Chiu, Central District, BOE
Oliver Hou, Hollywood-Wilshire District, DOT
Taimour Tanavoli, Case Management Office, DOT
Eliza Hy/Jonathan Chambers, GTC




*Source: Kevin Tsai Architecture. March, 2024.*

N
Not to Scale

PROJECT SITE PLAN

FIGURE 1

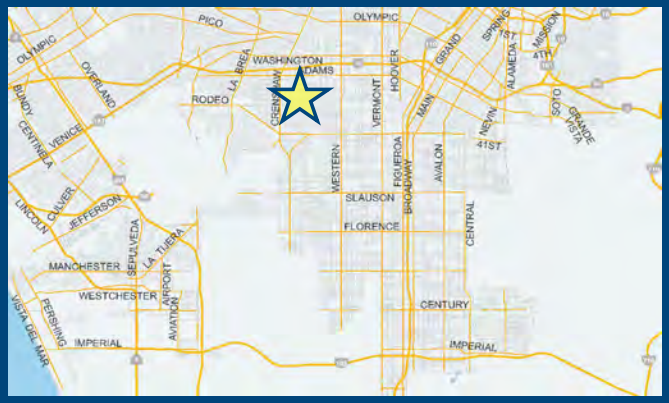
ATTACHMENT B
CEN24-56706_2800 W Jefferson Bl

# 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:** 2800 W Jefferson Blvd
**Scenario:**
**Address:** 2800 W JEFFERSON BLVD, 90018




**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 | 1 | DU |
| Retail \| Auto Repair | 2.336 | ksf |

☐ Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 61 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | DU |

☐ Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

| Existing Land Use | Proposed Project |
|---|---|
| 63 Daily Vehicle Trips | 400 Daily Vehicle Trips |
| 404 Daily VMT | 2,615 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 | 337 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 2,211 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 2.000 ksf |

**The proposed project is required to perform VMT analysis.**

Measuring the Miles

4/15/2024

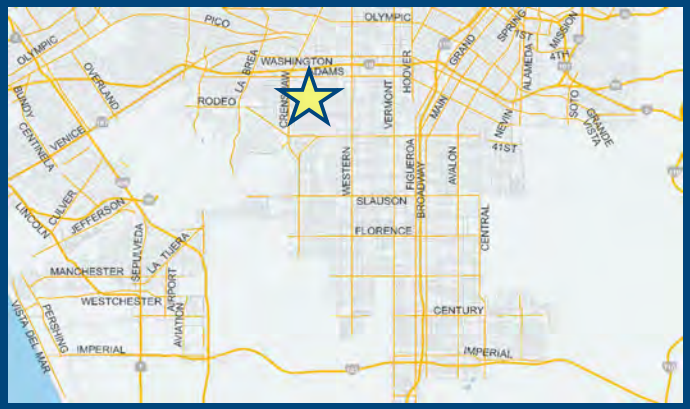
# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

## Project Information

**Project:** 2800 W Jefferson Blvd

**Scenario:**

**Address:** 2800 W JEFFERSON BLVD, 90018




| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 61 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | 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
- 124 city code parking provision for the project site
- 46 actual parking provision for the project site

**Unbundle Parking** ☑ Proposed Prj ☐ Mitigation
- 50 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 |
|---|---|
| **339** Daily Vehicle Trips | **339** Daily Vehicle Trips |
| **2,217** Daily VMT | **2,217** Daily VMT |
| **5.4** Household VMT per Capita | **5.4** 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 = 6.0 15% Below APC | **Household: No** Threshold = 6.0 15% Below APC |
| **Work: N/A** Threshold = 11.6 15% Below APC | **Work: N/A** Threshold = 11.6 15% Below APC |

Measuring the Miles

4/15/2024

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| **Housing** | *Single Family* | *0* | *DU* |
| | Multi Family | 61 | DU |
| | *Townhouse* | *0* | *DU* |
| | *Hotel* | *0* | *Rooms* |
| | *Motel* | *0* | *Rooms* |
| **Affordable Housing** | Family | 9 | DU |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| **Retail** | General Retail | 2.000 | ksf |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | *High-Turnover Sit-Down Restaurant* | *0.000* | *ksf* |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| *Industrial* | *Light Industrial* | *0.000* | *ksf* |
| | *Manufacturing* | *0.000* | *ksf* |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Analysis Results | | | |
|---|---|---|---|
| Total Employees: 4<br>Total Population: 166 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **339** | **Daily Vehicle Trips** | **339** | **Daily Vehicle Trips** |
| **2,217** | **Daily VMT** | **2,217** | **Daily VMT** |
| **5.4** | **Household VMT per Capita** | **5.4** | **Household VMT per Capita** |
| **N/A** | **Work VMT per Employee** | **N/A** | **Work VMT per Employee** |

| Significant VMT Impact? | | | |
|---|---|---|---|
| **APC: South Los Angeles** | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 11.6 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 6.0<br>Work > 11.6 | No<br>N/A | Household > 6.0<br>Work > 11.6 | No<br>N/A |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | Reduce parking supply | City code parking provision (spaces) | 124 | 124 |
| | | Actual parking provision (spaces) | 46 | 46 |
| | Unbundle parking | Monthly cost for parking ($) | $50 | $50 |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Transit** | *Reduce transit headways* | *Reduction in headways (increase in frequency) (%)* | *0%* | *0%* |
| | | *Existing transit mode share (as a percent of total daily trips) (%)* | *0%* | *0%* |
| | | *Lines within project site improved (<50%, >=50%)* | *0* | *0* |
| | *Implement neighborhood shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees and residents eligible (%)* | *0%* | *0%* |
| | *Transit subsidies* | *Employees and residents eligible (%)* | *0%* | *0%* |
| | | *Amount of transit subsidy per passenger (daily equivalent) ($)* | *$0.00* | *$0.00* |
| **Education & Encouragement** | *Voluntary travel behavior change program* | *Employees and residents participating (%)* | *0%* | *0%* |
| | *Promotions and marketing* | *Employees and residents participating (%)* | *0%* | *0%* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Commute Trip Reductions** | *Required commute trip reduction program* | *Employees participating (%)* | *0%* | *0%* |
| | *Alternative Work Schedules and Telecommute* | *Employees participating (%)* | *0%* | *0%* |
| | | *Type of program* | *0* | *0* |
| | *Employer sponsored vanpool or shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees eligible (%)* | *0%* | *0%* |
| | | *Employer size (small, medium, large)* | *0* | *0* |
| | *Ride-share program* | *Employees eligible (%)* | *0%* | *0%* |
| **Shared Mobility** | *Car share* | *Car share project setting (Urban, Suburban, All Other)* | *0* | *0* |
| | *Bike share* | *Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)* | *0* | *0* |
| | *School carpool program* | *Level of implementation (Low, Medium, High)* | *0* | *0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Bicycle Infrastructure** | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | Include Bike parking per LAMC | Meets City Bike Parking Code (Yes/No) | Yes | Yes |
| | *Include secure bike parking and showers* | *Includes indoor bike parking/lockers, showers, & repair station (Yes/No)* | *0* | *0* |
| **Neighborhood Enhancement** | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | *Pedestrian network improvements* | *Included (within project and connecting off-site/within project only)* | *0* | *0* |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy

### Place type: Compact Infill

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Parking** | Reduce parking supply | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | 6% | 6% | *0%* | *0%* | 6% | 6% | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Parking cash-out | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Price workplace parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Residential area parking permits | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| **Transit** | Reduce transit headways | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Transit subsidies | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Education & Encouragement** | Voluntary travel behavior change program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Commute Trip Reductions** | Required commute trip reduction program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Employer sponsored vanpool or shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Ride-share program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Shared Mobility** | Car-share | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| | School carpool program | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy, Cont.

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Bicycle Infrastructure** | Implement/ Improve on-street bicycle facility | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | |
| | Include secure bike parking and showers | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |
| **Neighborhood Enhancement** | Traffic calming improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 |
| | Pedestrian network improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |
| **MAX. TDM EFFECT** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |

***= Minimum (X%, 1-[(1-A)*(1-B)…])***
*where X%=*

| | | |
|---|---|---|
| **PLACE TYPE MAX:** | *urban* | *75%* |
| | compact infill | *40%* |
| | *suburban center* | *20%* |
| | *suburban* | *15%* |

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 62 | -22.6% | 48 | 8.7 | 539 | 418 |
| Home Based Other Production | 172 | -30.2% | 120 | 5.7 | 980 | 684 |
| Non-Home Based Other Production | 99 | -2.0% | 97 | 7.6 | 752 | 737 |
| Home-Based Work Attraction | 6 | -50.0% | 3 | 8.6 | 52 | 26 |
| Home-Based Other Attraction | 125 | -24.0% | 95 | 5.4 | 675 | 513 |
| Non-Home Based Other Attraction | 38 | -2.6% | 37 | 6.4 | 243 | 237 |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | -18.3% | 39 | 342 | -18.3% | 39 | 342 |
| Home Based Other Production | -18.3% | 98 | 559 | -18.3% | 98 | 559 |
| Non-Home Based Other Production | -13.0% | 84 | 641 | -13.0% | 84 | 641 |
| Home-Based Work Attraction | -13.0% | 3 | 23 | -13.0% | 3 | 23 |
| Home-Based Other Attraction | -13.0% | 83 | 446 | -13.0% | 83 | 446 |
| Non-Home Based Other Attraction | -13.0% | 32 | 206 | -13.0% | 32 | 206 |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 166
Total Employees: 4
APC: South Los Angeles

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **901** | **901** |
| *Total Home Based Work Attraction VMT* | **23** | **23** |
| *Total Home Based VMT Per Capita* | **5.4** | **5.4** |
| *Total Work Based VMT Per Employee* | **N/A** | **N/A** |

# Los Angeles Unified School District

## Office of Environmental Health and Safety

**ALBERTO M. CARVALHO**
*Superintendent*

**CARLOS A. TORRES**
*Director, Environmental Health and Safety*

**JENNIFER FLORES**
*Deputy Director, Environmental Health and Safety*

November 6, 2025

Isaiah Ross
**Los Angeles Planning Department**
200 N. Spring Street
Los Angeles, CA 90012

PROJECT LOCATION: 2800 W. Jefferson Boulevard
CASE NUMBER: ENV-2024-3113-EAF, CPC-2024-3112-DB-VHCA

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LA Unified or District) regarding the subject project located at 2800 W. Jefferson Boulevard. LA Unified is concerned about the potential negative impacts of the project on the approximately 313 students of Sixth Avenue Elementary School which is located 429 feet east of the project site.

The proposed project is the construction and operation of a six-story, 70-foot mixed-use building with 70 units and 2,000 square feet of restaurant space. The project proposes to demolish commercial buildings of an existing autobody shop and a residential building.

The District requests that our students be recognized as sensitive receptors and that the Project specifically address potential impacts. Based on the extent/location of the proposed development, it is our opinion that significant environmental impacts on the surrounding community may occur. Since the project may have an environmental impact on LA Unified schools, recommended conditions designed to help reduce or eliminate potential impacts are included in this response.

**Work with LA Unified**

Project applicants should coordinate any construction activities with LA Unified to ensure safety of students and their families and minimize disruptions to school activities and access to campus. Effective strategies for avoiding significant impacts on school operations include:

- Completing construction activities such as demolition and excavation when the schools are not in session (summer and winter breaks, holidays, weekends, and after hours).
- Including school and District representatives to review construction management plans, construction outreach plans, and participation in weekly construction meetings.
- Obtaining prior authorization from the District for any easements and project activities on surrounding District properties.
- Working with the District in identifying appropriate construction mitigation programs.

**Air Quality**

District students and staff should be considered sensitive receptors to air pollution impacts. To ensure that effective measures are applied to further reduce construction air pollutant impacts, the District asks that the City incorporate into the project's conditions of approval the following language:

- Implement all applicable provisions of South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control during construction of the Project.
- Utilize low emission "clean diesel" equipment with new or modified engines manufactured to meet Tier 4 specifications or retrofitted to comply with CARB's verified diesel emission control strategy (VDECS).
- Construction vehicles shall not idle in excess of five minutes.
- Ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.
- Water/mist soil as it is being excavated and loaded onto the transportation trucks.
- Water/mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
- Minimize soil drop height into transportation trucks or stockpiles during dumping.
- Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
- Place stockpiled soil on polyethylene sheeting and cover with similar material.
- Place stockpiled soil in areas shielded from prevailing winds.
- Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers).
- Install wheel washers (or steel shaker plates) where vehicles enter and exit unpaved roads onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).
- Excavation and transportation of soil known to contain hazardous substances should be limited to periods when school is not in session.

**Hazards and Hazardous Materials**

The Project has the potential to transport hazards and hazardous materials during construction. We ask that the City incorporate into the project's conditions of approval the following language:

- During construction, ingress/egress routes to the construction site should be designed to ensure that trucks and construction vehicles carrying hazards and hazardous materials are routed away from District school sites. Additional recommendations are provided in this letter under the Transportation/Traffic section.

The site is EPA-regulated listed as a hazardous waste generator. Environmental assessment of the project site should be performed prior to construction and results should be provided to the Office of Environmental Health and Safety (OEHS) to protect students and staff from the effects of hazards and hazardous materials.

**Noise**

Noise created by construction activities may affect the schools in proximity to the development. These construction activities include grading, earth moving, hauling, and use of heavy equipment.

LA Unified established maximum allowable noise levels to protect students and staff from noise impacts generated in terms of Leq. These standards were established based on regulations set forth by the California Department of Transportation. LA Unified's exterior noise standard is 67 dBA Leq and the interior noise standard is 45 dBA Leq. A noise level increase of 3 dBA or more over ambient noise levels is considered significant for existing schools and would require mitigation to achieve levels within 2 dBA of pre-project ambient level. To ensure that effective measures are employed to reduce construction related noise impacts on the campus, the District asks that the City incorporate into the project's conditions of approval the following language:

- Provisions shall be made to allow the school and or designated representative(s) to notify the project applicant when noise impacts to the schools exceed the District's noise standards.
- All pile driving equipment shall be equipped with noise control devices and/or shall implement noise buffers with minimum quieting factor of 10dBA, to the extent feasible. If possible, drilled piles are preferred to driven piles.
- Demolition activities shall be scheduled for when school is not in session.

**Traffic/Transportation**

LA Unified's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LA Unified Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective conditions are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1,000 or more daily vehicle trips, the District asks that the City incorporate into the project's conditions of approval the following language:

- School buses must have unrestricted access to schools.
- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- During and after construction, changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Parents dropping off their children must have access to the passenger loading areas.

**Pedestrian Safety**

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, the District asks that the City incorporate into the project's conditions of approval the following language:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by ***any*** school, except when school is ***not*** in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the

proposed project that must be addressed to ensure the welfare of the students attending schools, their teachers and staff, as well as to inform parents and guardians of these students.

Thank you for your attention to this matter. If you need additional information, please contact me at (213) 241-4210 or at cp-bryan.fernandez@lausd.net.

Sincerely,

Bryan Ramos Fernandez, AICP
CEQA Project Manager
Los Angeles Unified School District (LAUSD)
Office of Environmental Health and Safety (OEHS)
333 S Beaudry Ave., 21st Floor, Los Angeles, CA 90017

# City Planning Case Referral

## Project Information

LA Sanitation Case Referral #: 1659 Date: 4/30/2024

**Site Information**

Project Address: 2800 W. Jefferson Blvd

APN: 5044015006

Type of Project: ☑ New / ☐ Redevelopment

- ☑ Res. ☐ Comm. ☐ Indus. ☐ Mixed Use
- Other: _____

Hillside Grading: ☐ Y ☑ N ESA: ☐ Y ☑ N

Liquefaction: ☑ Y ☐ N

Percolation test done: ☐ Y ☑ N

**Applicant Information**

Name: Gary Benjamin

Email: gary@alchemyplanning.com

Phone: (213) 479-7521

Address: 1110 N. Virgil Ave., #187,
Los Angeles, 90029

**Project Information**

Total site area (Ac): 0.488

Design Storm (85th Percentile): 1.15

Approx Impervious area (Ac): 0.483

Approx Pervious Area (Ac): 0.005

**Note:**
The information on this City Planning Case Referral Form is only a "preliminary review" by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.

**Possible BMP**
(Subject to Soils testing and Site conditions)

Infiltration: ☐ Y ☑ N Capture & Use: ☑ Y ☐ N

Bio-Filtration: ☑ Y ☐ N

**Sanitation Plan Checker**

Reviewer: S. Garcia

Date Reviewed: 4/30/2024

**Comment(s):**

Site is in a liquefaction area therefore infiltration is infeasible. Provide City of LA LID Handbook Appendix F calculation for Capture and Use. If infeasible provide biofiltration BMP per the requirements of the LID Handbook.

CPC-2024-3112

Reference Number: 202300528

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.**

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**Part I: To be completed by Applicant**

DCP Case Number (If Available): _____

Applicant: Gary Benjamin

Address: 4470 W. Sunset Blvd., #547, #187
Los Angeles, CA 90027

Phone: 213-479-7521

Email: gary@alchemyplanning.com

Owner: Steve Lim and Hannah Lim

Address: 47 Silkberry
Irvine, CA 92614

Project Address: 2800-2814 W. Jefferson Blvd.

APN: 5044015004, 5044015005, 5044015006

Engineering District: CENTRAL

Project Description (attach ZIMAS Map with highlighted Parcel(s)):
New mixed-use building.

Reference Number: 202300528

| | |
|---|---|
| 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? (Per Section 91.106.4.7.1 of LAMC) | YES |
| Is the project within a streetscape area? | NO |

**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.)**

_____

_____

Reference Number: 202300528

## 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 |
|---|---|---|---|---|---|---|---|---|
| JEFFERSON BLVD | MOD AVENUE II | 80 FT | 83 FT | 40 FT | 41.5 FT | 1.5 FT | YES | YES |
| 8TH AVE | LOCAL ST STANDARD | 60 FT | 60 FT | 30 FT | 30 FT | N/A | NO | NO |
| ALLEY | ALLEY | 12 FT | 20 FT | 6 FT | 10 FT | 4 FT | NO | YES |
| | | | | | | | SELECT | SELECT |
| | | | | | | | SELECT | SELECT |

| Corner | Classification | Dimensions | Required under 12.37 | Required under a DCP Referred Planning Action |
|---|---|---|---|---|
| JEFFERSON BLVD & 8TH AVE | CUT CORNER | 15 FT X 15 FT | YES | YES |
| | | | SELECT | SELECT |
| | | | SELECT | SELECT |
| | | | SELECT | SELECT |

ADDITIONAL NOTES:

Reference Number: 202300528

## IMPROVEMENTS

| Street/Alley | Classification | Ex Full Roadway | Req Full Roadway | Ex adjacent 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| JEFFERSON BLVD | MOD AVENUE II | 56 FT | 56 FT | 28 FT | 28 FT | GUTTER | 1 | N/A | N/A | NO | NO |
| 8TH AVE | LOCAL ST STANDARD | 40 FT | 36 FT | 20 FT | 18 FT | GUTTER | N/A | N/A | N/A | NO | NO |
| ALLEY | ALLEY | 12 FT | 20 FT | 6 FT | 10 FT | GUTTER | N/A | N/A | 4 FT | NO | YES |
| | | | | | | | | | | SELECT | SELECT |
| | | | | | | | | | | SELECT | SELECT |

| Corner | Classification | Provide/ Upgrade Corner Ramp | Required under 12.37 | Required under a DCP Referred Planning Action |
|---|---|---|---|---|
| JEFFERSON BLVD & 8TH AVE | CUT CORNER | YES | YES | YES |
| | | SELECT | SELECT | SELECT |
| | | SELECT | SELECT | SELECT |
| | | SELECT | 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. Applicants shall contact the Urban Forestry Division (UFD) of StreetsLA at (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:

REPAIR DAMAGED, CRACKED, OFF-GRADE SIDEWALK, CURB, AND GUTTER ALONG JEFFERSON BLVD AND 8TH AVE PER LA CITY STANDARDS PLAN NO. S-444-0 AND S-410-2. CONSTRUCT NEW AC PAVEMENT AND GUTTER, ALONG ALLEY. REPAIR DAMAGED, CRACKED, ALONG ALLEY PER LA CITY STANDARDS. CONSTRUCT A NEW ALLEY INTERSECTION USING THE LATEST BOE STANDARD ALLEY INTERSECTION (STANDARD PLAN NO. S-420-2). FILL IN NEWLY DEDICATED AREA WITH CONCRETE SIDEWALK PER STANDARD PLAN NO. S-442-6. CONSTRUCT NEW CURB RAMPS AT THE INTERSECTION PER BOE STANDARD PLAN S-442-6 AND BOE SPECIAL ORDER 04-0222. CLOSE ANY UNUSED, NON-STANDARD DRIVEWAY APPROACHES AND CONSTRUCT NEW APPROACHES PER LA CITY STANDARD PLAN NO. S-440-4.

**Removal/Replacement of Existing Improvements: In all cases, applicants may be required to close any unused driveways; remove and replace 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 may also be required to remove and replace broken, off-grade, or bad order curb, gutter, driveways, sidewalks, or alley/street pavement.**

**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, applicant will 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)**

Reference Number: 202300528

## SEWERS

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

Distance from subject lot to the nearest mainline sewer? 7 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:

## STORM DRAINS

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

Storm Drain easement within the project site? NO

Storm Drain facilities within easements? NO

ADDITIONAL NOTES:

Reference Number: 202300528

ADDITIONAL NOTES (cont.):

**NOTE: 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 (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: Mark Reyes Date: 10/25/2023

Reviewed by: Tanat Satidkit Date: 10/27/2023

Reference Number: 202300528

# ZIMAS PUBLIC

Generalized Zoning

10/21/2023

City of Los Angeles
Department of City Planning

Address: 2814 W JEFFERSON BLVD

APN: 5044015004

PIN #: 120B189 695

Tract: WEST JEFFERSON AND SEVENTH AVENUE TRACT

Block: F

Lot: 4

Arb: None

Zoning: C2-1VL-CPIO

General Plan: Neighborhood Commercial

CPC-2024-3112

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

Karen Bass, Mayor

DATE: December 18, 2023

TO: Steve Lim and Hannah Lim, Husband and Wife as Community Property, Owner
Gary Benjamin, Representative

FROM: Nicholas Kawazoe, Senior Management Analyst I
Los Angeles Housing Department

Digitally signed by Nicholas Kawazoe
Date: 2023.12.18 08:57:47 -08'00'

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**
**Replacement Unit Determination**
**RE: 2800-2814 W. Jefferson Blvd., Los Angeles, CA 90018**
**3411 S. 8th Ave., Los Angeles, CA 90018**

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Gary Benjamin (Representative) on behalf of Steve Lim and Hannah Lim, Husband and Wife as Community Property (Owner), for the above referenced property located at 2800-2814 W. Jefferson Blvd. and 3411 S. 8th Ave. (APNs 5044-015-004, 5044-015-005, and 5044-015-006, Lots 4, 5, 6 and 7) (Property) the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. One (1) unit existed on the property within the last 5 years. One (1) unit is subject to replacement as an affordable "Protected Unit."

**PROJECT SITE REQUIREMENTS:**

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

Replacement of Existing Dwelling Units
The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

Replacement of Existing or Demolished Protected Units
The Project must also replace all existing or demolished "Protected Units". Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner's application for a SB 8 Replacement Unit Determination (SB 8 RUD): **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years **(3)** occupied by lower or very low income households (an affordable Protected Unit), or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants. The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- ***In the absence of occupant income documentation***: Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 5, 2023, is at 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: **(1)** replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR **(2)** require the units to be replaced in compliance with the RSO.

Relocation, Right to Return, Right to Remain:

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: **(a)** Relocation benefits also subject to Chapter 16, and **(b)** the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and **(2)** a Project that consists of 100% lower income units except Manager's Unit.

**THE PROPOSED HOUSING DEVELOPMENT PROJECT:**

Per the statement received by LAHD on November 6, 2023, the Owner plans to demolish the existing residential and commercial structures and construct a new mixed-use building on the Property using utilizing Density Bonus entitlements.

**PROPERTY STATUS (AKA THE "PROJECT SITE"):**

Owner submitted an Application for a RUD for the Property on November 6, 2023. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from November 2018 to November 2023.

**Review of Documents:**

Per the Grant Deed, Owner acquired the Property:

- Located at 2800-2810 W. Jefferson Blvd. and 3411 S. 8th Ave. on March 27, 2015 from Yeo San Lim and Soo Jung Lim, Husband and Wife as Joint Tenants.
- Located at 2814 W. Jefferson Blvd. on January 6, 2023 from CNP 50, LP, a California Limited Partnership.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use codes of "0100 - Single Family Residence" (APN 5044-015-004), "2700 - Parking Lots-

Patron Or Employee - One Story" (APN 5044-015-005), and "2670 - Auto Service Centers (No Gasoline) - One Story" (APN 5044-015-006). Google images, and an internet search supports that the Property contains one (1) single family dwelling.

The LADBS database indicates that the Owner has not applied for any permits.

**REPLACEMENT UNIT DETERMINATION:**

The Existing Residential Dwelling Units at the Property within the last five years:

| ADDRESS | BEDROOM TYPE | VACANT OR OCCUPIED AT APPLICATION | "PROTECTED?" | BASIS OF "PROTECTED" STATUS |
|---|---|---|---|---|
| 2814 W. Jefferson Blvd. | 2 Bedrooms | Occupied | Yes | Protected Unit |
| **Totals: 1 Unit** | **2 Bedrooms** | | | |

On November 15, 2023, a tenant letter was sent to 2814 W. Jefferson Blvd. As of December 18, 2023, LAHD has not received a response from any of the tenants.

Pursuant to SB 8, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 31% extremely low income, 18% very low income and 20% low income for TOC projects and 49% very low income and 20% low income for DB projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income.

| | | | |
|---|---|---|---|
| **Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner's application:** | | | 1 |
| **Number of Protected Units Ellised within the last (10) years:** | | | 0 |
| **Number of Affordable Replacement Units required per CHAS:** | | | 1 |
| | **Project using TOC** | **Project using DB or No Entitlements** | |
| **1 Units x 69%** | **1 Unit** | **1 Unit** | |
| Extremely Low | 1 Unit | | |
| Very Low | 0 Units | 1 Unit | |
| Low | 0 Units | 0 Units | |
| **Number of Unit(s) presumed to be above-lower income subject to replacement:** | | | 0 |

**Affordability Requirements:**

Pursuant to CHAS, one (1) unit need to be replaced with equivalent type units. For TOC projects, the replacement requirements will consist of one (1) unit restricted to Extremely Low Income Households. For DB projects or projects with no entitlements, the replacement requirement will consist of one (1) unit restricted to Very Low Income Households.

**Right of First Refusal:**

A tenant's right of first refusal for a comparable unit may not apply for a proposed housing development in which 100% of the units, exclusive of a manager's unit or units, are reserved for lower income households if: 1) they do not qualify for residence in the new development, 2) a comparable unit would be precluded due to unit size limitations or other requirements of one or more funding source of the housing development.

**Vacancy/Occupancy of Units:**

Per the Owner's statement, one (1) unit was occupied at the time of application. However, no income documents were provided for any of the existing units. Therefore, LAHD cannot verify the income levels of the households occupying each of the units.

Unless tenant income verification documents prove the unit(s) was/were occupied by a lower income or below lower income household(s) at the time of application, the bedroom size of the existing units and the proportionality of the bedroom sizes of the new units, whichever is more restrictive will be considered to determine the bedroom types of the affordable replacement units.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This RUD will apply to TOC projects, DB projects and projects not requesting entitlements.

****WARNING****
**LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT**

| | |
|---|---|
| **ISSUE:** | Is a **LOT TIE** required for the **NEW** proposed housing development project? |
| **IF NO:** | Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the **SAME** as above. |
| **IF YES:** | Owner's existing RSO replacement obligation, if any, will **INCREASE** by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied. |

**NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.**

**Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.**

If you have any questions about this RUD, please contact Charlotte Kings at charlotte.kings@lacity.org.

cc: Los Angeles Housing Department File
Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

NK:ck

REFERRAL FORM

CPC-2024-3112

# AFFORDABLE HOUSING REFERRAL FORM

Revised By City Planning Staff Isaiah Ross on July 13, 2026.

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 (CP13-7771.1) and the City Planning Application Filing Instructions (CP13-7810). 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:** Dani Dirksen, Planning Assistant

**Planning Staff Signature:** Dani Dirksen Digitally signed by Dani Dirksen Date: 2024.05.07 14:00:16 -07'00'

**Referral Date:** 5/7/2024 **Expiration Date:** 11/3/2024

**Case Number: PAR-** 2024-328-AHRF

**TRANSPORTATION QUALIFIERS (if applicable)**

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

☒ **Other:** within 1/2 mile of LA Metro-owned parking structure

**Location of Transit:** Metro Crenshaw Station Parking: 3412 Crenshaw Blvd (b/w Jefferson and W 36th St)

**Qualifier #1:** See above, qualifies under CA Govt Code Section 65915 definition of MTS

**Service Interval #1:** N/A **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:**

Density bonus project (not 100% affordable) within West Adams CPIO and Mid City Recovery RPA. Ensure all standards are met for these overlays. See minor edits on AHRF in blue. Minor comments on plans/project as follows: 1) ensure height is exactly 70' based on elevations and distance from top of parapet to lowest adjacent grade, otherwise adjust; 2) ensure bike count on cover sheet matches provided on floor plans. 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, nor approval of entitlements or 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 2011** ☐ **AB 2097** ☐ **AB 2162** ☒ **AB 2334**

☐ **Other:** _____

## APPLICANT INFORMATION

**Applicant Name:** Gary Benjamin, Alchemy Planning + Land Use

**Phone Number:** (213) 479-7521

**Email:** gary@alchemyplanning.com

## I. PROPOSED PROJECT

### 1. PROJECT LOCATION/ZONING

**Project Address(es):** 2800-2814 W. Jefferson Blvd. & 3411 S. 8th Ave., Los Angeles, CA 90018

**Assessor Parcel Number(s):** 5044-015-004, -005 & -006

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

**Community Plan:** West Adams - Baldwin Hills - Leimert

**Existing Zone:** C2-1VL-CPIO

**Land Use Designation:** Neighborhood Commercial

**Number of Parcels:** 4

**Project Site Area (sf):** ~~21,264.6 sf.~~ 21,250 sf via survey

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

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

**If applicable, specify Specific Plan/Overlay:** West Adams-Baldwin Hills-Leimert CPIO

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

☒ **Other Pertinent Zoning Information (specify):** South LA Alcohol Sales SP

## 2. DETAILED DESCRIPTION OF PROPOSED PROJECT

The applicant proposes to demolish a 1,036 square-foot commercial building (c. 1958), a 1,300 square-foot commercial building (c. 1928), and a 1,204 square-foot, two-bedroom single-family dwelling (c. 1910) with rear accessory building and to construct a new 70,675 square-foot (3.33 FAR), six-story, 70-foot mixed-use building with 70 dwelling units, including ten studio units, 20 one-bedroom units, 35 two-bedroom units, and five three-bedroom units, with nine Very Low Income units (16%), as well as 2,000 square feet of commercial space.

The project includes 45 automobile parking spaces, 60 long-term bicycle parking spaces, eight short-term bicycle parking spaces, and 6,602 square feet of open space on a 21,250 square-foot lot in the C2-1VL-CPIO zone and Neighborhood Commercial land use area of the West Adams – Baldwin Hills – Leimert Community Plan and the Commercial Corridors Subarea of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO).

## 3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

1,036 square-foot commercial building (c. 1958); 1,300 square-foot commercial building (c. 1928); and a 1,204 square-foot, two-bedroom single-family dwelling (c. 1910).

[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 |
|---|---|---|---|
| Guest Rooms | | | |
| Studio | | | 10 |
| One Bedroom | | | 20 |
| Two Bedrooms | 1 | 1 | 35 |
| Three Bedrooms | | | 5 |
| _____ Bedrooms | | | |
| Non-Residential SF | 2,336 sf. | 2,336 sf. | 2,000 sf. |
| Other | | | |

## 4. APPLICATION TYPE

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

1) 20% open space reduction, to permit 6,602 square feet in lieu of 8,250 square feet, as otherwise required by LAMC 12.21-G,2.
2) _____
3) _____
4) _____

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

1) 37% of the frontage to be provided as public interior spaces in lieu of 75% as otherwise required by CPIO Section II-2.D.3.d.1.
2) Relief from the 600 square-foot loading zone requirement, as otherwise required by LAMC Section 12.21-C,6(d).
3) 123 percent increase in FAR to allow an FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise required 1.5: 1 FAR per LAMC Section 12.21.1.A.1.
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) ~~FAR increase from 1.5 to 3.33~~; 2) 73% rear yard reduction from 18' to 5'.

2) 3) 25' height increase from 45' to 70' and 3-story height increase from 3 stories to 6 stories.

3) 4) Permit the CPIO transitional height plane to begin 31' above the property line of the residential property to the south in lieu of 15'.

4) ~~5) 0 commercial parking spaces in lieu of 4 commercial parking spaces.~~

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29 of Chapter 1

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ) of Chapter 1

☐ Public Benefit Project per LAMC Section 14.00 A.2 of Chapter 1

☐ General Plan Amendment per LAMC Section 11.5.6 of Chapter 1

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32 of Chapter 1

Request: _____

☐ Conditional Use per LAMC Section 12.24 U.26 of Chapter 1

☐ Project Compliance per LAMC Sections 13B.4.2. and 13B.4.3. of Chapter 1A

☐ Community Design Overlay per LAMC Section 13.08 of Chapter 1

☐ Coastal Development Permit per LAMC Sections 13B.9.1. or 13B.9.2. of Chapter 1A

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50 of Chapter 1

☒ 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] | 22,270 | SF (a) |
| Density allowed by Zone | 800 | SF of lot area per DU (b) |
| Density allowed by General Plan | 400 | |
| No. of DUs allowed by right (per LAMC) | 55 | DUs (c) [c = a/b, round down to whole number] |
| No. of Guest Rooms allowed per AB 682 | N/A | |
| Base Density | 56 | DUs (d) [d = a/b, round up to whole number] |

**B. Maximum Allowable Density Bonus**[7, 8] 76 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.

Note: Rent schedules will be determined by LAHD.

| | Total | HCD (State) | HUD (TCAC) |
|---|---|---|---|
| Market Rate | 60 | N/A | N/A |
| Managers Unit(s) — Market Rate[9] | 1 | N/A | N/A |
| Extremely Low Income (ELI) | | | |
| Very Low Income (VLI) | 9 | 9 | |
| 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 Guest Rooms allowed per AB 682 | | | |
| Other | | | |
| Other | | | |
| Other | | | |
| Other | | | |

| | | |
|---|---|---|
| TOTAL No. of DUs Proposed | 70 | (f) |
| TOTAL No. of Affordable Housing DUs | 9 | (g) |
| No. of Density Bonus DUs | 15 | (h) [If f>c, then h=f-c; if f<c, then h= 0] |
| Percent of Density Bonus Requested | 25% | (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. PROJECT REVIEW CALCULATION

An application for Project Review may be required for projects that meet any of the Project Review thresholds as outlined in LAMC Section 16.05 C of Chapter 1, unless otherwise exempted per LAMC Section 16.05 D of Chapter 1. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Project Review threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D of Chapter 1, please confirm the exemption with City Planning's DSC AHSS.

55 units allowed by right (permitted by LAMC) – ~~1~~ 10 existing units = ~~54~~ 45 units

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

☒ **NO, Project Review 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] Project 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 | | 1 | | |
| 2-3 Bedrooms | | 1.5 | | |
| 4 or more Bedrooms | | 2.5 | | |
| Stalls Reduced via Bike Parking | | | | Subtract: |
| TOTALS | | | | |

☐ **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 | 35 | 45 |

***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 H&SC. 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 incentives and one 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] | 1.5 | 3.34 ~~3.33~~ | ☐ | ☒ | ☒ |
| ☒ Overall Height/Stories[16] | 45'/3 stories | 70'/6 stories | ☐ | ☐ | ☒ |
| ☒ Transitional Height(s) | See next page. | See next page. | ☐ | ☐ | ☒ |
| ☒ Open Space | 8,250 sf. | 6,602 sf. | ☒ | ☐ | ☐ |
| ☐ 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): 37% of the frontage provided as public interior spaces in lieu of 75% as required by CPIO; Relief from 600 sf. loading zone requirement.

☒ Waiver of Development Standards (specify): ~~Reduce commercial parking requirement from four spaces to 0 spaces.~~ ; Permit the CPIO transitional height plane to begin 31' above the property line of ~~the residential property to the south in lieu of 15'~~.

☐ 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** 1 **Off-Menu** ~~2~~ 3

**TOTAL No. of Waivers Requested:** ~~5~~ 4

## 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 Section 12.22 A.29 Of Chapter 1, 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 Guest Room 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 eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11 above).

**CHECK ALL THAT APPLY:**

☐ A 35% increase in total floor area

☐ Open Space requirement pursuant to LAMC Section 12.21 G of Chapter 1 reduced by one-half, provided that a fee equivalent to amount of the relevant Park Fee, pursuant to LAMC Section 19.17 of Chapter 1, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) of Chapter 1 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 guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms 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 Section 11.5.11 of Chapter 1, 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%:

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

☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

**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 onsite, there are three 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 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.*

# TREE REPORT

## PREPARED FOR

Kevin Tsai Architecture

1439 W. Jefferson Blvd

Los Angeles CA  90007

## PROPERTY

2800 W. Jefferson Blvd

Los Angeles, CA 90018

## CONTACT

Gary Benjamin

213-479-7521

gary@alchemyplanning.com

December 20, 2023

## PREPARED BY

LISA SMITH, **THE TREE RESOURCE ®**

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782B

ISA TREE RISK ASSESSOR QUALIFIED - INSTRUCTOR

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P.O. BOX 49314, LOS ANGELES, CA 90049

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# TREE REPORT

2800 W. Jefferson Blvd. , Los Angeles, CA 90018

## SUMMARY

| PROJECT OVERVIEW | |
|---|---|
| Site Address | **2800 W. Jefferson Blvd, Los Angeles CA 90018** |
| Location and/or Specific Plan | **Jefferson Park - Mid City** |
| Project Description | **New Single Family Residence** |
| Date of Site Visit | **12/16/23** |
| Number of Protected Trees on Site | **0** |

This Tree Report was prepared at the request of the property owner, who is preparing to build a multi-family housing on this property. The subject property is 21,250 square feet and is located in the Jefferson Park / Mid-City area of Los Angeles. It is currently developed with a commercial auto service center.

### PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp.) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica var. californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

**There are NO trees or shrubs on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.**

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

## CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

There are NO trees located in the parkway perimeter that are considered **City of Los Angeles Street Trees.**

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

**There are NO trees on site that are considered Non-Protected Significant in size.**

# ASSIGNMENT

The Assignment included:

- Field Observation and Inventory of Trees on Site
- Photographs of the subject trees are included in Appendix B
- Evaluation of potential construction impacts
- Matrix of proposed tree removals and trees to remain

# LIMITS OF THE ASSIGNMENT

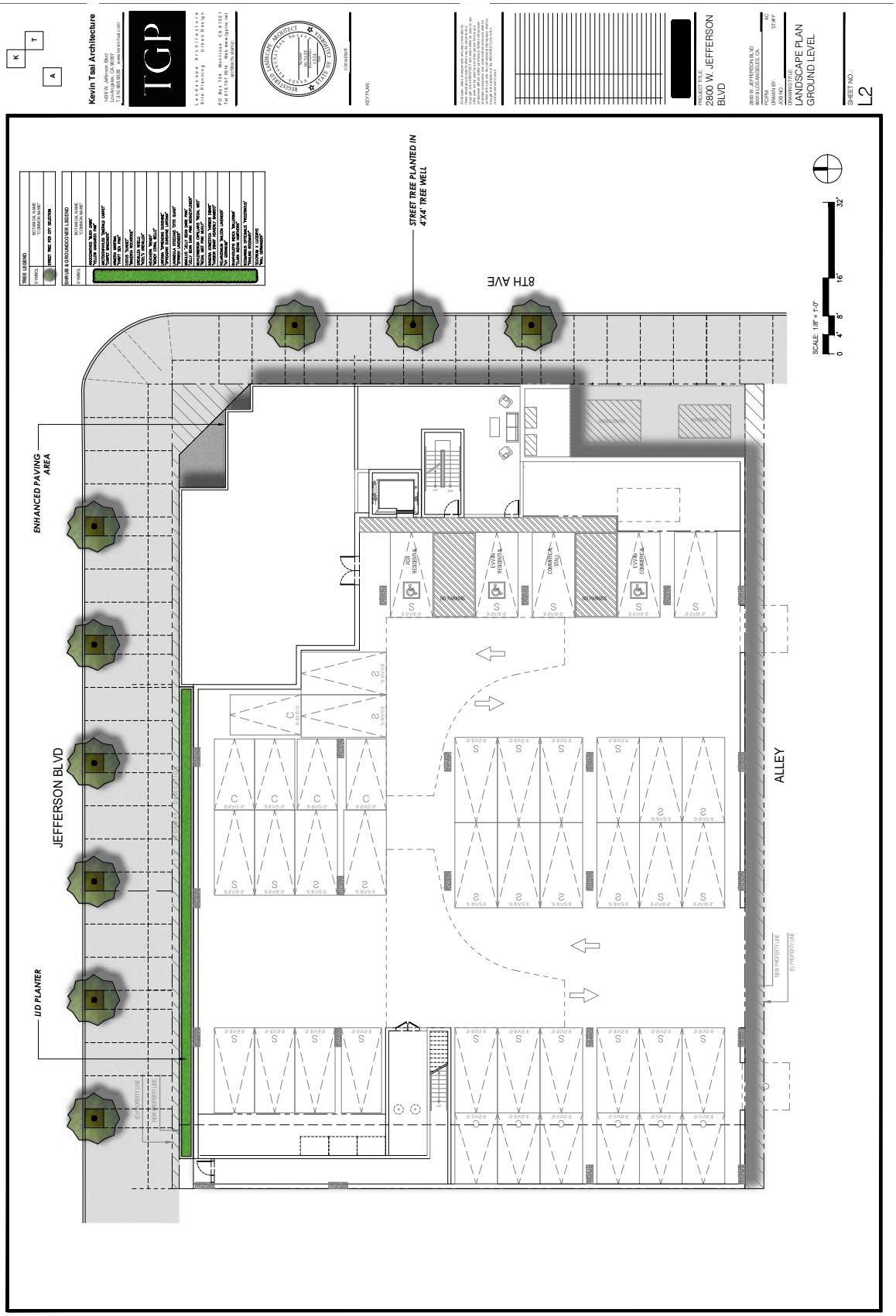
The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

# TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

# **APPENDIX A.1 -** AERIAL of subject site

# **APPENDIX A.2 -** Site Plan and proposed new tree locations



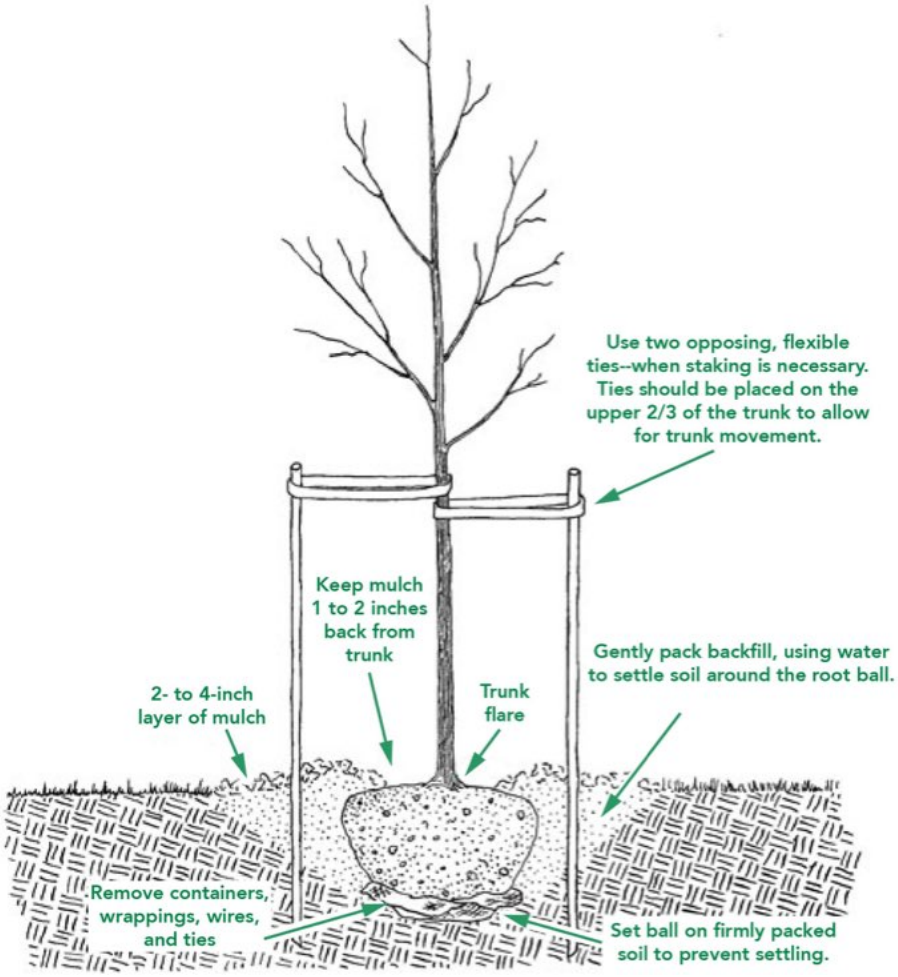
# **APPENDIX B -** PHOTOGRAPHS

**PHOTO 1 -** Empty tree wells on Jefferson Blvd in front of subject property.

# **APPENDIX B -** PHOTOGRAPHS

**PHOTO 2 -** Empty parkways on side street, 8th Avenue, on the side of the subject property.

## NEW TREE PLANTING




The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

**2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

**5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

**6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

**7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

**8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

# TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

## Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## TREE MAINTENANCE AND PRUNING, continued

### How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,

**Lisa Smith**

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782B
ISA Tree Risk Assessor Qualified- Instructor
American Society of Consulting Arborists, Member

APPLICATIONS

# TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

**Property Address:** 2800-2814 W. Jefferson Blvd. & 3411 S. 8th Ave., Los Angeles, CA 90018

**Date of Field Visit:** 12/16/23

*Does the property contain any of the following protected trees or shrubs?*

☐ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak *(Quercus lobota*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☑ **No**

*Does the property contain any street trees in the adjacent public right-of-way?*

☐ **Yes** ☑ **No**

*Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?*

☐ **Yes** ☑ **No**

*Does the project occur within the Coastal Zone and contain any of the following trees?*

☐ **Yes** (Mark any that apply below)

- ☐ Blue Gum Eucalyptus *(Eucalyptus globulus)*
- ☐ Red River Gum Eucalyptus *(Eucalyptus camaldulensis)*
- ☐ Other Eucalyptus species

☑ **No**

*Have any trees or shrubs been removed in the last two years?*

☐ **Yes** ☑ **No**

*If Yes, were any protected species (as listed in Ordinance No. 186,873)?*

☐ **Yes** ☑ **No**

*If Yes, provide permit information:* _____

## Tree Expert Credentials (if applicable)

Name of Tree Expert: Lisa Smith, The Tree Resource

*Mark which of the following qualifications apply:*

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☑ Registered consulting arborist with the American Society of Consulting Arborists

*Certification/License No.:* Registered Consulting Arborist #464

## Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above trees and/or biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) Steve Lim & Hannah Lim

Owner Signature Date 04/24/2024

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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MOISES ROSALES
NANCY YAP

# CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

## SOILS REPORT APPROVAL LETTER

February 28, 2024

LOG # 129389
SOILS/GEOLOGY FILE - 2
LIQ

Steve Lim
112 Old Course Drive
Newport Beach, Ca 92660

| | |
|---|---|
| TRACT: | WEST JEFFERSON AND SEVENTH AVENUE TRACT (M P 11-133) |
| BLOCK: | F |
| LOT(S): | 4-7 |
| LOCATION: | 2800, 2806, 2810, & 2814 W Jefferson Blvd. |

| CURRENT REFERENCE REPORT/LETTER(S) | REPORT No. | DATE OF DOCUMENT | PREPARED BY |
|---|---|---|---|
| Soils Report | 23-561-02 | 12/21/2023 | Applied Earth Sciences |

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 6-story mixed use building constructed on-grade. The site is 4 contiguous lots. Subsurface exploration performed by the soils engineer consisted of two hollow stem auger borings to a maximum depth of 50 feet. The earth materials at the subsurface exploration locations consist of up to 5 feet of uncertified fill underlain by silty sand and sandy silt. The consultants recommend to remove and recompact all fill that was placed in the cavities of the previously removed underground storage tanks.

The consultants also recommend to support the proposed structure on conventional foundations bearing on a blanket of properly placed fill a minimum of 5 feet thick.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report/s demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 0 and 0 inches, respectively. However, the calculated settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2023 City of Los Angeles Building Code have been satisfied.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

2. This approval does not extend to the use of an on-site infiltration systems. If an on-site infiltration system is proposed, the consultant shall provide an evaluation on the items discussed in Information Bulletin P/BC 2020-118 in a supplemental report with plans drawn to scale and suitable for reproduction and archiving purposes that clearly shows the location of the infiltration facility, all property lines, proposed and existing grades and structures, and the location of the proposed infiltration system. The plan shall be provided on the soils consultant's stationary or shall be signed and stamped by the soils engineer. Note: On-site infiltration systems are required to be a minimum of 10 feet (in any direction) from any foundation, and a minimum of 10 feet horizontally from private property lines.

3. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

5. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

7. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

8. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).

9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

10. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

11. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).

12. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

13. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

14. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways.] Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

15. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

16. Unsurcharged temporary excavation may be cut vertical up to 3 feet. Excavations over 3 feet shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.

17. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 5 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.

18. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 5 feet thick, as recommended and approved by the soils engineer by inspection.

19. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

20. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).

21. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

22. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

23. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

24. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

25. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing

excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

26. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction;; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).

27. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

28. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

29. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

30. A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.

DAN RYAN EVANGELISTA
Structural Engineering Associate IV

DRE/dre
Log No. 129389
213-482-0480

cc: Applied Earth Sciences, Project Consultant
LA District Office

# Exhibit E

## Environmental Clearance

### ENV-2024-3113-HES-PEIR

Housing Element Streamlining Checklist

APPLICATIONS

# HOUSING ELEMENT STREAMLINING CHECKLIST FORM
Project Within the Scope of The Program EIR

## OVERVIEW

On November 24, 2021, the City Council certified the Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR), SCH No. 2021010130, EIR No. ENV-2020-6762-EIR (Program EIR), to adopt the 2021-2029 Citywide Housing Element and the Updates to the Safety Element and the Plan for a Healthy LA (Health Element). Pursuant to CEQA Guidelines Sections 15168(c)(4) and 15168(d), the following Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR.

For additional information regarding this form, see the Housing Element Streamlining Checklist Form Instructions (CP-4091) at the Department of City Planning Forms Page.

## PROPOSED HOUSING PROJECT

**Description of Proposed Project:**

The Project Site is located at 2800, 2802, 2806, 2810, 2814 W. Jefferson Boulevard, 3411 S. 8th Avenue on the southwest corner of Jefferson Boulevard and 8th Avenue, in the West Adams-Baldwin Hills-Leimert Community Plan of the City of Los Angeles (City), 90018 in the County of Los Angeles (County). The property is legally described as Lots 4, 5, 6, and 7 of Tract West Jefferson and Seventh Avenue with APNs 5044-015-004, -005, and -006.

The Site consists of four lots with a total area of 21,250 square feet and is zoned C2-1VL-CPIO and with a General Plan Land Use designation of Neighborhood Commercial. The Project Site currently contains two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. All existing uses and structures will be removed.

The Project would construct a new 6-story mixed-use building with 70 multi-family residential dwelling units and 2,000 square-feet commercial use on the ground floor, and 45 parking spaces on the ground floor. Nine of the units will be set aside for Very Low-Income households.

See Attachment 1, Project Description, for additional project information.

☑ Please check this box if you have provided an attachment with additional project description information to this form.

## DETERMINATIONS

Based upon the attached, “Project Within the Scope of the Housing Element Program EIR Checklist and Analysis,” the whole of the administrative record on the Proposed Housing Project, and a review and consideration of the Program EIR, the decisionmaker finds all the following statements to be true:

1. This Proposed Housing Project is within the scope of the previously approved program for which the Program EIR was certified.
2. This Proposed Housing Project will have no significant environmental effects not examined in the Program EIR.
3. The Program EIR adequately described the Proposed Housing Project for the purposes of California Environmental Quality Act (CEQA).
4. Pursuant to CEQA Guidelines Section 15162, no substantial changes to the project analyzed in the Program EIR are proposed as part of this Proposed Housing Project. Further, no substantial changes have occurred with respect to the circumstances under which the Program EIR was certified, and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Program EIR was certified as complete, has become available.
5. All applicable mitigation measures, identified in the Program EIR Mitigation Monitoring Program (MMP), have been incorporated into the Proposed Housing Project or will be made into enforceable obligations on the Proposed Housing Project. A mitigation and monitoring program has been prepared for adoption.

## NOTES

**Reviewed and Approved by Planning Staff Signature:**

**Print Planner Name: Isaiah Ross**

**Phone Number: (213) 238-7731** **Date:** July 13, 2026

# ATTACHMENT

## PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR - CHECKLIST AND ANALYSIS

The following checklist and analysis shall be used to determine if the Proposed Housing Project, described below, is within the scope of the Citywide Housing Element 2021-2029 and Safety Element Updates Final EIR, SCH No. 2021010130, EIR No. ENV-2020-6762 (Program EIR), certified by the City Council.

## A. PROPOSED HOUSING PROJECT

### A.1 Proposed Housing Project Title:

2800 Jefferson

### A.2 Proposed Housing Project Description:

The Project would construct a new 6-story mixed-use building with 70 multi-family residential dwelling units and 2,000 square-feet commercial use on the ground floor, and 45 parking spaces on the ground floor. Nine of the units will be set aside for Very Low-Income households.

### A.3 Project Location Description:

The Project Site is located at 2800-2814 W. Jefferson Boulevard, 3411 S. 8th Avenue, Los Angeles, CA 90018 in the West Adams-Baldwin Hills-Leimert Community Plan of the City.

### A.4 Surrounding Area and Uses:

Urban land uses.

North: Commercial (zoned C2-1VL-CPIO)
West: Commercial (zoned C2-1VL-CPIO)
South: Residential (zoned R1-1)
East: Commercial and residential (zoned R1-1)

### A.5 Project Contact/Owner Information:

Steve Lim & Hannah Lim
112 Old Course Drive, Newport Beach, CA 92660

### A.6 Document Prepared by:

Seth Wulkan, Project Manager, seth@ceqa-nepa.com
CAJA Environmental Services, LLC, 9410 Topanga Canyon Boulevard, Suite 101, Chatsworth, CA 91311

☐ Check here if additional pages for Section A are attached.

# B. PROGRAM EIR BACKGROUND

## B.1 CEQA Guidelines Section 15168

The California Environmental Quality Act (CEQA) provides for limited environmental review of subsequent projects under a Program EIR. (CEQA Guidelines Section 15168.) Later activities under a continuing program analyzed in the Program EIR must be examined to determine whether any additional environmental analysis must be conducted. (Guidelines Section 15168(c)(1).) If a lead agency finds that pursuant to Guidelines Section 15162, no subsequent EIR would be required, the lead agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. (Guidelines Section 15168(c)(2).) Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based upon substantial evidence in the record. (Guidelines Section 15168(c)(2).) The lead agency shall incorporate feasible mitigation measures from the Program EIR Mitigation and Monitoring Program (MMP) into later activities in the program. (Guidelines Section 15168(c)(3).) Where the later activities involve site specific operations, the lead agency should use a written checklist to determine whether the environmental effects of the site-specific operations are within the scope of the Program EIR. (Guidelines Section 15168(c)(4).)

## B.2 Program EIR

In certifying the Program EIR and approving the project, the City Council adopted the following findings related to the scope of the project analyzed in the Program EIR and the types of impacts analyzed:

> *The EIR analyzed the build out of the Regional Housing Needs Assessment (RHNA), that is the build out of 420,327 housing units in eight years (456,643 RHNA minus 36,316 housing units that have received approvals but have not yet been built and/or received the certificate of occupancy [pipeline projects]). The EIR analyzed the program-level impacts from the full build out of the RHNA, as well as the project-level impacts that occur from the development of the types of housing projects that will be developed from build out of the RHNA. The following types of housing projects were analyzed and within the scope of this EIR:*
>
> - *Multi-family residential, ranging from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units.*
> - *Single-family residential, ranging in size and scale from smaller single-family homes to larger single-family homes, small-lot subdivisions and new single subdivisions.*
> - *Accessory dwelling units (ADUs), including attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Homes.*
> - *The mixed-use development ranges in size and scale from neighborhood commercial mixed-use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses.*

- *Conversion and/or rehabilitation of existing nonresidential, residential, or mixed-use structures to be used for housing.*

*Housing types for different income levels were analyzed, including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing. The EIR also analyzed the impacts from various locations, geographies, and environments where build out of the RHNA could occur, including the following:*

- *Sites currently zoned for residential uses, including multi-family and single-family uses;*
- *Sites currently zoned for commercial uses, which permit residential uses;*
- *Sites currently zoned for hybrid industrial uses, which permit joint live-work residential uses;*
- *Non-vacant sites, and sites with existing housing;*
- *Sites located near public transit;*
- *Sites located in a Historic Preservation Overlay Zone (HPOZ)*
- *Sites located in areas with special environmental considerations, such as areas located by Open Space, Hillside Areas, Very High Fire Hazard Severity Zones (VHFHSZ) or Coastal Zones.*

*To analyze project-level impacts on the environment from the variety of housing types and locations that could potentially be built to accommodate the RHNA citywide, the City established a team of experienced project planners who have experience in reviewing environmental documents and analyzing or consulting on environmental impacts for housing projects, as well as other development types, across the entire City geography, including project planners who work in the Major Projects Section, who are responsible for reviewing and preparing all EIRs citywide for the Planning Department; planners who work in the Citywide Environmental Policy Unit who are responsible for advising on all CEQA impact issues, training and advising planners on preparing CEQA clearances; as well as project planners who review and prepare exemptions, negative declarations, mitigated negative declarations, and sustainable communities environmental assessments (SCEAs) within specific geographies in the City. After assembling this consulting team, the City surveyed the thousands of environmental assessments that have been prepared in the last five years for housing development of the type that will build out the RHNA and selected 54 case studies to discuss in the EIR which identify both the typical- and worst-case environmental impacts from housing development. In the survey of environmental assessments, it was determined that the City reviews hundreds of discretionary housing projects every year for CEQA compliance, that the largest majority of housing projects do not require mitigation, as many housing development projects are found to be exempt from CEQA (specifically, hundreds of categorical exemptions are used for small to medium scale housing projects, including Class 32 for infill projects up to 75 units or less); and less than 10 percent of discretionary housing projects require an EIR due to significant and unavoidable impacts. Based on this, the case studies are more heavily weighted toward larger-scale projects or those in sensitive environments that are more likely to have significant impacts. Smaller projects in more urban infill areas typically do not require an EIR, a mitigated negative declaration, or SCEA, unless there are specific site conditions, such as historical resources, site contamination, or archaeological resources, that*

*raise potential environmental impact concerns. The case studies, which include EIRs, mitigated negative declarations, and SCEAs, were selected based on the type of project (e.g., multi-family residential, single-family residential, ADUs, mixed-use development, and conversion and/or rehabilitation), scale of project (single-family to large tower/mixed use), locations with the broadest range of geographies and environmental conditions, and levels of development and density (hillsides, urban, regional centers, coastal, and suburban areas), as well as projects that include income-restricted projects. The intent was to be conservative and identify all of the reasonably foreseeable ways housing can result in environmental impacts in the City, as well as identify the best mitigation measures developed to address those impacts. The City finds the case studies reviewed in the EIR and their identified level of impacts (i.e., no impacts, less than significant impacts, less than significant impacts with mitigation, and significant and unavoidable impacts) are representative of the typical- and worst-case environmental impacts of housing development to be built to accommodate the RHNA. Also, the City finds that it is not reasonably foreseeable that housing development that will build out the RHNA will have significant impacts in those impact categories that were scoped out in the Initial Study (Appendix A to the FEIR). Additionally, the City finds the mitigation measures, developed in the EIR and included in the MMP, to be used by projects within the scope of the EIR, are comprehensive and based on the screening criteria included in those mitigation measures, further studies, and performance standards will, in a majority of circumstances, reduce environmental impacts from housing development to less than significant. However, based on the findings below and the EIR analysis, even with the application of the mitigation measures in the MMP, significant impacts identified in the Program EIR Findings can still occur from housing development of all types throughout the City. The City Council finds the EIR has analyzed and identified the significant impacts that are reasonably foreseeable from housing development in the City for the types of housing projects (described above) that will accommodate the RHNA. (Appendix A: Citywide Housing Element 2021-2029 and Safety Element Updates Final EIR, CEQA Findings of Facts and Statement of Overriding Considerations.)*

Additional information regarding the analysis of the impacts from housing projects or the Housing Element Program and build-out of the RHNA is provided in Environmental Analysis, Section 4.0, of the Draft EIR.

### B.3 Environmental Impacts Analyzed in the Program EIR

The environmental impacts analyzed and the impact conclusions identified for Projects within the Scope of the Program EIR are shown in Appendix A, CEQA Findings of Facts and Statement of Overriding Consideration for the 2021-2029 Citywide Housing Element and Safety Element Updates, and in the Program EIR, which may be found at https://planning.lacity.org/development-services/eir.

### B.4 Program EIR Mitigation Measures

The City Council adopted the MMP for the 2021-2029 Housing Element, provided in Appendix B. The MMP provides that, subject to City authority, the applicable mitigation measures in the MMP shall be imposed as conditions of approval for a project analyzed as a subsequent approval pursuant to CEQA Guidelines Section 15168.

## C. FINDING THAT THE PROPOSED HOUSING PROJECT IS A PROJECT WITHIN THE SCOPE OF THE PROGRAM FOR WHICH THE PROGRAM EIR WAS CERTIFIED

Check all of the boxes in Table C-1 that describe the Proposed Housing Project:

**Table C-1**

| | |
|---|---|
| ☑ | **Multi-family residential development** – Range from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units |
| ☐ | **Single-family residential development** – Range in size and scale from smaller single-family homes to larger single-family homes, small lot subdivisions, and new single-family subdivisions |
| ☐ | **Accessory dwelling unit (ADU**) - Include attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Houses |
| ☑ | **Mixed-use development** - Range in size and scale from neighborhood commercial mixed use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses |
| ☐ | **Conversion and/or rehabilitation** – Existing nonresidential, residential and mixed-use structures to be converted/rehabilitated for housing |
| ☐ | **Housing type for different income levels**, including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing |

### CONCLUSION

Check one of the following:

☑ **AT LEAST ONE BOX IN TABLE C-1 IS CHECKED**

The Proposed Housing Project is within the scope of the program that was analyzed in the Program EIR. Go to Section D and E to determine if the site-specific environmental effects of the Proposed Housing Development are within the scope of the Program EIR.

☐ **NONE OF THE BOXES IN TABLE C-1 ARE CHECKED**

The Proposed Housing Project is not within the scope of the program that was analyzed in the Program EIR. A separate environmental analysis is required.

## D. MITIGATION MEASURES APPLICABLE TO THE PROPOSED HOUSING PROJECT

The following mitigation measures (MMs) from the MMP (Appendix B) are relevant and applicable to the Proposed Housing Project based on the mitigation measure thresholds of applicability and based on a review of the Proposed Housing Project:

Check all MMs from the MMP that apply to the Project and provide a brief explanation of why any mitigation measures are not triggered by the applicability standard in the mitigation measure:

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Air Quality** | | |
| 4.2-2(a) | Construction Emissions Reduction | ☐ Yes ☑ No |
| 4.2-2(b) | Operations Emissions Reduction | ☐ Yes ☑ No |
| 4.2-3 | Construction TAC Reduction Measures | ☑ Yes ☐ No |

Brief explanation:

See Attachment 3, Air Quality Technical Report, DKA Planning, May 2024.

MM 4.2-2(a) is not applicable to the Project.
The Project will demolish 3,540 square feet of buildable area, which is below the trigger of 13,500 square feet, export approximately 1,875 cubic yards of soil, which is below the trigger of 5,000 cubic yards of export, and not use more than 10 pieces of heavy-duty equipment, or generate more than 150 truck trips per day.

MM 4.2-2(b) is not applicable to the Project.
The Project includes 70 multi-family residential units, which is below the trigger of 612 multi-family residential units.

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Biological Resources** | | |
| 4.3-1(a) | Biological Resources Reconnaissance Survey and Reporting | ☐ Yes ☑ No |
| 4.3-1(b) | Sensitive Species/Habitat Avoidance: Pre-Construction Bird Nest Surveys, Avoidance, and Notification | ☐ Yes ☑ No |
| 4.3-1(c) | Focused Surveys for Rare Plants | ☐ Yes ☑ No |
| 4.3-1(d) | Adaptive Management Plan | ☐ Yes ☑ No |
| 4.3-2(a) | Habitat Mitigation and Monitoring Plan | ☐ Yes ☑ No |
| 4.3-2(b) | Protected Tree and Tree Canopy Survey | ☐ Yes ☑ No |

Brief explanation:

See Attachment 4, Tree Report, The Tree Resource, December 20, 2023.

MM 4.3-1(a), MM 4.3-1(b), MM 4.3-1(c), and MM 4.3-1(d) are not applicable to the Project.
The Project Site is surrounded by urban uses and completely developed. The Project Site does not contain any trees or vegetation. The Project Site does not contain any biological resources such as water resources, protected trees or shrubs, or other sensitive/special resources. The Project would not include disturbances on natural (native, virgin) or disturbed but undeveloped areas. Therefore, a biological resources assessment report is not required.

MM 4.3-2(a) is not applicable to the Project.
The Project Site is not in an area potentially containing sensitive natural community or jurisdictional waters and riparian habitats.

MM 4.3-2(b) is not applicable to the Project.
The Project Site does not contain any trees.

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Cultural Resources** | | |
| 4.4-1(a) | Identification of Built-Environment Historical Resources | ☐ Yes ☑ No |
| 4.4-1(b) | Rehabilitation of Historical Resources | ☐ Yes ☑ No |
| 4.4-1(c) | Design Requirements for New Construction | ☐ Yes ☑ No |
| 4.4-1(d) | Relocation and Rehabilitation of Historical Resources | ☐ Yes ☑ No |
| 4.4-1(e) | Historic American Building Survey Documentation | ☐ Yes ☑ No |
| 4.4-1(f) | Interpretive Program | ☐ Yes ☑ No |
| 4.4-1(g) | Construction Monitoring, Salvage, and Reuse | ☐ Yes ☑ No |
| 4.4-1(h) | Temporary Protective Relocation | ☐ Yes ☑ No |
| 4.4-1(i) | Excavation and Shoring Plan | ☐ Yes ☑ No |
| 4.4-1(j) | Structural Construction Monitoring | ☐ Yes ☑ No |
| 4.4-2 | Archaeological Resources | ☑ Yes ☐ No |

Brief explanation:

See Attachment 5, Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025.

MM 4.4-1(a), MM 4.4-1(b), MM 4.4-1(c), MM 4.4-1(d), MM 4.4-1(e), MM 4.4-1(f), MM 4.4-1(g), MM 4.4-1(h), MM 4.4-1(i), and MM 4.4-1(j) are not applicable to the Project.
The Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. Therefore a historical resources evaluation is not necessary.

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Geology and Soils** | | |
| 4.5-1(a) | Paleontological Procedures for Discretionary Projects | ☑ Yes ☐ No |
| 4.5-1(b) | Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring | ☑ Yes ☐ No |
| 4.5-1(c) | Construction Monitoring | ☑ Yes ☐ No |
| 4.5-1(d) | Fossil Discovery, Salvage, and Treatment | ☑ Yes ☐ No |
| Brief explanation:<br>See Attachment 5, Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025. | | |
| **Hazards and Hazardous Materials** | | |
| 4.7-2(a) | Environmental Site Assessment | ☑ Yes ☐ No |
| 4.7-2(b) | Site Remediation and Health and Safety Plan | ☑ Yes ☐ No |
| Brief explanation:<br>See Attachment 6, Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020.<br><br>See Attachment 7, Soils Management Plan, EFI Global, April 11, 2024 | | |

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Hydrology and Water Quality** | | |
| 4.8-1 | Drainage Pattern Alterations and Flood Control | ☐ Yes ☑ No |
| Brief explanation:<br>See Attachment 8, LID Referral Form, City of Los Angeles, April 30, 2024.<br><br>MM 4.8-1 is not applicable to the Project.<br>The Project does not include unusual circumstances that BOE determined the standard regulations, including LID requirements, and the review are not adequate as related to flood control and drainage. The Project would comply with LID requirements and a study is not required. | | |
| **Noise** | | |
| 4.10-1(a) | Noise Shielding and Silencing | ☑ Yes ☐ No |
| 4.10-1(b) | Use of Driven Pile Systems | ☑ Yes ☐ No |
| 4.10-1(c) | Enclosures and Screening | ☑ Yes ☐ No |
| 4.10-1(d) | Construction Staging Areas | ☑ Yes ☐ No |
| 4.10-1(e) | Temporary Sound Barriers | ☑ Yes ☐ No |
| 4.10-1(f) | Project-Specific Construction Noise Study | ☑ Yes ☐ No |
| 4.10-2 | Project-Specific Operational Noise Study | ☑ Yes ☐ No |
| 4.10-3(a) | Vibration Control Plan | ☐ Yes ☑ No |
| 4.10-3(b) | Vibration Mitigation | ☑ Yes ☐ No |
| Brief explanation:<br>See Attachment 9, Noise Technical Report, DKA Planning, May 2024.<br><br>MM 4.10-3(a) is not applicable to the Project.<br>The Project will not include vibratory rollers or sonic pile drivers. In addition, the Project is not within 50 feet of an extremely fragile building or a designated historical resource. | | |

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Public Services** | | |
| 4.12-1(a) | Design Plans Review | ☐ Yes ☑ No |
| 4.12-1(b) | Emergency Access | ☐ Yes ☑ No |
| 4.12-1(c) | Hillside Fire/Vegetation Management Plan | ☐ Yes ☑ No |
| 4.12-1(d) | Submittal of Plot Plan | ☐ Yes ☑ No |
| 4.12-2(a) | Crime Prevention Unit Consultation | ☐ Yes ☑ No |
| 4.12-2(b) | Security During Construction | ☐ Yes ☑ No |
| Brief explanation:<br>MM 4.12-1(a), 4.12-1(b), 4.12-1(c), and 4.12-1(d) are not applicable to the Project.<br>The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units.<br>The Project is not in a Very High Fire Hazard Severity Zone (VHFHSZ) or State Responsibility Area (SRA).<br><br>MM 4.12-2(a) and 4.12-2(b) are not applicable to the Project.<br>The Project includes 70 multi-family residential units on a 0.487 acre Site, which is below the trigger of 300 units or a site with more than 10 acres. | | |
| **Transportation** | | |
| 4.14-1 | Construction Management Plan | ☑ Yes ☐ No |
| 4.14-2 | Transportation Demand Management Program | ☐ Yes ☑ No |
| Brief explanation:<br>See Attachment 10, Transportation Assessment, Gibson Transportation Consulting, April 2024.<br>See Attachment 11, Approval Letter, Los Angeles Department of Transportation, June 25, 2024.<br><br>MM 4.14-2 is not applicable to the Project.<br>The Project will not incur any VMT impacts. | | |

| Mitigation Measure | | Applies to Proposed Housing Project |
|---|---|---|
| **Tribal Cultural Resources** | | |
| 4.15-1(a) | Native American Consultation and Monitoring for Discretionary Projects | ☑ Yes ☐ No |
| 4.15-1(b) | Discovery of Potential Tribal Cultural Resources | ☑ Yes ☐ No |
| Brief explanation:<br>See Attachment 5, Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025. | | |
| **Wildfire** | | |
| 4.17-1 | Hillside Construction Staging and Parking Plan | ☐ Yes ☑ No |
| 4.17-3 | Undergrounding of Power Lines in and Near an SRA and VHFHSZs | ☐ Yes ☑ No |
| Brief explanation:<br>MM 4.17-1 and MM 4.17-3 are not applicable to the Project.<br>The Project Site is in an urbanized area completely surrounded by development and not in a hillside area. The Project Site is not located in a Very High Fire Hazard Severity Zone or in the wildlands fire hazard Mountain Fire District. | | |

## Substitute Mitigation Measures

**THE APPLICANT FOR THE PROPOSED HOUSING PROJECT IS PROPOSING SUBSTITUTED MITIGATION MEASURES FOR ANY OF THE MITIGATION MEASURES THAT ARE CHECKED ABOVE**

☑ Yes ☐ No

If YES, include the substituted mitigation measures below, with the necessary findings showing the mitigation measure is equal or more effective to the mitigation measures in the Mitigation Measure Program at reducing the significant impact to less than significant and no new significant impact will result from the substitution:

Any attachments or technical studies that support findings will need to be printed out and attached to the Appendix and will be included in the project file.

**THE APPENDIX WILL BE FILLED OUT** ☑ Yes ☐ No

*Planner to fill out the Appendix page at the end of the checklist to list any substituted measures and any additional pages to support findings.*

## CONCLUSION

Check one of the following (Note: this may require the analysis in Section E to be completed first):

☐ None of the mitigation measures from the MMP are applicable to the Proposed Housing Project.

☑ All applicable mitigation measures (including substitute measures) will be imposed on the Proposed Housing Project through conditions of approval, or have already been incorporated into the Proposed Housing Project.

☐ Not all applicable mitigation measures will be imposed on the Proposed Housing Project through conditions of approval, or have already been incorporated into the Proposed Housing Project.

# E. FINDING THAT SITE SPECIFIC EFFECTS FROM THE PROPOSED HOUSING PROJECT WERE ANALYZED IN THE PROGRAM EIR

### E.1 Screening Criteria

The following screening questions shall be answered to evaluate whether the Proposed Housing Project has the potential for site-specific or project-specific circumstances or conditions to result in an environmental effect not examined in the Program EIR. If any of the following questions are answered 'Yes', further analysis will be required in Section E.2.

**a.** Do any mitigation measures from the MMP require further analysis or study?

☑ Yes ☐ No

If **Yes**, prepare any studies and conduct any analysis required by the mitigation measure, per Section E.2.

**b.** Does the Proposed Housing Project lack compliance with a mitigation measure (including a substitute mitigation measure) identified as applicable to the Proposed Housing Project in Section D?

☐ Yes ☑ No

If **Yes**, determine if the environmental effect was examined in the Program EIR, per Section E.2.

**c.** Would the Proposed Housing Project require a variance or specific plan exception to provide relief from a standard required to protect scenic resources or scenic quality in an adopted Code, Specific Plan, or overlay ordinance (e.g., the Mulholland Scenic Parkway Specific Plan, the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan)?

☐ Yes ☑ No

If **Yes**, conduct an analysis of Questions I.a and I.c in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

**d.** Would the Proposed Housing Project involve the modification or destruction of a scenic resource or obstruction of public view of a scenic resource?

☐ Yes ☑ No

If **Yes**, conduct an analysis of Questions I.a and I.c in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

**e.** Would the Proposed Housing Project involve rezoning agriculturally zoned land?

☐ Yes ☑ No

If **Yes**, conduct an analysis of Question II.b in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the

Program EIR, per Section E.2.

**f.** Would the Proposed Housing Project be within 50 feet of a fault delineated on the Alquist-Priolo Earthquake Fault Zoning Map?

☐ Yes ☑ No

If **Yes**, conduct an analysis of Question VII.a.i in Appendix G of the CEQA Guidelines to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

**g.** Would the Proposed Housing Project result in significant impacts to VMT using the thresholds and methodology provided in the LADOT Transportation Assessment Guidelines?

☐ Yes ☑ No

If **Yes**, conduct an analysis of VMT to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

**h.** Would the Proposed Housing Project have peculiar or unique project or site characteristics from those analyzed in the Program EIR that could result in an effect not examined in the Program EIR (e.g., projects that conflict with an adopted Airport Land Use Plan or Water Quality Management Plan, or sites in use for mineral resource recovery (does not include oil and gas), projects involving septic tanks)?

☐ Yes ☑ No

If **Yes**, conduct an analysis to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

**i.** Is the project located within one mile of a freeway offramp and does it require a transportation assessment by the Los Angeles Department of Transportation (DOT)?[1]

☐ Yes ☑ No

If **Yes**, conduct an analysis of freeway queueing, as required by DOT, to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

[1] Transportation assessments are typically required if the project would both generate a net increase of 250 or more daily vehicle trips and would result in a net increase in daily VMT. DOT would also require a transportation assessment if the project is replacing an existing number of residential units with a smaller number of residential units, and the proposed project is located within one-half mile of a heavy rail, light rail, or bus rapid transit station.

## CONCLUSION

After finishing review of the screening questions in Section E.1, check one of the following boxes.

☐ **ALL SCREENING QUESTIONS ARE MARKED 'NO'**

Pursuant to CEQA Guidelines Section 15168(c)(4), the environmental effects of the Proposed Housing Project were within the scope of the Program EIR. Prepare a Mitigation and Monitoring Program for the Proposed Housing Project. No further analysis is required.

☑ **ONE OR MORE SCREENING QUESTIONS ARE MARKED 'YES'**

Go to Section E.2.

### E.2 Analysis to Determine if the Proposed Housing Project Would Have Effects Not Examined in the Program EIR

Instructions:

Conduct all analysis required in Section E.1 to determine if the Proposed Housing Project would have one or more environmental site- or project-specific effect(s) not examined in the Program EIR.

The following site- or project-specific effects are not effects that were examined in and within the scope of the Program EIR:

- a significant impact that would result because the Proposed Housing Project will not comply with a mitigation measure found applicable to the Proposed Housing Project from Appendix B, or will not comply with a substituted mitigation measure of equal or equivalent effectiveness (see Conclusion in Section D).
- a significant impact in an impact category found in the Program EIR to be less than significant, less than significant with mitigation, or have no impact;
- a significant impact that cannot be mitigated to less than significant with mitigation measures in Appendix B or by a substituted mitigation measure, in any of the following impact categories, which are impacts that by their nature would have impacts unique to the resource(s):
    - to a historical resource;
    - to a biological resource;
    - to an archaeological resource;
    - to a paleontological resource;
    - to tribal cultural resources;
    - related to hazardous materials; or
    - related to wildfires.

Without limitation, the following effects from a Proposed Housing Project are effects examined in and within the scope of the Program EIR:

- a significant and unavoidable impact related to criteria pollutant air quality standards from construction NOx, $PM_{10}$ and $PM_{2.5}$ emissions;

- a significant and unavoidable impact related to criteria pollutant air quality standards from operational NOX, VOC, $PM_{10}$, and $PM_{2.5}$ emissions; or
- a significant and unavoidable impact (project or cumulative) related to construction and operational noise or vibration impacts.

## CONCLUSION

**Based on the analysis above, and the whole of the administrative record, substantial evidence supports that (check one):**

☑ **THE PROPOSED HOUSING PROJECT <u>WILL NOT</u> HAVE EFFECTS NOT EXAMINED IN THE PROGRAM EIR.**

The Proposed Housing Project is fully within the scope of the program and its impacts were examined in the Program EIR. Prepare a Mitigation and Monitoring Program for the Proposed Housing Project for all mitigation measures identified in Subsection D and E, as applicable. No additional environmental analysis documents need to be prepared.

☐ **THE PROPOSED HOUSING PROJECT <u>WILL</u> HAVE ONE OR MORE EFFECTS NOT EXAMINED IN THE PROGRAM EIR.**

A tiered negative declaration or tiered environmental impact report will be prepared for the following environmental effect(s) pursuant to CEQA Guidelines Section 15152:

**Impacts to be Analyzed in Tiered CEQA Clearance:**

Not Applicable.

All other effects are within the scope of the Program EIR and require no further analysis pursuant to CEQA Guideline Section 15152. The analysis provided herein shall be relied upon, in part, to support adoption of the tiered document as only being required to analyze the above listed impact(s).

# APPENDIX

## SUBSTITUTED MITIGATION MEASURES

List any Substituted Mitigation Measures, if any, along with any additional documents to support findings in the section below:

The Project conducted a Phase I and Limited Phase II and would implement a Soils Management Plan. The Project will implement substitute mitigation measures MM-HAZ-1 (Soils Management Plan). The substitute mitigation measures are recommended from the hazards expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.7-2(a) and (b) from the Housing Element and it will not cause a new significant impact.

The analysis and determination is based on the following documents:

Attachment 2, Analysis for the Checklist

Attachment 3, Air Quality Technical Report, DKA Planning, May 2024

Attachment 4, Tree Report, The Tree Resource, December 20, 2023

Attachment 5, Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025

Attachment 6, Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020

Attachment 7, Soils Management Plan, EFI Global, April 11, 2024

Attachment 8, LID Referral Form, City of Los Angeles, April 30, 2024

Attachment 9, Noise Technical Report, DKA Planning, May 2024

Attachment 10, Transportation Assessment, Gibson Transportation Consulting, April 2024

Attachment 11, Approval Letter, Los Angeles Department of Transportation, June 25, 2024

## ANALYSIS

Complete, as applicable, based on Sections E.1 and E.2 above. Please attach any technical studies required and summarize the impact and the required mitigation measures and/or monitoring program for the Proposed Housing Project.

The following analysis is provided as required based on the following questions from Section E.1 and E.2:

See Attachment 2, Analysis for the Checklist.

The technical studies are attached to this Checklist as Attachments 3 through 11.

# Attachment 1

# Project Description

## 1 Project Information

Project Title: 2800 Jefferson Project

Document Type: Housing Element Streamlining Checklist for new mixed-use in-fill development (the Project)

Environmental No.: ENV-2024-3113-EAF

Related Case No.: CPC-2024-3112-DB-VHCA

Project Location: 2800, 2802, 2806, 2810, 2814 W. Jefferson Boulevard, 3411 S. 8th Avenue, Los Angeles, CA 90018 (Project Site or Site)

Lead Agency: City of Los Angeles, Los Angeles City Planning
200 N. Spring Street, Room 621, Los Angeles, CA 90012
Isaiah Ross, City Planning Associate
213-238-7731, Isaiah.ross@lacity.org

Applicant: Steve Lim & Hannah Lim
112 Old Course Drive, Newport Beach, CA 92660

Prepared By: CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101, Chatsworth, CA 91311
Seth Wulkan, Project Manager
310-469-6704, seth@ceqa-nepa.com

## 2 Regulatory Setting

On November 24, 2021, the City Council certified the Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR), SCH No. 2021010130, EIR No. ENV-2020-6762-EIR (Program EIR), to adopt the 2021-2029 Citywide Housing Element and the Updates to the Safety Element and the Plan for a Healthy LA (Health Element). Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168(c)(4) and 15168(d), the following Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR.[1]

CEQA Guidelines15168(c)(4):

[1] City of Los Angeles, Housing Element Streamlining Checklist Form CP-4089: https://planning.lacity.gov/odocument/d9f42494-f56f-40f1-b0f7-45243c01d6cd/CP-4089, accessed February 4, 2025.

*(c) Use with Later Activities. Later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.*

*(4) Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.*

# 3 Environmental Setting

## 3.1 Project Location

The Project Site is located on the southwest corner of Jefferson Boulevard and 8th Avenue, in the West Adams-Baldwin Hills-Leimert Community Plan of the City of Los Angeles (City), 90018 in the County of Los Angeles (County).

The Site is located approximately 3.2 miles southwest of Downtown Los Angeles and 9.85 miles northeast of the Pacific Ocean.

## 3.2 Surrounding Land Uses

North across Jefferson Boulevard are several 1-story commercial buildings, including a daycare/preschool (Colors and Play Daycare/Preschool, 2805 Jefferson Boulevard), hardware store (House of Lumber, 2811 Jefferson Boulevard), and laundromat (Oasis Laundry, 2815 Jefferson Boulevard). This area is zoned C2-1VL-CPIO.

South across a 12-foot wide alley is a 1-story single-family residential building (3415 8th Avenue). This area is zoned R1-1.

West adjacent to the Site is a 2-story commercial building (2816-2818 Jefferson Boulevard). This area is zoned C2-1VL-CPIO.

East across 8th Avenue are several buildings, including a 1-story commercial building (2726-2730 Jefferson Boulevard) and 2-story residential building (3408-3410 8th Avenue). This area is zoned R1-1.

The nearest residential uses are:

- Single-family residential building (3415 8th Avenue), located approximately 12 feet south of the Site.
- Single-family residential building (3412 9th Avenue), located approximately 12 feet south of the Site.

The nearest school uses are:

- Colors and Play Daycare/Preschool (2805 Jefferson Boulevard), located approximately 80

feet north of the Site.

- Pequenas Huellas Preschool at Concord Church (2828 Jefferson Boulevard), located approximately 80 feet west of the Site.

The nearest historical resources are:[2]

- Jefferson Park Historic Preservation Overlay Zone (HPOZ), located east of the alley between 7th Avenue and 8th Avenue, approximately 225 feet east of the Site.[3]

- Concord Church (2820-2828 Jefferson Boulevard), may be eligible as a historical resource and additional research is needed.[4] The building is 45 feet west of the Site, with an intervening building separating the resource from the Project Site.

## 3.3 Regional and Local Access

Regional access is provided by:

- I-10 (Santa Monica) Freeway, 3,650 feet north of the Site

- I-110 (Harbor) Freeway, 2.85 miles east of the Site

Local access is provided by (designation in the Mobility Plan 2035):[5]

- Jefferson Boulevard (Modified Avenue II), adjacent north of the Site

- 8th Avenue (Local Street Standard), adjacent east of the Site

- 9th Avenue (Local Street Standard), 140 feet west of the Site

- 7th Avenue (Collector), 365 feet west of the Site

- Crenshaw Boulevard (Avenue I), 2,515 feet west of the Site

- Exposition Boulevard (Modified Collector), 1,585 feet south of the Site

## 3.4 Bicycle Facilities

The following bicycle facilities are located nearby:[6]

- Class II Bike Lanes along Exposition Boulevard, 1,585 feet south of the Site

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2 NavigateLA, Historic-Cultural Monuments layer: https://navigatela.lacity.org/navigatela, and HistoricPlacesLA: https://hpla.lacity.org/search, accessed February 4, 2025.

3 Jefferson Park Historic Preservation Overlay Zone: https://planning.lacity.gov/preservation-design/overlays/jefferson-park, accessed February 4, 2025.

4 HistoricPlacesLA: https://hpla.lacity.org/report/e4b63ec7-8c30-42a2-9316-ea1ff82190ec: accessed February 4, 2025.

5 NavigateLA, Mobility Plan 2035: https://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

6 LADOT Programs: https://ladotlivablestreets.org/programs/active-transportation/maps, accessed February 4, 2025.

## 3.5 Pedestrian Facilities

There is a sidewalk along the Project Site's north side on Jefferson Boulevard and east side on 8th Avenue. Striped crosswalks are provided all legs of the nearest signalized intersection:

- Jefferson Boulevard / 8th Avenue, adjacent northeast of the Site

## 3.6 Public Transit

Los Angeles County Metropolitan Transportation Authority (Metro)[7] and Los Angeles Department of Transportation (LADOT)[8] operate public transit in the area, as shown in **Table 1-1, Public Transit**.

**Table 1-1**
**Public Transit**

| Line | Type | Direction | Stop | Distance to Site | Service (Peak Period) |
|---|---|---|---|---|---|
| **Metro** | | | | | |
| 38 | Bus | East-west on Jefferson | 7th | 350 feet east | 30-40 min |
| 209 | Bus | North-south on Crenshaw | Jefferson | 2,560 feet west | 60 min |
| 210 | Bus | North-south on Crenshaw | Jefferson | 2,560 feet west | 10 min |
| E | Rail | East-west on Exposition | Crenshaw | 2,500 feet southwest | 8 min |
| K | Rail | North-south on Crenshaw | Exposition | 2,700 feet southwest | 10 min |
| **LADOT DASH** | | | | | |
| Midtown | Bus | North-south on Crenshaw | Jefferson | 2,560 feet west | 30 minutes |
| Distance is measured from the closest point on any lot to the entrance(s) of a rail transit station (including elevators and stairways), or the middle of the street intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods.<br>Metro 38 Line schedule (effective June 23, 2024):<br>https://cdn.beta.metro.net/wp-content/uploads/2024/06/20114654/038_TT_06-23-24.pdf<br>Metro 209 Line schedule (effective September 17, 2023):<br>https://cdn.beta.metro.net/wp-content/uploads/2022/12/11222124/209-TT-9-17-23.pdf<br>Metro 210 Line schedule (effective December 15, 2024):<br>https://cdn.beta.metro.net/wp-content/uploads/2024/12/12182536/210_TT_12-15-24.pdf<br>Metro E Line schedule (effective December 15, 2024):<br>https://cdn.beta.metro.net/wp-content/uploads/2024/12/12183221/804_TT_12-15-24.pdf<br>Metro K Line schedule (effective January 5, 2025):<br>https://cdn.beta.metro.net/wp-content/uploads/2025/01/03135520/807_TT_1-5-25.pdf<br>LADOT DASH Midtown schedule (effective December 2024):<br>https://www.ladottransit.com/dash/routes/midtown/midtown.html | | | | | |

The Site is within a High-Quality Transit Area (HQTA), which are areas within one-half mile of a high-quality transit corridor (HQTC), which is a corridor with fixed route bus service with service

7 Metro System Map: https://www.metro.net/riding/guide/system-maps/, accessed February 4, 2025.

8 LADOT: https://www.ladottransit.com/, accessed February 4, 2025.

intervals no longer than 15 minutes during peak commute hours.[9] Jefferson Boulevard and Crenshaw Boulevard are designated a HQTC.[10]

The City of Los Angeles defines peak commute hours as between 6:00 AM and 9:00 AM and between 3:00 PM and 7:00 PM. AB 2553 (in effect January 1, 2025) changes the criteria of a Major Transit Stop from a 15-minute to 20-minute bus route service interval.[11]

Pursuant to Assembly Bill (AB) 2097 (Government Code Section 65863.2), a public agency (such as the City) is prohibited from imposing or enforcing minimum parking requirements on any residential, commercial or other development project (excluding event centers, hotels and similar transient lodging) that are within a one-half mile radius of a Major Transit Stop.[12]

The Project Site is located within an AB 2097: Reduced Parking Area.[13] The Project is a residential project located within one-half mile of a Major Transit Stop at the intersection of Crenshaw Boulevard and Exposition Boulevard, 2,640 feet southwest of the Site, which is served by Metro E and K Lines.

## 3.7 Planning and Zoning

**Table 1-2, Project Site**, lists the Site's APNs, zoning, and General Plan land use designation:

- C2-1VL-CPIO (Commercial zone in Height District 1 Very Limited in an Community Plan Implementation Overlay) and Neighborhood Commercial designation.[14]

The Project Site is located within a Liquefaction Zone.[15]

The Project Site has the following zoning classifications:

- ZI-2488 Redevelopment Project Area: Mid City Recovery
- ZI-2512 Housing Element Inventory of Sites
- ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
- ZI-2280 Redevelopment Project Area: Mid City Recovery (Billboard)

9 SCAG, Connect SoCal, Active Transportation Technical Report, page 26: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocalactive-transportation.pdf?1606001530, accessed February 4, 2025.

10 SCAG, HQTA 2024 based on the 2024-2050 RTP/SCS: https://maps.scag.ca.gov/portal/apps/experiencebuilder/experience/?id=97f9699f14654b3b8895c74846541f75&page=home, accessed February 4, 2025.

11 AB 2553: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?billid=202320240AB2553, , accessed February 4, 2025.

12 Memorandum, Implementation of AB 2097, October 23, 2023: https://planning.lacity.gov/odocument/ecf69160-4a89-4078-a0b6-15ad6fdfbc33/AB2097_Memo_Oct_2023.pdf, accessed February 4, 2025.

13 Zone Information & Map Access System (ZIMAS): http://zimas.lacity.org, accessed February 4, 2025.

14 Los Angeles Zoning Summary: https://planning.lacity.org/zoning/regulations-summary, accessed February 4, 2025.

15 Zone Information & Map Access System (ZIMAS): http://zimas.lacity.org, accessed February 4, 2025.

- ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
- ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
- ZI-2468 Community Plan Implementation Overlay: West Adams-Baldwin Hills-Leimert, Commercial Corridor subarea
- ZI-2374 State Enterprise Zone: Los Angeles

**Table 1-2**
**Project Site**

| Address | Lot | APN | Size (sf) | Zone | Land Use |
|---|---|---|---|---|---|
| 2800, 2802 W. Jefferson Boulevard, 3411 S. 8th Avenue | 7 | 5044-015-006 | 6,250.1 | C2-1VL-CPIO | Neighborhood Commercial |
| 2806 W. Jefferson Boulevard | 6 | | 5,000.1 | | |
| 2810 W. Jefferson Boulevard | 5 | 5044-015-005 | 5,000.1 | | |
| 2814 W. Jefferson Boulevard | 4 | 5044-015-004 | 5,000.1 | | |
| Source: Zone Information & Map Access System (ZIMAS): http://zimas.lacity.org, January 2025. | | | | | |

## 3.8 Existing Conditions

The Site area is 21,250 square feet (0.487 acres). The Project Site abuts an alley to the south and is entitled to include one-half the abutting alley area, or 1,020 square feet. The total lot area with the one-half alley area is 22,270 square feet (0.51 acres).[16]

**Table 1-3, Project Uses**, lists the Site's uses. The Project Site currently contains two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building.

All existing uses and structures will be removed.

The Project Site does not contain any trees or vegetation.[17] There are no protected tree or shrub on the Site.[18] There are no street trees along the Site.[19]

16 Plans, Kevin Tsai Architecture, September 5, 2024.

17 Tree Report, The Tree Resource, December 20, 2023.

18 LAMC Section 46.01: "PROTECTED TREE OR SHRUB" means any of the following Southern California native tree species which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub. Protected Tree: (a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolía), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa). (b) Southern California Black Walnut (Juglans californica var. californica) (c) Western Sycamore (Platanus racemosa) (d) California Bay (Umbellularia californica). Protected Shrubs: (a) Mexican Elderberry (*Sambucus mexicana*); (b) Toyon (*Heteromeles arbutifolia*). This definition shall not include any tree or shrub grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

19 City of Los Angeles, Bureau of Street Services, StreetsLA Tree Inventory: https://streetsla.lacity.org/tree-inventory, accessed Zone Information & Map Access System (ZIMAS):.

**Table 1-3**
**Project Uses**

| Use | Size (sf) | Status |
|---|---|---|
| Residential | 1,204, 1 unit | To be removed |
| Auto Repair | 2,336 | |
| **Total** | **3,540** | |

Source: Zone Information & Map Access System (ZIMAS): http://zimas.lacity.org, January 2025.
Transportation Assessment, Gibson Transportation Consulting, April 2024.

# 4 Proposed Project

## 4.1 Project Overview

The Project would construct a new 6-story mixed-use building with 70 multi-family residential dwelling units and 2,000 square-feet commercial use on the ground floor, and 45 parking spaces on the ground floor. The Project includes 10 studio, 20 1-bedroom, 35 2-bedroom, and five 3-bedroom units. The Project would include five levels of residential units, a ground floor level with commercial uses and residential amenities and parking.

## 4.2 Design and Architecture

The Project has been designed as an integrated single structure with articulation and variation consistent with applicable City design guidance. Parking spaces within the building (ground floor) and residential units located within the building have been integrated into the overall architectural theme of the Project.

The building's ground level would incorporate pedestrian scale uses and design, with a street fronting residential entrance along 8th Avenue and commercial use on the corner of Jefferson Boulevard and 8th Avenue. In addition, the building's proposed design, architecturally differentiates the base of the building (commercial and amenities) from the residential above including window variations. The upper residential portions of the building incorporate varied articulation including recessed balconies.

The Project is designed with a façade that utilizes a variety of materials, such as stucco, wood tile, aluminum steel, clear glass, and concrete.[20]

The building design focuses on human scale at the ground floor with a prominent entryway and glazing at street level to promote a safe, comfortable, and accessible pedestrian experience. The overall design of the project includes a high percentage of windows and glass balconies along the street-facing frontage, providing visual connections between pedestrians and the building. Overall, the building also includes design elements, such as accent colors and panels, façade articulation, and balconies with a high degree of transparency.

These materials add visual interest through different textures and colors. This variation, along with insets and offsets, and street-facing residential windows and storefront glazing at the ground

20 Plans, Kevin Tsai Architecture, September 5, 2024.

floor, separates the upper residential portions of the building from the ground floor parking and lobby entrance, avoids a dull or repetitive façade, and contribute to neighborhood safety by activating the Site and putting more "eyes on the street."

The building provides façade treatments with balconies that highlight the residential nature of the building. All sides of the proposed building are articulated with colored elements, glass and metal, windows, and inset and offset architectural elements to create visual interest. Overall variation in building appearance is created with the use of various materials, windows of different widths, and balconies, the landscaped ground floor, and the transition of the ground floor to upper levels.

Rooftop equipment would be set back from the roof parapet edge and appropriately screened from public view. The Project is designed to minimize the visual impact of building mechanics and maintenance areas. Electrical rooms, storage rooms, and trash and recycling areas, are located within the building and are not visible from surrounding public streets and public view. The Project Site is located in an urbanized and fully developed portion of the City. The built environment and proposed developments are characterized by a variety of architectural styles, age of buildings, type of developments, and size.

## 4.3 Density

See **Table 1-4** for the density calculation. Pursuant to the City's General Plan and LAMC Sections 12.14 A.4, 12.13.5 A.1, and 12.11 C.4, the maximum residential density utilizing the R4 (which C2 defer to) is generally one dwelling unit for every 400 square feet of lot area. The Project therefore provides a base density of 56 units.

The Density Bonus (DB) law (AB 1287) allows for an additional "stackable" density bonus on top of the existing maximum 50% density bonus provided by Density Bonus Law. This new provision allows an additional density bonus of twenty percent (20%) to fifty percent (50%) when a project provides an additional set-aside of Very Low Income or Moderate Income units, as set forth in the tables of California Government Code Section 65915(v).[21]

The applicant is setting aside 9 VLI Units so as to comply with the 15% VLI requirement to qualify for three incentives per California Government Code Section 65915(d)(2)(C).

The Project will include a total of 70 units, with 9 affordable and 61 market rate units.

**Table 1-4**
**Density**

| Lot Area | AB 2334 Base | | Density Bonus | | Provided |
|---|---|---|---|---|---|
| | Rate | Density | Incentive | Density | |
| 22,270 sf | 1 unit / 400 sf | 56 | +25% (+14 units) | 70 | 70 units |
| LAMC rounds down. DB rounds up.<br>Plans, Kevin Tsai Architecture, September 5, 2024. | | | | | |

[21] Los Angeles City Planning, Implementation of 2023 State Density Bonus Law – AB 1287, May 16, 2024: https://planning.lacity.gov/odocument/e2f5c41c-45e1-42e0-be15-8fa4a0f747b2/Implementation_of_2023_State_De, accessed February 4, 2025.

## 4.4 Floor Area

See **Table 1-5** for the floor area and floor area ratio (FAR). Per the definition of Buildable Area in LAMC Section 12.03, "All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses.

Under LAMC Section 12.21.1, in the C2.5 and zones within Height District 1VL, the FAR is limited to 1.5:1. With a buildable area of 21,250 square feet, the floor area is limited to 33,405 square feet.

The Project requests a Waiver of Development Standard to permit a 122% FAR increase to permit 3.33 in lieu of 1.5, as otherwise required by LAMC 12.21.1-A,1. The Project proposes a total floor area of 70,852 square feet (3.34:1 FAR).

**Table 1-5**
**Floor Area**

| Buildable Area | LAMC Base | | Waiver of Development | | | Provided | |
|---|---|---|---|---|---|---|---|
| | FAR | Floor Area | Incentive | FAR | Floor Area | FAR | Floor Area |
| 21,250 sf | 1.5:1 | 31,875 sf | +122% | 3.34:1 | 70,852 sf | 3.34:1 | 70,852 sf |
| LAMC rounds down.<br>Plans, Kevin Tsai Architecture, September 5, 2024. | | | | | | | |

## 4.5 Setbacks

See **Table 1-6** for the setbacks**.** In the C1.5, C2, C4, and C5 zones, no front yards are required. Pursuant to LAMC Section 12.22.A.18(c)(3), no yard requirements shall apply to the residential portions of buildings located on lots in the CR, C1, C1.5, C2, C4, and C5 Zones used for combined commercial and residential uses, if such portions are used exclusively for residential uses, and abut a street, private street or alley, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings. An interior side setback is required pursuant to LAMC Section 12.16.C.2 and a rear setback is required by LAMC Section 12.16.C.3.

The Project requires 0 foot front yard, 0 foot side yards, and 15 foot rear yard plus 1 foot for each story over 3 stories, for a total of 18 feet. The Project requests a DB Off-Menu Density Bonus Incentive to permit a 73% rear yard reduction to permit 5 feet in lieu of 18', as otherwise required by LAMC 12.14-C,2.

**Table 1-6**
**Setbacks**

| Yard | Location | Required | Incentive | Provided |
|---|---|---|---|---|
| Front | 8th | 0' | - | 0' |
| Side | Jefferson | 0' | - | 0' |
| Side | Alley | 0' | - | 0' |
| Rear | West | 18' | Off-Menu | 5' |
| LAMC 12.14.C.2 (C2/R4 Zones)<br>Plans, Kevin Tsai Architecture, September 5, 2024. | | | | |

## 4.6 Height

Pursuant to LAMC Section 12.21.1.B.3(a), rooftop structures, equipment and improvements may exceed the maximum building height when authorized, provided the structure, equipment or improvement is screened from public view using non-reflective materials or otherwise made compatible with the overall design of the building.

Pursuant to LAMC Section 12.21.1.B.3, 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.

The Project is subject to the 1VL Height District and Transitional Height, which limits height to 45 feet and 3-stories for the C2 zone.

The Project requests a Waiver of Development Standard to permit a 25' height increase to permit 70 feet in lieu of 45 feet, as otherwise required by LAMC 12.21.1-A,1.

## 4.7 Open Space

**Table 1-7, Open Space**, provides the amount of required open space under the LAMC and the open space proposed to be provided by the Project.

The Project is required to provide 8,250 square feet of open space. The Project requests an On-Menu Density Bonus Incentive for a 20% open space reduction, to permit 6,602 square feet in lieu of 8,250 square feet, as otherwise required by LAMC 12.21-G,2.

The Project would provide 6,602 square feet of open space, consisting of, open space courtyard and roof deck, and balconies.

**Table 1-7**
**Open Space**

| Use | Type | Quantity | Rate | Total (sf) |
|---|---|---|---|---|
| **Required** | | | | |
| < 3 habitable rooms | Studio | 10 units | 100 sf / unit | 1,000 |
| | 1-bedroom | 20 units | | 2,000 |
| = 3 habitable rooms | 2-bedroom | 35 units | 125 sf / unit | 4,375 |
| > 3 habitable rooms | 3-bedroom | 5 units | 175 sf / unit | 875 |
| | | | **Total Required** | **8,250** |
| | | | **20% Reduction On Menu** | **(1,650)** |
| | | | **Total Required** | **6,600** |
| **Provided** | | | | |
| Common and open to the sky | | | Courtyard | 1,242 |
| | | | Roof Deck | 3,310 |
| | | | **Common Subtotal** | **4,552** |
| | | | Private Balconies (41 x 50 sf) | 2,050 |
| | | | **Total Provided** | **6,602** |

Per LAMC 12.21.G.2
Habitable Room - 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 open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room. A studio and 1 bedroom units have less than 3 habitable rooms. A 2 bedroom has 3 habitable rooms.
Plans, Kevin Tsai Architecture, September 5, 2024.

## 4.8 Landscaping

See **Table 1-8, Landscape Area and Tree Requirement,** for the required and provide landscape area and trees. Per LAMC Section 12.21.G.2.(a)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 site and may include street trees in the parkway.

The Project is required to provide 25 percent of its 4,552 square feet of common open space as landscaping, or 1,138 square feet. The Project would provide 2,309 square feet of landscaped common open space, with 1,365 square feet on the podium level and 944 square feet on the roof deck.[22]

The Project Site does not contain any trees or vegetation.[23] The Project would be required to provide at least 18 trees (70 units / 4). The Project would provide 19 trees, with 9 on the ground level and 10 on the podium level.[24]

The Project would comply with LAMC requirements for trees and landscaping.

**Table 1-8**
**Landscape Area and Tree Requirement**

| Use | Requirement | Quantity | Required | Provided |
|---|---|---|---|---|
| Landscape Area | 25% of Common Open Space | 4,552 sf | 1,138 sf | 2,309 sf |
| Trees | 1 tree per 4 residential units | 70 units | 18 trees | 19 trees |
| Plans, Kevin Tsai Architecture, September 5, 2024.<br>Landscape Plans, TGP Landscape Architecture, September 5, 2024. | | | | |

## 4.9 Trash, Loading, Mechanical Equipment

The Project is designed to minimize the visual impact of trash receptacles and utility areas.

Trash and recycle rooms/spaces are located within the building on the parking ground level, and are not visible from surrounding public streets and public view.

There is no loading area on the Site or surrounding street.

22 Landscape Plans, TGP Landscape Architecture, September 5, 2024.

23 Tree Report, The Tree Resource, December 2023.

24 Landscape Plans, TGP Landscape Architecture, September 5, 2024.

The Project requests an Off-Menu Density Bonus Incentive for relief from the 600 square-foot loading zone requirement, as otherwise required by LAMC Section 12.21-C,6(d).

Utility rooms would be located within the building and not visible from surrounding public streets and public view.

Rooftop mechanical equipment would be set back from the roof parapet edge and appropriately screened from public view.

## 4.10 Access and Circulation

There is one curb cut on Jefferson Boulevard and two curb cuts on 8th Avenue. The curb cuts would be closed.

The access from the alley to the south would be maintained to provide access to the ground floor parking level.

The residential and commercial uses would be accessed for pedestrians from 8th Avenue.

## 4.11 Dedication

Pursuant to Mobility Plan 2035, Jefferson Boulevard is required to provide a 1.5 foot dedication as an Avenue II. The corner of Jefferson Boulevard and 8th Avenue will require a 15 foot by 15 foot dedication. The alley will require a 4 foot dedication.

## 4.12 Vehicle Parking

**Table 1-9, Vehicle Parking**, provides the amount of required and provided vehicle parking.

**Table 1-9**
**Vehicle Parking**

| Use | Quantity | LAMC Required | | AB 2097 | Provided |
|---|---|---|---|---|---|
| | | Rate | Amount | | |
| **Residential** | | | | | |
| Studio | 10 units | 1 space / unit | 10 | 0 | 45 |
| 1-Bedroom | 20 units | 1.5 space / unit | 30 | | |
| 2-Bedroom | 35 units | 2 space / unit | 70 | | |
| 3-Bedroom | 5 units | 2 space / unit | 10 | | |
| **Total** | **70 units** | | **120** | | |
| **Total Residential** | | | **120** | **0** | **45** |
| **Commercial** | | | | | |
| Commercial | 2,000 sf | 1 space / 500 sf | 4 | 0 | 0 |
| **20% Reduction for Bicycle Parking Swap** | | | **(1)** | | |
| **Total Commercial** | | | **3** | | |
| **Total** | | | **123** | **0** | **45** |
| Per LAMC 12.22 A.4.<br>Plans, Kevin Tsai Architecture, September 5, 2024. | | | | | |

Assembly Bill No. 2097 (AB 2097) took effect on January 1, 2023, and prohibits the City from imposing any minimum parking requirements on projects that are located within 1/2 mile of a Major Transit Stop. Since the Project Site is within 1/2 mile of a Major Transit Stop at the intersection of Crenshaw Boulevard and Exposition Boulevard, 2,640 feet southwest of the Site. the City cannot impose any minimum parking requirements on the Project pursuant to AB 2097. Therefore, the parking required is zero (0) spaces.

The Project would voluntarily provide 45 spaces on the ground level.

### 4.12.1 Electric Vehicle Parking

LAMC Section 99.04.16.4.2.2 creates electric vehicle (EV) parking requirements that applies to multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. It requires that 35 percent of the total number of parking spaces provided by EV-capable (on-site distribution transformers to simultaneously change all EVs at the requires spaces), 25 percent be EV-ready (spaces equipped with low power Level 2 charging receptacles), and 10 percent have EV chargers.

**Table 1-10, Electric Vehicle Parking**, provides the amount of required and provided electric vehicle parking. The Project is required to provide 35% of spaces as EV Capable (17 spaces), 25% of spaces as EV Ready (12 spaces, which count toward the 17 EV Capable spaces), and 10% of spaces as EV Chargers (5 spaces). The Project would provide 17 EV spaces (12 EVSE and 5 EVCS).

**Table 1-10**
**Electric Vehicle Parking**

| **Parking Provided** | **Required** (EVSE + EVCS = EV) | | | **Provided** (EVSE + EVCS = EV) | | |
|---|---|---|---|---|---|---|
| | **EVSE** | **EVCS** | **EV Total** | **EVSE** | **EVCS** | **EV Total** |
| 45 | 12 | 5 | 17 | 12 | 5 | 17 |
| Calculations for spaces shall be rounded up to the nearest whole number.<br>EV Capable - 30% required.<br>EV Ready (EVSE) - electric vehicle supply equipment for future charging stations. 25% of total is required. The number of EV Ready parking spaces may be counted toward the total number of EV Capable parking spaces required.<br>EV Chargers (EVCS) – electric vehicle charging stations installed. 10% of total is required.<br>2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen) and 2023 LAGBC. Section 4.106.4.2.2. Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.<br>2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen) and 2023 LAGBC. Section 4.106.4.2.2. Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.<br>Plans, Kevin Tsai Architecture, September 5, 2024. | | | | | | |

## 4.13 Bicycle Parking

**Table 1-11, Bicycle Parking**, provides the amount of required and provided bicycle parking. LAMC 12.21.A.16(a) requires new projects to provide bicycle parking spaces. Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Long-term

bicycle parking shall be secured from the general public and enclosed on all sides and protect bicycles from inclement weather.

The Project is required to provide 64 bicycle parking spaces (8 short-term and 57 long-term).

The Project would provide 68 bicycle parking spaces (8 short-term and 60 long-term). The long-term bicycle stalls are located in the ground floor parking level, providing easy access for future users, while short-term stalls are located on the sidewalk on Jefferson Boulevard.

**Table 1-11**
**Bicycle Parking**

| Use | Quantity | Short-Term Spaces | | | Long-Term Spaces | | |
|---|---|---|---|---|---|---|---|
| | | Rate | Required | Provided | Rate | Required | Provided |
| Residential | 1-25 units | 1 / 10 units | 2.5 | | 1 / 1 unit | 25 | |
| | 26-100 units | 1 / 15 units | 3 | | 1 / 1.5 units | 30 | |
| | 101-200 units | 1 / 20 units | 0 | | 1 / 2 units | 0 | |
| | 201+ units | 1 / 40 units | 0 | | 1 / 4 units | 0 | |
| **Total Residential** | | | **5** | **6** | | **55** | **58** |
| Retail | 2,000 sf | 1 / 2,000 sf | 2 | 2 | 1 / 2,000 sf | 2 | 2 |
| **Total** | | | **7** | **8** | | **57** | **60** |

LAMC Table 12.21 A.16 (a)(1)(i) and Ordinance No. 185,480.
A minimum of two short-term bicycle parking spaces shall be provided in all cases.
Per LAMC Section 12.21.A.16(b): When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and included on-half may be disregarded, and any fraction over one-half shall be construed as requiring one bicycle parking space.
Therefore the 2.5 spaces rounds down to 2 spaces.
Plans, Kevin Tsai Architecture, September 5, 2024.

# 4.14 Lighting and Signage

Project signage would include building identification, wayfinding, and security markings. Signage would be similar to other signage in the Project's vicinity.

Exterior lighting would be shielded to reduce glare and eliminate light being cast into the night sky. Security lighting would be integrated into the overall architecture and landscaping.

The Project would also comply with LAMC lighting regulations that include approval of street lighting plans by the Bureau of Street Lighting; limited light intensity from signage to no more than three foot-candles above ambient lighting; and limited exterior lighting to no more than two foot-candles of lighting intensity or direct glare onto specified sensitive uses, under the terms of the LAMC Section 93.0117(b).

# 4.15 Site Security

The Project would provide a passive security program to ensure the safety of its residents, employees, and visitors. Security features to assist in crime prevention efforts and to reduce the demand for police protection services would include secured building access/design to residential areas; lighting of building entryways and areas; and possible video surveillance. The security

program would include controlling access; monitoring entrances and exits of buildings; monitoring fire/life/safety systems; and security lighting.

## 4.16 Sustainability Features

The Project would comply with the applicable Los Angeles Green Building Code (LAGBC, 2023 version effective January 1, 2023)[25] and the applicable California Green Building Standards Code (CalGreen, 2022 version effective January 1, 2023).[26] The applicability is determined when the Project is submitted and accepted by plan check.

All building systems would meet applicable Title 24 Energy Standards. These standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure.

The sustainability features to be incorporated into the Project would include, but not be limited to, WaterSense-labeled plumbing fixtures and Energy Star-labeled appliances, reduction of indoor and outdoor water use, weather-based controller and drip irrigation systems, and water-efficient landscape design. In addition, the landscaping on the outdoor decks would serve to help reduce solar heat gain and facilitate possible stormwater retention on-site.

The Project would recycle and reuse building and construction materials to the maximum extent feasible.

The Project would provide EV spaces as required by the LAMC.

The Project will be required to be all-electric for cooking, heating/cooling, and water heating within the whole building. The only exception is cooking equipment within kitchens located in public use areas.[27]

The Project's infill location would promote the concentration of development in an urban location with extensive infrastructure and access to public transit facilities. The Project's proximity to public transportation would reduce vehicle trips and vehicle miles traveled for residents and visitors.

### 4.16.1 Solar Ready Roof

The 2022 Building Energy Efficiency Standards took effect on January 1, 2023. Low-rise multi-family buildings that do not have a photovoltaic system installed shall comply with the requirements of CCR Title 24, Park 6, Section 110.10(b) through 110.10(d).

LAMC Section 99.05.211.1 (Solar Ready Buildings) states that Projects must comply with California Energy Code Section 110.10. There are 2 exceptions: Additions having less than 2,000 square feet of new roof area and alterations.

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25 City of Los Angeles, Department of Building and Safety, Green Building: https://dbs.lacity.gov/services/green-building-sustainability, accessed February 4, 2025.

26 California Building Codes: https://www.dgs.ca.gov/BSC/CALGreen, accessed February 4, 2025.

27 Los Angeles Ordinance No. 187,714. https://www.ladbs.org/services/green-building-sustainability#all-electric, accessed February 4, 2025.

The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project, and shall have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.

Per Exception 4 to Section 110.10(b)1B: Low-rise and high-rise multifamily buildings with all thermostats in each dwelling unit are demand response controls that comply with Section 110.12(a), and are capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency. In addition, in each dwelling unit, comply with one of the following measures: Install a dishwasher that meets or exceeds the ENERGY STAR Program requirements with either a refrigerator that meets or exceeds the ENERGY STAR Program requirements or a whole house fan driven by an electronically commutated motor.[28]

Therefore, should the Project provide smart thermostats and Energy Star rated dishwashers and refrigerators in every unit, it may be exempt from solar ready roofs per CBC Title 24 Energy Code Exception 4. The Project would comply with the applicable CalGreen and LAGBC requirements.

## 4.17 Anticipated Construction Schedule

The estimated construction schedule is shown in **Table 1-12, Construction Schedule**. The estimated operational year is 2028.[29] Construction is proposed to finish in 2028 and the Project would undergo a standard process to obtain its certification of occupancy and would begin leasing. The operational year relates to future traffic operations and assumes a fully leased building for maximum trip and VMT purposes.

The Project would remove approximately 3,540 square feet of building floor area and 21,265 square feet of asphalt/concrete parking lot.

For a conservative assumption, the Project would excavate at a maximum depth of approximately 5 feet for the foundation elements and grading of soils.

No fill would be imported to the Site. The amount of materials exported would be up to approximately 1,875 cubic yards (which includes a swell expansion potential).[30]

No haul route approval is required for the project since the Site is not in Hillside or Special Grading zone.

Truck routes for export are expected to utilize the most convenient access to freeway ramps. The truck routes would comply with the approved truck routes designated within the City and/or adjacent jurisdictions. Trucks traveling to and from the Project Site must travel along the designated routes. These streets are part of different approved haul routes.[31] The truck route

28 CEC, 2019 Building Energy Efficiency Standards, Section 110.10: https://energycodeace.com/site/custom/public/reference-ace-2019/index.html#!Documents/section11010mandatoryrequirementsforsolarreadybuildings.htm

29 Estimates provided by the Applicant, 2024.

30 Environmental Assessment Form, August 5, 2024.

31 NavigateLA, Haul Route layer: https://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

would be approximately 40 miles one-way, or 80 miles roundtrip, and could include the following:

- Full trucks: Exit Site on Jefferson Boulevard and travel east to Arlington Avenue, to the I-10 East, to the CA-60 East, to the I-605 North, to exit Arrow Highway, to destination at Nu Way Landfill, 1270 Arrow Highway, Irwindale, 91706.

- Empty trucks would travel in the reverse to the Site and exit I-10 West at Arlington Avenue Boulevard and travel south along Jefferson Boulevard west to the Site.

**Table 1-11**
**Construction Schedule**

| Phase | Schedule | Duration (workdays) |
|---|---|---|
| Demolition | July 1, 2026 – July 31, 2026 | 23 days |
| Grading | August 1, 2026 – August 31, 2026 | 21 days |
| Trenching | September 1, 2026 – September 30, 2026 | 22 days |
| Construction | September 1, 2026 – May 31, 2028 | 457 days |
| Architectural Coatings | March 1, 2028 – May 31, 2028 | 66 days |

Demolition involves removing buildings or structures.
Site Preparation involves clearing vegetation (grubbing and tree/stump removal) and removing stones and other unwanted material or debris prior to grading.
Grading involves the cut and fill of land to ensure that the proper base and slope is created for the foundation.
Building Construction involves the construction of the foundation, structures, and buildings.)
Trenching is associated with underground utilities, including gas, water, electricity, telecommunications.
Paving involves the laying of concrete or asphalt such as in parking lots, roads, driveways, or sidewalks.
Architectural Coating involves the application of coatings to both the interior and exterior of buildings or structures, the painting of parking lot or parking garage striping, associated signage and curbs, and the painting of the walls or other components such as stair railings inside parking structures.

Construction schedule, including start, end, and duration dates are estimates only.
Some overlap of phasing may occur.
The analysis assumes that construction would start in 2026. In practice, construction could begin at a later time. However, using an earlier start date represents a worst-case scenario for the analysis of construction emissions, because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years.
Estimates provided by the Applicant, 2024.

# 4.18 Discretionary Requests

Discretionary entitlements, reviews, permits and approvals required to implement the Project would include, but are not necessarily limited to, the following:[32]

A. Pursuant to AB 2334, AB 1287, and LAMC 12.22-A,25 and 13B.2.3, the applicant requests to utilize the general plan land use base density and a 25% density increase from 56 dwelling units to 70 dwelling units, as well as the following On-Menu and Off-Menu Density Bonus Incentives and Waivers of Development Standards:

[32] Project Description & Entitlement Requests, Alchemy Planning + Land Use, July 19, 2024.

**i. On-Menu Incentives**

1. On-Menu Density Bonus Incentive for a 20% open space reduction, to permit 6,602 square feet in lieu of 8,250 square feet, as otherwise required by LAMC 12.21-G,2.

**ii. Off-Menu Incentives**

1. Off-Menu Density Bonus Incentive to permit 37% of the frontage to be provided as public interior spaces in lieu of 75% as otherwise required by CPIO Section II-2.D.3.d.1.

2. Off-Menu Density Bonus Incentive for relief from the 600 square-foot loading zone requirement, as otherwise required by LAMC Section 12.21-C,6(d).

3. Off-Menu Density Bonus Incentive to permit a 73% rear yard reduction to permit 5 feet in lieu of 18', as otherwise required by LAMC 12.14-C,2.

**iii. Waivers of Development Standards**

1. Waiver of Development Standard to permit a 122% FAR increase to permit 3.33 in lieu of 1.5, as otherwise required by LAMC 12.21.1-A,1.

2. Waiver of Development Standard to permit a 25' height increase to permit 70 feet in lieu of 45 feet, as otherwise required by LAMC 12.21.1-A,1.

3. Waiver of Development Standard to permit a three-story height increase to permit six stories, in lieu of three stories, as otherwise required by LAMC 12.21.1-A,1 for a mixed-use building.

4. Waiver of Development Standard to permit the transitional height plane to begin 31' above the property line of the residential property to the south in lieu of 15', as otherwise required by CPIO Section II-2.A.2.a.

B. Pursuant to AB 2097, the applicant requests relief from all parking requirements.

As required by various sections of the LAMC, The Applicant would request the necessary administrative approvals and permits from the Building and Safety Department and other municipal agencies for Project construction actions, including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, haul route (if applicable), street tree removal and tenant improvements.

# Attachment 2

# Analysis for the Checklist

## 1 Mitigation Measures Applicable to the Proposed Housing Project

This discussion provides the analysis for **Section D** of the Housing Element Streamlining Checklist Form.

The following mitigation measures (MMs) are from the 2021-2029 Housing Element Mitigation Monitoring Program (MMP). The discussion below determines whether the MMs are relevant and applicable to the Proposed Housing Project based on the mitigation measure thresholds of applicability (trigger) and based on a review of the Proposed Housing Project.

Mitigation measures (MMs) apply if they meet the trigger stated in the mitigation measure itself. If a MM requires a study, survey, report, assessment, program, or plan (collectively referred to as "study"), to be prepared to determine if the Proposed Housing Project will have a significant impact and/or to identify the mitigation measures or mitigation plan to impose, that analysis must be done before completing the checklist, and will be referenced and relied on in the analysis prepared below.

All applicable mitigation measures from the Program EIR must be imposed on the project. If mitigation measures are required for the Proposed Housing Project, including as a result of a study required by a mitigation measure that was triggered for the project, prepare a Mitigation Monitoring Program (MMP), impose the measures as conditions of approval, and include a condition of approval that the applicant hire a construction monitor to ensure compliance with the MMP. Note that if the mitigation measure requires a study and the study finds no significant impacts, there is nothing to put in the MMP. If the study identifies required mitigation measures to reduce an identified significant impact, the mitigation measures identified in the study should be included in the MMP.

After determining if a mitigation measure applies, a substitute mitigation measure may be imposed if (1) it is found to be equal or more effective and (2) it will not cause a new significant impact. Whenever a substitute measure is being used, an analysis shall be attached to support the finding that the above two requirements are met. Check the box that the "appendix will be filled out" under the "Substitute Mitigation Measures" heading and attach the necessary analysis in the appendix.[1]

[1] City of Los Angeles, Housing Element Streamlining Checklist Instructions, CP-4091 Form: https://planning.lacity.gov/odocument/d264c4c2-711d-48ab-814a-27867f65b5a2/CP-4091, accessed February 4, 2025.

# 1.1 Air Quality

## MM 4.2-2(a) Construction Emission Reduction

**Trigger:** One of the following is met:

- Demolition of more than 13,500 square feet of building area;
- Greater than 5,000 cubic yards of soil cut/fill; or
- Greater than 5 acres of graded area; or use of more than ten pieces of heavy-duty construction equipment and 150 truck trips (or a total of 6,000 vehicle miles traveled by truck) on any given day during demolition, site clearing, or grading.

**No, the trigger is not met.** The Project will demolish 3,540 square feet of buildable area, which is below the trigger of 13,500 square feet, export approximately 1,875 cubic yards of soil, which is below the trigger of 5,000 cubic yards of export, and not use more than 10 pieces of heavy-duty equipment, or generate more than 150 truck trips per day.

**Mitigation Text:**

*For discretionary projects that meet the following criteria, prior to project approval, the Applicant shall be required to provide to the City an Air Quality Impact Analysis prepared by a qualified air quality analyst to analyze construction emissions and identify necessary mitigation:*

- *Demolition of more than 13,500 square feet of building area;*
- *Greater than 5,000 cubic yards of soil cut/fill;*
- *Greater than 5-acres of graded area; or use of more than ten pieces of heavy-duty construction equipment and 150 truck trips (or a total of 6,000 vehicle miles traveled by truck) on any given day during demolition, site clearing, or grading.*

*The Air Quality Impact Analysis shall demonstrate that project emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but are not limited to, the following mitigation […]*

**Discussion:**

While the trigger was not met, the Project voluntarily provided an air quality impact analysis.

See Air Quality Technical Report, DKA Planning, May 2024, included as **Attachment 3**.

The Air Quality Technical Report addresses the air quality impacts generated by construction and operation of a Project at 2800 West Jefferson Boulevard in the City of Los Angeles. The analysis evaluates the consistency of the Project with air quality policies set forth in the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) and the City's General Plan. The analysis of Project-generated air emissions focuses on whether the Project

would cause an exceedance of an ambient air quality standard or SCAQMD significance threshold. Calculation worksheets, assumptions, and model outputs used in the analysis are included in the Technical Appendix to this analysis.

The Project is consistent with the applicable policies in the Air Quality Element, as the Project would implement sustainability features that would reduce vehicular trips, reduce VMT, and encourage the use of alternative modes of transportation. Therefore, the Project would result in a less than significant impact related to consistency with the Air Quality Element.

Construction of the Project would produce VOC, $NO_X$, CO, $SO_X$, $PM_{10}$ and $PM_{2.5}$ emissions that do not exceed the SCAQMD's regional thresholds. As a result, construction of the Project would not contribute substantially to an existing violation of air quality standards for regional pollutants (e.g., ozone). This impact is considered less than significant.

The Project would produce emissions that do not exceed the SCAQMD's recommended localized standards of significance for $NO_2$ and CO during the construction phase. Similarly, construction activities would not produce $PM_{10}$ and $PM_{2.5}$ emissions that exceed localized thresholds recommended by the SCAQMD. These estimates assume the use of Best Available Control Measures (BACMs) that address fugitive dust emissions of $PM_{10}$ and $PM_{2.5}$ through SCAQMD Rule 403. This would include watering portions of the site that are disturbed during grading activities and minimizing tracking of dirt onto local streets. Therefore, construction impacts on localized air quality are considered less than significant.

The Project would be required to comply with the following regulations, as applicable:

- SCAQMD Rule 403, would reduce the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

- SCAQMD Rule 1113, which limits the VOC content of architectural coatings.

- SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (with gross vehicle weight over 10,000 pounds) during construction would be limited to five minutes at any location.

- In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines would meet specific fuel and fuel additive requirements and emissions standards.

**Conclusion:**

The trigger is not met and MM 4.2-2(a) is not applicable to the Project. However, the air quality technical analysis determined that construction impacts are less than significant and the mitigation listed in MM 4.2-2(a) is not applicable to the Project.

## MM 4.2-2(b) Operational Emissions Reduction

**Trigger:**

- 462 single-family homes or
- 612 multi-family residential; or
- the equivalent of one of the above.

**No, the trigger is not met.** The Project includes 70 multi-family residential units, which is below the trigger of 612 multi-family residential units.

**Mitigation Text:**

> *For discretionary projects, prior to project approval, the Applicant shall be required to provide the City an Air Quality Impact Analysis prepared by a qualified air quality analyst to analyze operational emissions and identify necessary mitigation for any discretionary project that would include more than 462 single-family residential units, 612 multi-family residential units, or any equivalent combination thereof. The Air Quality Impact Analysis shall demonstrate that project emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but are not limited to, the following mitigation […]*

**Discussion:**

See Air Quality Technical Report, DKA Planning, May 2024, included as **Attachment 3**.

The Project's operation emissions would not exceed the SCAQMD's regional or localized significance thresholds. Therefore, the operational impacts of the Project on regional and localized air quality are considered less than significant.

**Conclusion:**

The trigger is not met and MM 4.2-2(a) is not applicable to the Project.

## MM 4.2-3 Construction TAC Reduction Measure

**Trigger:** Projects with anticipated construction duration greater than 18 months and located within 500 feet of a residence or other sensitive receptor.

- BUT no study will be required if the applicant accepts a condition of approval that they will use construction equipment that meets CARB tier 4 Final or USEPA Tier 4 off-road emissions for all equipment rated 50 horsepower or greater, and the condition of approval includes that a copy of each unit's specifications shall be available upon request.

**Yes, the trigger is met.** The Project will have a construction duration of 23 months, and is located within five feet of multi-family residential uses at 2816-2818 Jefferson Boulevard and 20 feet of residential units at 3415 8th Avenue and 3412-3414 9th Avenue.

**Mitigation Text:**

> *For discretionary projects with an anticipated construction duration of greater than 18-months and located within 500 feet of a residence or other sensitive receptor, prior to issuance of a permit to construct, the applicant shall provide to the City an Air Quality Impact Analysis, prepared by a qualified air quality analyst, that includes a construction health risk assessment. If the analysis shows incremental cancer risk would exceed 10 persons in one million at a sensitive receptor or the calculated Hazard Index for chronic or acute risks would exceed a value of 1.0 at a sensitive receptor, the air quality analyst shall prepare a mitigation plan subject to City review and approval that reduce TACs to less than SCAQMD thresholds. The applicant shall comply with all mitigation measures in the mitigation plan.*
>
> *Alternatively, no Air Quality Impact Analysis, health risk assessment, and mitigation plan shall be required for discretionary projects conditioned to use construction equipment that meets the CARB Tier 4 Final or USEPA Tier 4 off-road emissions for all equipment rated 50 horsepower or greater. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.*

**Discussion:**

See Air Quality Technical Report, DKA Planning, May 2024, included as **Attachment 3**.

During construction of the Project, maximum daily localized unmitigated emissions of NO2, CO, PM10, and PM2.5 from sources on the Project Site would remain below each of the respective LST values. Unmitigated maximum daily localized emissions would not exceed any of the localized standards for receptors that are within 25 meters of the Project's construction activities. Therefore, based on SCAQMD guidance, localized emissions of criteria pollutants would not have the potential to expose sensitive receptors to substantial concentrations that would present a public health concern.

The primary toxic air contaminant (TAC) that would be generated by construction activities is diesel PM, which would be released from the exhaust of mobile construction equipment. The construction emissions modeling conservatively assumed that all equipment present on the Project Site would be operating simultaneously throughout most of the day, though this would rarely be the case. Daily emissions of diesel PM would be negligible throughout the course of Project construction. Therefore, the magnitude of daily diesel PM emissions, would not be sufficient to result in substantial pollutant concentrations at off-site locations nearby.

Furthermore, according to SCAQMD methodology, health risks from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer based on the use of standard risk-assessment methodology. The entire duration of construction activities associated with implementation of the Project is anticipated to be approximately 23 months, and the magnitude of diesel PM emissions will vary over this time period. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period, construction TAC emissions would result in a less than significant impact. Therefore, construction of the Project would not expose sensitive receptors to substantial diesel PM concentrations, and this impact would be less than significant.

The SCAQMD CEQA Handbook does not recommend analysis of toxic air contaminants (TACs) from short-term construction activities. Rather:

> *SCAQMD recommends that health risk assessments be conducted for substantial sources of diesel particulate emissions (e.g., truck stops and warehouse distribution facilities) and has provided guidance for analyzing mobile source diesel emissions. The Project would not generate a substantial number of truck trips. Based on the limited activity of TAC sources, the Project would not warrant the need for a health risk assessment associated with on-site activities.*[2]

The Office of Environmental Health Hazards Assessment (OEHHA) requirements under AB 2588, the Air Toxic Hot Spots Program, only applies to "facilities" as defined in Health and Safety Code Section 44322(a), which the state has determined applies to industrial facilities requiring operational air permits that use, manufacture, formulate, or release certain listed hazardous substances. Covered facilities do not include residential developments, which are not regulated under the Toxic Hot Spots Program. Notably, the OEHHA Guidelines assess cancer risks over 30-year exposures and do not mandate analysis for "short-term" projects even under the Toxic Hot Spots Program. Thus, the OEHHA Guidelines do not apply here, where the only DPM emissions would occur during a few months of construction activities as part of the Project. SCAQMD only requires quantitative HRAs to be prepared for substantial mobile sources of DPM emissions, including truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units.[3] SCAQMD's AB 2588 Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics Hot Spots Information and Assessment Act only applies to permitted industrial facilities and does not address so called "short term" projects.[4]

SCAQMD Rule 1402, which implements the Toxic Hot Spots Program in the region, only applies to facilities with one or more AQMD permit to operate that the Project is not required to obtain and does not require analysis of short-term TAC or DPM emissions. Thus, no agency has recognized

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2 South Coast Air Quality Management District, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions, December 2002.

3 SCAQMD, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, 2002: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis, accessed February 4, 2025.

4 SCAQMD, AB 2588 and Rule 1402 Supplemental Guidelines (Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics Hot Spots Information and Assessment Act), October 2020: http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf, accessed February 4, 2025.

multi-family residential development as a significant source of toxic air emissions requiring quantitative HRAs. As Project construction activities would vary throughout the site and would be short-term during only one brief portion of onsite construction activities, stationary source rules would not be appropriate for assessing impacts associated with DPM emissions, and an HRA is not required.

**Conclusion:**

The trigger is met and MM 4.2-3 is applicable to the Project. However, the air quality technical analysis determined that construction impacts are less than significant and the HRA is not necessary. However, MM 4.2-3 requires an HRA or requires the applicant to use construction equipment that meets the CARB Tier 4 Final or USEPA Tier 4 off-road emissions for all equipment rated 50 horsepower or greater. Because there is no HRA, the applicant will comply with the condition and use Tier 4 engines.

# 1.2 Biological Resources

## MM 4.3-1(a) Biological Resources Reconnaissance Survey and Reporting

**Trigger:** Project involves all of the following:

- Vegetation removal, ground disturbance, or staging of vehicles, equipment, or materials and providing access routes
- On natural (native) or disturbed but undeveloped land
- As determined by Planning, including in consultation with CDFW, the land has the potential to support special-status species, contain sensitive habitat, or be within 300 feet of suitable habitat to support special-status species

**No, the trigger is not met.** The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. Therefore, the Project would not include disturbances on natural (native, virgin) or disturbed but undeveloped areas.

**Mitigation Text:**

> *For all discretionary projects that require vegetation removal, ground disturbance, staging of vehicles, equipment, or materials, and access routes on natural (e.g., native, virgin) or disturbed but undeveloped (e.g., unpaved, areas barren, or ruderal), areas that contain or have the potential to support special-status species, sensitive habitat, or within 300 feet of suitable habitat to support special-status species (e.g., nesting passerines) as determined by the Department of City Planning, including through consultation with CDFW, the project applicant shall be required to conduct a biological resources assessment report to characterize the biological resources on-site and to determine the presence or absence of sensitive species. […]*

**Discussion:**

The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. The Project Site does not contain any biological resources such as water resources, protected trees or shrubs, or other sensitive/special resources. Therefore, a biological resources assessment report is not required.

**Conclusion:**

The trigger is not met and MM 4.3-1(a) is not applicable to the Project.

## MM 4.3-1(b) Sensitive Species/Habitat Avoidance: Pre-Construction Bird Nest Surveys, Avoidance, and Notification

**Trigger:** Survey was required under 4.3-1(a) and the Survey identified sensitive species and/or habitat

**No, the trigger is not met.** A biological resources assessment report was not required under MM 4.3-1(a).

**Mitigation Text:**

> *For all discretionary projects where sensitive species and/or habitat are identified in the biological resources assessment prepared pursuant to MM 4.3-1(a), the biological resources assessment report shall require pre-construction surveys for sensitive species and/or construction monitoring to ensure avoidance, relocation, or safe escape of the sensitive species from the construction activities, as appropriate. […]*

**Discussion:**

The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. The Project Site does not contain any trees or vegetation. Therefore, a biological resources assessment report is not required.

The Project Site is disturbed, relative to the presence of natural habitats, and surrounding areas are entirely developed; therefore, the Site does not provide potential habitat for endangered, rare, or threatened animal species. Some examples of these disturbances that deter animals include complete absence of native habitats or vegetation, substantial vehicle traffic, artificial lighting, regular vegetation maintenance, domesticated and feral dogs and cats, and pest management.

The Project Site has been subject to substantial disturbance associated with the existing auto repair and residential buildings and nearby surrounding areas are entirely developed. As such, the Project Site does not exhibit potential to support endangered, rare, or threatened plant species.

**Conclusion:**

The trigger is not met and MM 4.3-1(b) is not applicable to the Project.

## MM 4.3-1(c) Focused Surveys for Rare Plants

**Trigger:** Survey was required under 4.3-1(a) and the Survey indicates it is appropriate to prepare a focused survey for rare plants

**No, the trigger is not met.** A biological resources assessment report was not required under MM 4.3-1(a).

**Mitigation Text:**

> *If indicated as appropriate by the biological resources assessment report required in Mitigation Measure 4.3-1(a), focused surveys for special status plants shall be conducted. Prior to vegetation clearing for construction in open space areas, special status plants identified in the focused surveys shall be counted and mapped and a special-status plant relocation plan shall be developed and implemented to provide for translocation of the plants. […]*

**Discussion:**

The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. The Project Site does not contain any trees or vegetation. Therefore, a biological resources assessment report is not required.

**Conclusion:**

The trigger is not met and MM 4.3-1(c) is not applicable to the Project.

## MM 4.3-1(d) Adaptive Management Plan

**Trigger:** Survey or reconnaissance required by 4.3-1(a), (b), or (c) indicates it is appropriate to prepare an adaptive management plan.

**No, the trigger is not met.** A biological resources assessment report was not required under MM 4.3-1(a).

**Mitigation Text:**

> *If indicated as appropriate in a reconnaissance, pre-construction or focused survey required in Mitigation Measure 4.3-1(a), (b), or (c) the biologist shall prepare an Adaptive Management Plan for future operations to ensure that operations will not result in impacts to special status species, such as lighting plans, fencing plans, revegetation plans, and/or necessary covenants to ensure property owners maintain their properties in a way to reduce impacts to native species, such as requirements for keeping domestic animals or use of non-native vegetation, and/or education campaigns. […]*

**Discussion:**

The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. The Project Site does not contain any trees or vegetation. Therefore, a biological resources assessment report is not required.

**Conclusion:**

The trigger is not met and MM 4.3-1(d) is not applicable to the Project.

## MM 4.3-2(a) Habitat Mitigation and Monitoring Plan

**Trigger:** The project is in an area potentially containing sensitive natural community or jurisdictional waters and riparian habitats, including streams, wetlands, riparian habitats, and other water bodies.

**No, the trigger is not met.** The Project Site is not in an area potentially containing sensitive natural community or jurisdictional waters and riparian habitats.

**Mitigation Text:**

> *For discretionary projects that are in areas potentially containing sensitive natural communities or jurisdictional waters and riparian habitat, including streams, wetlands, riparian habitat, and other water bodies, affected sites as well as off-site areas that may be directly or indirectly affected by the individual development project, prior to the project approval, the applicant shall prepare and submit a Habitat Mitigation and Monitoring Program (HMMP), which shall mitigate for impacts to CDFW jurisdictional habitat at a 2:1 ratio for permanent impacts and a 1:1 ratio for temporary impacts, or as otherwise approved by CDFW and the City. […]*

**Discussion:**

No federally protected wetlands (e.g., estuarine and marine deepwater, estuarine and marine, freshwater pond, lake, riverine) occur on or in the immediate vicinity of the Project Site.[5] The nearest wetland habitat is the Ballona Creek, which is classified as Riverine and located approximately 2.15 miles northwest of the Project Site.[6] Therefore, the development would not affect the Ballona Creek.

No riparian or other sensitive habitat areas are located on or adjacent to the Project Site.[7] Due to the highly urbanized nature of the Project Site and surrounding area, the lack of a major water body on the Site, the Project Site is not a habitat for native resident or migratory species or contain native nurseries.

5 U. S. Fish & Wildlife Service, National Wetlands Inventory, Wetlands Mapper, website: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper, accessed February 4, 2025.

6 U. S. Fish & Wildlife Service, National Wetlands Inventory, Wetlands Layer: http://www.fws.gov/wetlands/Data/Mapper.html, accessed February 4, 2025.

7 U. S. Fish & Wildlife Service, National Wetlands Inventory, Wetlands Mapper, website: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper, accessed February 4, 2025.

There are no City or County Significant Ecological Areas (SEA) on or around the Project Site.[8] The nearest SEA is the Kenneth Hawn State Recreation Area in Baldwin Hills, located 1.8 miles southwest of the Site.[9]

There are no California Natural Community Conservation Plans (CNCCP) on or around the Project Site. The only CNCCP in LA County is in the City of Rancho Palos Verdes.[10]

There are no Habitat Conservation Plans on or around the Project Site.[11]

Thus, there exists no value for the Project Site as habitat for endangered, rare, or threatened species. Further, the Project Site is not located in an approved local, regional, or state habitat conservation plan.

**Conclusion:**

The trigger is not met and MM 4.3-2(a) is not applicable to the Project.

## MM 4.3-2(b) Protected Tree and Tree Canopy Survey

**Trigger:** Project is proposing to remove trees.

**No, the trigger is not met.** The Project Site does not contain any trees.

**Mitigation Text:**

> *For discretionary projects that include the removal of trees, prior to project approval, a tree report and tree replanting plan shall be conducted by a certified arborist to tag and assess all trees (defined as woody plant material that is five inches or greater in diameter at breast height [DBH – four and a half feet off grade]) subject to the City's Protected Tree Ordinance on the project site. […]*

**Discussion:**

While the trigger was not met, the Project voluntarily provided a tree report.

See Tree Report, The Tree Resource, December 20, 2023, included as **Attachment 4**.

A Tree Report was conducted by a certified arborist. The Project Site does not contain any trees

8 Navigate LA, Significant Ecological Areas layer: http://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

9 County of Los Angeles, Significant Ecological Areas and Coastal Resource Area, January 2022.

10 California Natural Community Conservation Plans, April 2019, https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline, accessed February 4, 2025.

11 U. S. Fish & Wildlife Service, Habitat Conservation Plans: https://ecos.fws.gov/ecp0/conservationPlan/region/summary?region=8&type=HCP, accessed February 4, 2025.

or vegetation.[12] There are no protected tree or shrub on the Site.[13]

Removal or planting of any tree in the public right(s)-of-way requires approval of the Board of Public Works. All trees in the public right(s)-of-way shall conform to the current standards of the Department of Public Works, Urban Forestry Division, Bureau of Street Services. There are no street trees along the Site.[14] The Project will not adversely affect street trees.

**Conclusion:**

The trigger is not met and MM 4.3-2(b) is not applicable to the Project. However, the Tree Report determined there are no protected trees on the Site and the mitigation listed in MM 4.3-2(b) is not applicable to the Project.

12 Tree Report, The Tree Resource, December 20, 2023.

13 LAMC Section 46.01: "PROTECTED TREE OR SHRUB" means any of the following Southern California native tree species which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub. Protected Tree: (a) Oak tree including Valley Oak (Quercus lobata) and California Live Oak (Quercus agrifolía), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (Quercus dumosa). (b) Southern California Black Walnut (Juglans californica var. californica) (c) Western Sycamore (Platanus racemosa) (d) California Bay (Umbellularia californica). Protected Shrubs: (a) Mexican Elderberry (*Sambucus mexicana*); (b) Toyon (*Heteromeles arbutifolia*). This definition shall not include any tree or shrub grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

14 City of Los Angeles, Bureau of Street Services, StreetsLA Tree Inventory: https://streetsla.lacity.org/tree-inventory, accessed February 4, 2025.

# 1.3 Cultural Resources

## MM 4.4-1(a) Identification of Built-Environment Historical Resources

**Trigger:** There is a potential historical resource located on or near the project site:

- Survey LA shows resources that are potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district.
- Building or structure was not assessed in Survey LA (this includes resources in Survey LA listed with a QQQ code) but is 45 years or older.

**No, the trigger is not met.** The SurveyLA methodology of assessment was completed from the public right-of-way.[15] All the buildings on the Project Site are visible from the public right-of-way, either Jefferson Boulevard or 8th Avenue. Thus, it is assumed that the Project Site was assessed during SurveyLA. The Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. Therefore a historical resources evaluation is not necessary.

**Mitigation Text:**

> *For discretionary projects, the following procedures shall be implemented to identify historical resources, as defined by Public Resources Code Section 21084.1, located on or near a development site and implement appropriate techniques to avoid or reduce significant impacts to historical resources.*
>
> *The City of Los Angeles Historic Resources Survey (SurveyLA) results shall be consulted to determine whether the project area, or adjacent areas, have been subject to previous cultural resources studies and whether historical resources were identified.*
>
> *If a development involves the alteration or demolition of a property 45 years of age or older that was not evaluated in SurveyLA, including sites with a QQQ code, a historical resources evaluation shall be prepared for the development. […]*

**Discussion:**

The Project Site is not a listed or potentially listed historic resources in SurveyLA.[16] The Project Site is not listed in HistoricPLacesLA (HPLA).[17] There are no Historic-Cultural Monuments or Historic Preservation Overly Zones on our adjacent to the Project Site.[18] The City's Office of

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15 Page 2, City of Los Angeles, SurveyLA, West Adams-Baldwin Hills-Leimert Community Plan Area, https://planning.lacity.gov/odocument/87d7982b-d1b3-45f1-8619-381cee51a9be/WestAdams-BaldwinHills-LeimertSurveyReport0.pdf, accessed February 4, 2025.

16 City of Los Angeles, SurveyLA, West Adams-Baldwin Hills-Leimert Community Plan Area: https://planning.lacity.gov/preservation-design/survey-la-results-west-adams-baldwin-hills-leimert, accessed February 4, 2025.

17 City of Los Angeles, HistoricPLacesLA: https://historicplacesla.lacity.org/search?mock-paging-filter=1&search-view=hpla-search, accessed February 4, 2025.

18 City of Los Angeles, NavigateLA, Historic layer: https://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

Historic Resources has confirmed that the non-identification in SurveyLA and HPLA as indicated that the Site is not a resource.[19] The Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district.

The nearest historic resources are:[20]

- Jefferson Park Historic Preservation Overlay Zone (HPOZ), located east of the alley between 7th Avenue and 8th Avenue, approximately 225 feet east of the Site.[21]
- Concord Church (2820-2828 Jefferson Boulevard), may be eligible as a historical resource and additional research needed.[22] The building is 45 feet west of the Site, with an intervening building separating the resource from the Project Site.

Neither of these resources is directly adjacent to the Site

**Conclusion:**

The trigger is not met and MM 4.4-1(a) is not applicable to the Project.

## MM 4.4-1(b) Rehabilitation of Historical Resources

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

> *If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(b) is not applicable to the Project.

19 Email from Lambert Giessinger, Senior Architect, Los Angeles Office of Historic Resources, January 21, 2025.

20 NavigateLA, Historic-Cultural Monuments layer: https://navigatela.lacity.org/navigatela, and HistoricPlacesLA: https://hpla.lacity.org/search, accessed February 4, 2025.

21 Jefferson Park Historic Preservation Overlay Zone: https://planning.lacity.gov/preservation-design/overlays/jefferson-park, accessed February 4, 2025.

22 HistoricPlacesLA: https://hpla.lacity.org/report/e4b63ec7-8c30-42a2-9316-ea1ff82190ec: accessed February 4, 2025.

## MM 4.4-1(c) Design Requirements for New Construction

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

> *If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(c) is not applicable to the Project.

## MM 4.4-1(d) Relocation and Rehabilitation of Historical Resources

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

> *If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(d) is not applicable to the Project.

## MM 4.4-1(e) Historic American Building Survey Documentation

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

> *If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(e) is not applicable to the Project.

## MM 4.4-1(f) Interpretive Program

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

> *If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(f) is not applicable to the Project.

## MM 4.4-1(g) Construction Monitoring, Salvage, and Reuse

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

*If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(g) is not applicable to the Project.

## MM 4.4-1(h) Temporary Protective Relocation

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

*If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(h) is not applicable to the Project.

## MM 4.4-1(i) Excavation and Shoring Plan

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

*If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(i) is not applicable to the Project.

## MM 4.4-1(j) Structural Construction Monitoring

**Trigger:** If required in a historical resource evaluation prepared under 4.4-1(a).

**No, the trigger is not met.** A historical resources evaluation is not necessary.

**Mitigation Text:**

> *If required under the mitigation plan in the historical resources evaluation prepared under MM 4.4-1(a), comply with the following measure. […]*

**Discussion:**

As discussed under Threshold MM 4.4-1(a), above, the Project Site is not potentially eligible for listing on the City, state, or national historical register, individually or as a contributor to a district. A historical resources evaluation is not necessary.

**Conclusion:**

The trigger is not met and MM 4.4-1(j) is not applicable to the Project.

## MM 4.4-2 Archaeological Resources

**Trigger:** Project will involve ground disturbance in native soils or soils of unknown origin.

**Yes, the trigger is met.** The Project will include excavations for foundation elements and export of 1,875 cubic yards of soil, which is a ground disturbance to depths that were not previously disturbed by prior grading or excavation activities. The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> Discretionary projects that involve ground disturbance in native soils or soils of unknown origin, shall implement the following procedures to identify archaeological resources located in a development site and implement applicable impact reduction techniques to reduce substantial adverse effects associated with the inadvertent discovery of archaeological resources. *[…]*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

Based on background research, the Project Site and surrounding area has been developed since at least as early as 1927 resulting in significant modification of the natural landscape. Additionally, fill soils are documented within the Project Site to depths between 2 and 5 feet below the current ground surface. Previous removal of four underground tanks and subsequent backfill of fill soils has resulted in previous ground disturbance extending at least five feet below grade and likely deeper. A review of the California Historical Resources Information System (CHRIS) records indicate that no cultural resources have been identified within the Project site; two (2) historic built environment resources have been previously recorded within the 1-mile radius of the proposed Project site; and no archaeological resources have been recorded within 1-mile of the proposed Project site.

Although the Project site has not been previously studied, twenty-seven (27) cultural resource studies have been conducted within a 1-mile radius. Despite several surveys occurring within the area no remnants of archaeological resources have been observed. No cultural resources or materials consistent with cultural activity were observed during the intensive pedestrian survey conducted in support of this investigation.

In consideration of all these factors, the potential to encounter intact cultural deposits containing archaeological resources or human remains within soils from the current grade to the proposed depth of disturbance is unlikely. The potential to encounter intact cultural deposits is highly unlikely due to the presence of artificial fill and previous disturbance of soils extending to depths greater than that which is proposed. The presence of intact tribal cultural resources is also unlikely, but displaced tribal cultural resources cannot be completely ruled out. However, there is always a possibility to encounter archaeological resources, and human remains during ground disturbance. In the event that unanticipated archaeological resources or human remains are encountered during the Project construction, they must be treated in accordance with CEQA and public safety codes. As such, the following management recommendations are provided to ensure that impacts to unanticipated archaeological resources and human remains would be treated properly resulting in a less than significant impact.

To ensure appropriate adherence to Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report Mitigation Monitoring Program (MMP). Langan recommends the following site-specific measures (**MM-CUL-1**) to ensure proper treatment of any unknown archaeological, paleontological, and tribal cultural resources and human remains in the event of an inadvertent discovery during proposed Project construction. Provided the prescribed measures are properly implemented, the potential impact to archaeological, paleontological and tribal cultural resources and human remains is considered to be less then significant.

**MM-CUL-1 Archaeological, Paleontological, and Tribal Cultural Resources**

The Project shall comply with the requirements and procedures described in Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, or subsequent versions.

Prior to commencement of construction activities for all phases of project implementation, the project applicant/owner/developer should retain qualified archaeological principal investigator who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology and has experience and is well-acquainted with the history of the ancestral tribes geographically connected to the Project site referred to here on as "Principal Investigator/Archaeologist". Additionally, a paleontological principal investigator who meets the Society of Vertebrate Paleontology (SVP) Standards should be retained referred to here on as "Principal Investigator/Paleontologist".

**Precautionary Pre- and Post-Construction Tasks.** Potential impacts to archaeological, paleontological and tribal cultural resources and human remains should be minimized through implementation of pre- and post- construction tasks. These tasks include the development of an inadvertent discovery and treatment plan (Plan) and a Workers Environmental Awareness Program (WEAP) Training.

- The applicant/owner/developer should retain a Principal Investigator/Archaeologist and Principal Investigator/Paleontologist, as defined above, to briefly outline a program of treatment and mitigation in the case of an inadvertent discovery of archaeological, paleontological and tribal cultural resources during ground-disturbing phases (including but not limited to preconstruction site mobilization, grubbing, grading, foundation excavations, structural construction, trenching, and landscaping) and to provide for the proper identification, evaluation, treatment, and protection of any archaeological, paleontological and tribal cultural resources and human remains during the construction of the Project. This Plan should define the process to be followed for the identification and management of archaeological, paleontological and tribal cultural resources and human remains located within the Project site during construction. Additionally, the Plan should provide protocols and procedures to guide paleontological monitoring of grading activities occurring five feet below current ground surface. in areas underlain by soils or geologic units potentially containing paleontological resources. These protocols and procedures should ensure compliance with the MMP mitigation measures 4.4-2 (j and k), 4.5-1(d), 4.5-1(b and c). Existence of and importance of adherence to this Plan should be stated on all construction plans.

- In accordance with MMP mitigation measure 4.4-2, and 4.5-1(b), prior to commencement of construction activities for all phases of project implementation, the project applicant/owner/developer should retain a Principal Investigator/Archaeologist and Principal Investigator/Paleontologist to prepare and present a Worker Environmental Awareness Program (WEAP). All construction personnel should be briefed regarding unanticipated discoveries prior to the start of construction activities. A basic presentation should be prepared and presented by the Principal Investigator/Archaeologist and Principal Investigator/Paleontologist, or their representative. The purpose of the WEAP training is to provide specific details on the kinds of archaeological, paleontological, and tribal cultural resource materials and

human remains that may be identified during implementation of the Project and explain the importance of and legal basis for their protection. Each worker should also learn the proper procedures to follow in the event that the same resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the retained Principal Investigator/Archaeologist, Principal Investigator/Paleontologist, and if appropriate, Tribal representative. Necessity of training attendance should be stated on all construction plans and evidence of attendance should be documented with a sign in sheet available for review upon request by the Lead agency.

- In accordance with MMP mitigation measure 4.5-1(a), if ground disturbance occurs five feet below current grade, a Principal Investigator/Paleontologist should be retained to ensure adherence with the Plan regarding paleontological monitoring. Note: no paleontological monitoring is required for ground disturbance occurring in soils shallower than five feet below current ground surface.

**Inadvertent Discovery Response.** In accordance with MMP mitigation measure 4.4-2, 4.5-1(a), and 4.15-1(b), in the event that archaeological, paleontological and tribal cultural resources are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find should immediately stop until the Principal Investigator/Archaeologist and Principal Investigator/Paleontologist can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (14 CCR 15064.5(f); California PRC Section 21082), the Principal Investigator/Archaeologist or Principal Investigator/Paleontologist may simply record the resource and allow work to continue. If the resource proves significant pursuant to CEQA, preparation of an appropriate mitigation plan, in accordance with federal, state, and local guidelines, should be prepared. Additional work, such as testing, data recovery, or fossil recovery may be warranted. If the discovery is Native American in nature, consultation with a Tribal representative ancestrally connected to the Project area should be conducted; additionally, Native American monitoring by may be necessary.

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner must be notified immediately. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (at the least within 100 feet of the discovery) should occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner must notify the Native American Heritage Commission (NAHC). In accordance with California Public Resources Code, Section 5097.98, the NAHC will notify the Most Likely Descendent (MLD) from the deceased Native American. The MLD should complete their inspection and will then determine, in consultation with the property owner, the disposition of the human remains.

**Conclusion:**

The trigger is met and MM 4.4-2 is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources).

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.4-2 from the Housing Element and it will not cause a new significant impact.

# 1.4 Geology and Soils

## MM 4.5-1(a) Paleontological Procedures for Discretionary Projects

**Trigger:** Project will involve ground disturbance at depths greater than previously disturbed.

**Yes, the trigger is met.** The Project will include excavations for foundation elements and export of 1,875 cubic yards of soil, which is a ground disturbance to depths that were not previously disturbed by prior grading or excavation activities. The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> *For all discretionary projects that involve excavation or grading activities at depths greater than previous disturbance on the respective site(s), prior to the start of construction, the following shall be conducted as discussed in detail below: prepare a resource assessment and records search for the presence of paleontological resources to determine if the project site is underlain by paleontological resources; monitor all excavation and grading activities in areas underlain by soils or geologic units potentially containing paleontological resources; and identify, record, and evaluate all paleontological resources uncovered during project construction and submit a paleontological assessment report to the City for review and approval. […]*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

The findings provided by the Natural History Museum of Los Angeles County reveal that no paleontological resource localities have been documented within the proposed Project Site. However, nearby paleontological resource localities have been recorded in the surrounding area and within the same sedimentary deposits that have the potential of occurring within the Project. The soils mapped within the Project Site and surrounding area are categorized as Biscailuz and Pico soils (USDA 2024a) that are from discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. Although these soils are unlikely to produce intact paleontological remains, the Pleistocene and Holocene parent material from which the native soils are derived may contain paleontological resources.

The geotechnical testing did reveal that fill soils are present throughout the site to depths between 2 and 5 feet below current grade. The geotechnical investigation also revealed that the Project Site previously included four underground tanks that were removed and backfilled in 1991 with approximately 80 cubic yards of fill. Although the depth of disturbance incurred from the removal of the tanks was not recorded, based on Applied Earthworks estimates based on subsurface soils testing previous disturbance extends five feet below grade and potentially deeper. Based on the documented presence of paleontological resources within Pleistocene-era soils located as near as ~1.6 miles north-northwest, ~0.3 miles southwest, ~2 miles southeast, ~1.8 miles west-southwest and ~1.8 miles west of the Project Site at depths of 6 feet and 16 feet, if undisturbed

native soils of the Pleistocene-era are reached there is potential for finding intact paleontological resource deposits in the underlying Pleistocene stratum.

To ensure appropriate adherence to Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report Mitigation Monitoring Program (MMP). Langan recommends the following site-specific measures (see **MM-CUL-1**) to ensure proper treatment of any unknown archaeological, paleontological and tribal cultural resources and human remains in the event of an inadvertent discovery during proposed Project construction. Provided the prescribed measures are properly implemented, the potential impact to archaeological, paleontological and tribal cultural resources and human remains is considered to be less then significant.

In accordance with MM 4.5-1(a), if ground disturbance occurs five feet below current grade, a Principal Investigator/Paleontologist should be retained to ensure adherence with the Plan regarding paleontological monitoring. See **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**Conclusion:**

The trigger is met and MM 4.5-1(a) is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.5-1(a) from the Housing Element and it will not cause a new significant impact.

## MM 4.5-1(b) Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring

**Trigger:** If required by the resource assessment required under 4.5-1(a).

**Yes, the trigger is met.** The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> *If required by cultural resources assessment under MM 4.5-1(a), prior to the start of construction, a paleontological monitor shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff, and notice that the identified qualified paleontologist is the only one authorized to handle paleontological find(s), including but not limited to collection and removal. Approved plans shall include statement of WEAP requirement.*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

In accordance with MM 4.5-1(b), prior to commencement of construction activities for all phases of project implementation, the project applicant/owner/developer should retain a Principal Investigator/Archaeologist and Principal Investigator/Paleontologist to prepare and present a Worker Environmental Awareness Program (WEAP). See **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**Conclusion:**

The trigger is met and MM 4.5-1(b) is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.5-1(b) from the Housing Element and it will not cause a new significant impact.

## MM 4.5-1(c) Construction Monitoring

**Trigger.** If required by the resource assessment required under 4.5-1(a).

**Yes, the trigger is met.** The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> *If required pursuant to a monitoring plan prepared under MM 4.5-1(a), a paleontologist or designated paleontological monitor shall monitor ground disturbance activities, including the initial five feet below the ground surface, as areas with high paleontological sensitivity may contain resources at shallow depths and within the first five feet. If the paleontological monitor determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated if any new or unforeseen deeper ground disturbances are required. After ground disturbing activities are completed, the paleontologist or designated monitor shall complete and submit a report to the City verifying compliance with the monitoring plan. Monitoring plan shall show on the plans.*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

In accordance with MM 4.5-1(c), the inadvertent discovery and treatment plan should provide protocols and procedures to guide paleontological monitoring of grading activities occurring five

feet below current ground surface. in areas underlain by soils or geologic units potentially containing paleontological resources. See **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**Conclusion**

The trigger is met and MM 4.5-1(c) is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.5-1(c) from the Housing Element and it will not cause a new significant impact.

## MM 4.5-1(d) Fossil Discovery, Salvage, and Treatment

**Trigger:** If required by the resource assessment required under 4.5-1(a).

**Yes, the trigger is met.** The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> *All discretionary projects shall be subject to the following mitigation measure: Discovery. If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and prepared an appropriate mitigation plan, in accordance with federal, state, and local guidelines, Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist, and if construction activities are cleared by the qualified paleontologist to continue. If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s). […]*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

In accordance with MM 4.5-1(c), any monitoring plan shall include inadvertent discovery response. See **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**Conclusion:**

The trigger is met and MM 4.5-1(d) is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.5-1(d) from the Housing Element and it will not cause a new significant impact.

# 1.5 Hazards and Hazardous Materials

## MM 4.7-2(a) Environmental Site Assessment

**Trigger:** Applies to a project that is the following:

1. Requires grading, excavation, or a building permit; and

2. Located on or within 500 feet of a hazardous material site listed on:

- SWRCB GeoTracker (refer to https://geotracker.waterboards.ca.gov);
- DTSC EnviroStor (refer to https://www.envirostor.dtsc.ca.gov/public);
- DTSC Hazardous Waste Tracking System (refer to https://hwts.dtsc.ca.gov);
- LAFD Certified Unified Program Agency (refer to the active, inactive, and historical inventory lists at https://www.lafd.org/fireprevention/cupa/public- records);
- Los Angeles County Fire Department Health Hazardous Materials Division (refer to the active and inactive facilities, site mitigation, and California Accidental Release Prevention inventory lists at https://fire.lacounty.gov/public-records- requests);
- SCAQMD Facility Information Detail (refer to https://xappprod.aqmd.gov/find); or
- Located on or within 500 feet of a Hazardous Materials site designated as a RCRA Small Quantity Generator or Large Quantity Generator (refer to the USEPA Envirofacts database at https://enviro.epa.gov/index.html); or
- Located on an Oil Drilling District or located on or within 50 feet of a property identified as having an oil well or an oil field (active or inactive) by CalGEM (refer to https://www.conservation.ca.gov/calgem/Pages/WellFinder.asp x); or
- Located on any land currently or previously designated with an industrial use class or industrial zoning; or
- Located on land currently or previously used for a gas station or dry-cleaning facility, or
- The Applicant or Owner are not aware or have reason to be aware that the Project site was previously used for industrial use, gas station, or dry-cleaner, or otherwise is contaminated with hazardous substances.

3. The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or conditions.

4. The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or conditions.

**Yes, the trigger is met.** The Project will require grading and a building permit. Per the Phase I, the Site is listed in the DTSC Hazardous Waste Tracking System (HWTS), RCRA, SCAQMD Facility Information Detail (FINDS). The historic use of the Project Site as automotive repair shops and gasoline service stations implying the storage and handling of hazardous substances is considered a recognized environmental concern (REC).

**Mitigation Text:**

*A Phase I Environmental Site Assessment (ESA) shall be prepared by a Qualified Environmental Professional in accordance with State standards/guidelines and current professional standards, including the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, to evaluate whether the site, or the surrounding area, is contaminated with hazardous substances from any past or current land uses, including contamination related to the storage, transport, generation, or disposal of toxic or Hazardous Waste or materials.*

*If the Phase I ESA identifies a Recognized Environmental Condition (REC) and/or if recommended in the Phase I ESA, a Phase II ESA shall also be prepared by a Qualified Environmental Professional. The Phase I and/or Phase II ESAs shall be maintained by the Applicant and Owner and made available for review and inclusion in the case file, as applicable, by the appropriate regulatory agency, such as the SWRCB, DTSC, or LAFD Hazard Mitigation Program. Any remediation plan recommended in the Phase II ESA or by the appropriate regulatory agency shall be implemented and, if required, a No Further Action letter shall be issued by the appropriate regulatory agency prior to issuance of any permit from LADBS, unless the regulating agency determines that remedial action can be implemented in conjunction with excavation and/or grading. If oversight or approval by a regulatory agency is not required, the Qualified Environmental Professional shall provide written verification of compliance with and completion of the remediation plan, such that the site meets the applicable standards for the proposed use, which shall be maintained by the Applicant and Owner.*

**Discussion:**

See Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020, included as **Attachment 6**.

See Soils Management Plan, EFI Global, April 11, 2024, included as **Attachment 7**.

The Project will require grading and a building permit. Per the Phase I, the Site is listed in the DTSC Hazardous Waste Tracking System (HWTS), RCRA, SCAQMD Facility Information Detail (FINDS). The historic use of the subject site as automotive repair shops and gasoline service stations implying the storage and handling of hazardous substances is considered a recognized environmental concern (REC).[23]

A Phase I Environmental Site Assessment (ESA) was prepared by a Qualified Environmental Professional in accordance with State standards/guidelines and current professional standards,

[23] Page 12, Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020.

including the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, to evaluate whether the site, or the surrounding area, is contaminated with hazardous substances from any past or current land uses, including contamination related to the storage, transport, generation, or disposal of toxic or hazardous waste or materials.

The purpose of the Phase I ESA was also to provide appropriate inquiry into the previous ownership and use of the subject site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35)(B). The purpose of the Limited Phase II ESA was is to determine what, if any, environmental impacts are present in the subsurface soil and soil gas as a result of the historic industrial use (gas station, automotive repair shop, etc.) of the Site.[24]

It is Leighton's opinion based on the results of the Limited Phase II ESA, that the exceedances of arsenic and lead in shallow soil samples collected from throughout the subject site are considered a REC. The exceedances of lead and arsenic seem to be confined to the 5 feet below ground surface (bgs). Leighton recommends additional soil sampling throughout the subject site in order to determine the lateral extent of the lead and arsenic impacted soil.

It is Leighton's opinion based on the results of our Limited Phase II ESA, that exceedance of PCE in a shallow soil gas sample collected from the Site is considered a REC. Leighton recommends additional soil gas sampling near boring ENV3 (located on the southeast area of the Site adjacent to 8th Avenue)[25] in order to determine the lateral extent of PCE impacted soil gas. It is Leighton's opinion that no controlled CRECs (Controlled REC) or HRECs (Historical RECs) were identified for the Site.

It is Leighton's opinion that one offsite REC, a historic clothes presser and cleaner facility located at 2731 W Jefferson Boulevard (approximately 100 feet to the northeast of the subject site, across the West Jefferson Boulevard and 8th Avenue intersection), is considered a REC. Incidental, undocumented releases of chemicals used in these types of businesses, specifically PCE (a dry cleaning solvent), are probable and could potentially impact the Site.[26]

EFI Global prepared a Soils Management Plan (SMP) for use prior to and during planned site redevelopment activities. This SMP has been prepared to establish procedures for managing soil, some of which is impacted with lead and arsenic above soil screening levels/background concentrations, as well as volatile organic compounds (VOCs) above soil vapor screening levels/background concentrations. The SMP will ensure the proper and safe handling of impacted soils, thereby limiting the exposure risk to site construction workers, the surrounding community and future occupants of the Site. This SMP describes the soil sampling, profiling and safe soil handling procedures required for safe onsite re-use of soil with lead and/or arsenic, or removal of the soil containing lead and/or arsenic above DTSC-SLs from the Site prior to and during

24 Pages 1-2, Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020.

25 Location shown in Site Plan, Figure 3, Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020.

26 Page 41, Phase I and Limited Phase II Environmental Site Assessment, Leighton and Associates, October 14, 2020.

redevelopment, and the procedures which must be followed during soil grading activities at the property during redevelopment.[27]

The "limited" determination may be because the Site has existing onsite structures that prevent concluding the full extent of the contamination at this time. The Soils Management Plan (SMP) proposed below as **MM-HAZ-1** would conduct full site testing during excavation and grading. The additional testing to determine the extent of the contamination is part of the SMP, which requires sampling[28] and the soils testing and removal will occur until the soil is safe for onsite reuse.[29]

As described in MM 4.7-2(a), the remediation plan recommended as part of the SMP can be implemented in conjunction with excavation and/or grading.

**MM-HAZ-1 Soils Management Plan**

The Project shall comply with the requirements and procedures described in Soils Management Plan, EFI Global, April 11, 2024, or subsequent versions.

A Soils Management Plan (SMP) is to be prepared to establish protocols for soil management during site redevelopment activities including all earthwork such as excavation, grading, and trenching.

Due to the presence of PCE in soil in select portions of the Site, soil data will be shared with potential disposal facilities for profiling in accordance with its waste characteristics and facility approval.

Also, due to the presence of VOCs reported in soil at the Site, the excavation work will be subject to the requirements of a South Coast Air Quality Management District Rule 1166 plan and appropriate air monitoring for VOCs will be required continuously during the earth moving operations. These steps will be documented in the SMP.

**Conclusion:**

The trigger is met and MM 4.7-2(a) is applicable to the Project. The Project conducted a Phase I and Limited Phase II. The Project will implement substitute mitigation measure **MM-HAZ-1** (Soils Management Plan).

The substitute mitigation measures are recommended from the hazards expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.7-2(a) from the Housing Element and it will not cause a new significant impact.

## MM 4.7-2(b) Site Remediation and Health and Safety Plan

**Trigger.** If remediation is required under 4.7-2(a).

27 Pages 1-2, Soils Management Plan, EFI Global, April 11, 2024.

28 Page 8, Section 7.3, Soils Management Plan, EFI Global, April 11, 2024.

29 Page 13, Section 7.5.1, Soils Management Plan, EFI Global, April 11, 2024.

**Yes, the trigger is met.** Remediation is required under 4.7-2(a).

**Mitigation Text:**

> *For discretionary projects that require site remediation under MM-HAZ 4.7-2a, if contaminants of concern (COCs) are detected above regulatory action levels, the project applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan (SMP). If the project is under regulatory oversight, the SMP shall be submitted to appropriate agencies (such as SCAQMD, DTSC or others) for review and approval prior to the commencement of excavation and grading activities. The SMP shall be implemented during excavation and grading activities associated with the project to ensure that contaminated soils are properly identified, excavated, and disposed of off-site, as follows. […]*

**Discussion:**

See Soils Management Plan, EFI Global, April 11, 2024, included as **Attachment 7**.

The Soils Management Plan (SMP) proposed above as **MM-HAZ-1** would conduct full site testing during excavation and grading. The additional testing to determine the extent of the contamination is part of the SMP, which requires sampling[30] and the soils testing and removal will occur until the soil is safe for onsite reuse.[31]

As described in MM 4.7-2(a), the remediation plan recommended as part of the SMP can be implemented in conjunction with excavation and/or grading.

**Conclusion**

The trigger is met and MM 4.7-2(b) is applicable to the Project. The Project conducted a Phase I and Limited Phase II. The Project will implement substitute mitigation measure **MM-HAZ-1** (Soils Management Plan).

The substitute mitigation measures are recommended from the hazards expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.7-2(b) from the Housing Element and it will not cause a new significant impact.

30 Page 8, Section 7.3, Soils Management Plan, EFI Global, April 11, 2024.

31 Page 13, Section 7.5.1, Soils Management Plan, EFI Global, April 11, 2024.

# 1.6 Hydrology and Water Quality

## MM 4.8-1 Drainage Pattern Alterations and Flood Control

**Trigger:** If BOE determines a study is required to study the drainage and flood flow.

**No, the trigger is not met.** This measure should only be triggered in the unusual circumstance that BOE determines the standard regulations, including LID requirements, and the review is not adequate as related to flood control and drainage. The Project would comply with LID requirements and a study is not required.

**Mitigation Text:**

> *For any development project that the City has determined based on an expert study will impede or redirect flood flows even with compliance with existing regulations and RCMS, the project shall develop and implement a project-specific Stormwater Pollution Prevention Plan (SWPPP) for compliance with the Clean Water Act's National Pollutant Discharge Elimination System (NPDES) program. The purpose of the SWMP, similar to the SWPPP, is to maintain during construction and operations the existing drainage patterns of the site and vicinity to the maximum extent feasible, to avoid downstream impacts associated with flooding or water quality degradation from ground disturbance during construction. To address the potential for long-term drainage pattern alterations associated with the placement of future development projects in areas where no development is currently present, the SWMP must also include operational and maintenance BMPs; such BMPs may include but would not be limited to the upkeep of landscaped/vegetated swales to dissipate stormwater runoff, or the maintenance (dredging and disposal of accumulated materials) of detention basins placed to capture stormwater runoff resulting from the project.*

**Discussion:**

See LID Referral Form, City of Los Angeles, April 30, 2024, included as **Attachment 8**.

During construction, the Project would be required to implement Best Management Practices (BMPs) as part of the City's grading permit requirements. In addition, Project construction activities would occur in accordance with City grading permit regulations (LAMC Chapter IX, Division 70).

During operation, the Project would include BMPs to collect, detain, treat, and discharge runoff on-site before discharging into the municipal storm drain system as part of the City's Low Impact Development (LID) ordinance.

Per the City's 2016 LID Manual's Figure 3.3 and Section 4.1, the City's preferred LID improvement is on-site infiltration of stormwater, site since it allows for groundwater recharge and reduces the volume of stormwater entering municipal drains.[32] If Project Site conditions are not suitable for infiltration, the City requires on-site retention via stormwater capture and reuse. Should capture

32 City of Los Angeles Department of Public Works, Bureau of Sanitation, Watershed Protection Division, Planning and Land Development for Low Impact Development (LID), Part B: Planning Activities, 5th Edition, May 2016.

and reuse be deemed technically infeasible, high efficiency bio-filtration/ bioretention systems should be utilized. Lastly, under the LID Ordinance (LAMC Section 64.72 C.6), as interpreted in the LID Manual, if no single approach listed in the LID Manual is feasible, then a combination of approaches may be used.[33] The LID plans will be submitted to LADBS for review and approval prior to issuance of building and grading permits.[34]

The Project has completed a LID Referral Form. The Site is in a liquefaction area and infiltration is infeasible. The Project would provide the following possible LID BMPs: capture and use and bio-filtration.[35]

The stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way. Water runoff flows toward the existing storm drain system with an inlet on Jefferson Boulevard, adjacent to the Site.[36]

The Project is not in a Flood Zone.[37]

**Conclusion:**

The trigger is not met and MM 4.8-1 is not applicable to the Project.

33 City of Los Angeles Department of Public Works, Bureau of Sanitation, Watershed Protection Division, Planning and Land Development for Low Impact Development (LID), Part B: Planning Activities, 5th Edition, May 2016.

34 City of Los Angeles, Bureau of Sanitation: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-wp/s-lsh-wwd-wp-lid/s-lsh-wwd-wp-lid-pap?adf.ctrl-state=bl1c7jw3g5&afrLoop=22480953896765980#!, accessed February 4, 2025.

35 City of Los Angeles, LA Sanitation, City Planning Case Referral, LID Referral Form, April 30, 2024.

36 City of Los Angeles, NavigateLA, Stormwater layer: http://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

37 City of Los Angeles, NavigateLA, Flood layer: http://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

# 1.7 Noise

## MM 4.10-1(a) Noise Shielding and Silencing

**Trigger:** Any project that involves construction equipment.

**Yes, the trigger is met.** The Project would use construction equipment for demolition, grading, and construction.

**Mitigation Text:**

> *For all discretionary projects, power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the Project Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications. Measure shall be shown on plans.*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

The Project would use quieter equipment or advanced mufflers. Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices consistent with manufacturers' standards or the Best Available Control Technology. All equipment shall be properly maintained, and the Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.

The Project would be fully consistent with the City's noise guidelines[38], which are generally more permissive for conventional daytime construction activity. The way to address the new thresholds is the same as for construction activities for any other project in the City. Any construction work done during permitted daytime hours would not be subject to any numerical threshold over ambient levels. As long as daytime construction work doesn't exceed 80 dBA Leq over an 8-hour period at sensitive receptors.

As noted in the Noise Technical Report, 1-hour construction noise levels at nearby receptors would be in the 47-63.6 dBA range, with an 8-hour Leq in the same range. The only other new thresholds are for construction activities at night or on Sunday and national holidays. The Project would not do nighttime construction and there would be no significant noise impacts under the new City thresholds.

**Conclusion:**

38 City of Los Angeles. Construction Noise and Vibration Updates to Thresholds and Methodologies; August 2024.

The trigger is met and MM 4.10-1(a) is applicable to the Project.

## MM 4.10-1(b) Use of Driven Pile Systems

**Trigger:** Any project that involves construction equipment.

**Yes, the trigger is met.** The Project would use construction equipment for demolition, grading, and construction.

**Mitigation Text:**

> *For all discretionary projects, driven (impact), sonic, or vibratory pile drivers shall not be used, except in locations where the underlying geology renders alternative methods infeasible, as determined by a soils or geotechnical engineer and documented in a soils report. Requirement shall show on plans.*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

Driven (impact) pile systems will not be used, except in locations where the underlying geology renders drilled piles, sonic, or vibratory pile drivers infeasible, as determined by a soils or geotechnical engineer and documented in a soils report. The Project would not include driven (impact) pile systems.

**Conclusion:**

The trigger is met and MM 4.10-1(b) is applicable to the Project. However, the Project would not include driven (impact), sonic, or vibratory pile drivers.

## MM 4.10-1(c) Enclosures and Screening

**Trigger:** All projects.

**Yes, the trigger is met.** This applies to all discretionary projects.

**Mitigation Text:**

> *For all discretionary projects, all outdoor mechanical equipment shall be enclosed or screened from off-site noise-sensitive uses. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line-of-sight from the equipment and off-site noise-sensitive uses.*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

The Project would enclose or screen all outdoor mechanical equipment and break the line of sight between the equipment and any off-site noise-sensitive uses**.** All outdoor mechanical equipment (e.g., generators, compressors) shall be enclosed or visually screened. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line of sight between the equipment and any offsite Noise-Sensitive Uses.

**Conclusion:**

The trigger is met and MM 4.10-1(c) is applicable to the Project.

## MM 4.10-1(d) Enclosures and Screening

**Trigger:** Any project that involves construction activities.

**Yes, the trigger is met.** The Project would use construction equipment for demolition, grading, and construction.

**Mitigation Text:**

> *Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. Requirement shall show on plans.*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

The Project would locate its construction staging areas as far from noise-sensitive uses as reasonably and technical feasible. Construction staging areas shall be located as far from Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving what constitutes 'as far as possible' shall be upon the Applicant or Owner, in consideration of the above factors.

**Conclusion:**

The trigger is met and MM 4.10-1(d) is applicable to the Project.

## MM 4.10-1(e) Temporary Sound Barriers

**Trigger:** Any projects that involve construction activities.

**Yes, the trigger is met.** The Project would use construction equipment for demolition, grading, and construction.

**Mitigation Text:**

> *Sound barriers, such as temporary walls or sound blankets, shall be erected between construction activities and noise-sensitive uses when construction activities are located within a line-of-sight to and within 500 feet of noise-sensitive uses. Requirement shall show on plans.*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

The Project assumes the use of best practices techniques required by the City's Building and Safety code to meet these requirements, such as temporary sound barriers along the property lines adjacent to neighboring residences that would generally reduce noise impacts at sensitive receptors by about 10 dBA $L_{eq}$.

Noise barriers, such as temporary walls (minimum ½-inch thick plywood) or sound blankets (minimum STC 25 rating), that are a minimum of eight feet tall, shall be erected between construction activities and Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving that compliance is technically infeasible shall be upon the Applicant or Owner. Technical infeasibility shall mean that noise barriers cannot be located between construction activities and Noise-Sensitive Uses due to site boundaries, topography, intervening roads and uses, and/or operational constraints.

**Conclusion:**

The trigger is met and MM 4.10-1(e) is applicable to the Project.

## MM 4.10-1(f) Project-Specific Construction Noise Study

**Trigger:** Projects within 500 feet of a noise-sensitive use and involve at least one of the following:

- Two or more subterranean levels or 20,000 cubic yards or more of excavated material;
- Construction duration (excluding architectural coatings) of 18 months or more;
- Use of large, heavy-duty equipment rated 300 horsepower or greater; or
- The potential for impact pile driving.

**Yes, the trigger is met.** The Project is within 500 feet of a noise sensitive use, with residential uses within 5 feet to the west and 20 feet to the south, a construction duration of 23 months, and use large, heavy-duty equipment rated 300 horsepower or greater (such as rubber tired dozers). However, the Project will not include impact pile driving.

**Mitigation Text:**

*The Construction Noise Study shall characterize sources of construction noise, quantify noise levels at noise-sensitive uses (e.g., residences, transient lodgings, schools, libraries, churches [or other places of assembly], hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks), and identify measures to reduce noise exposure. The Construction Noise Study shall identify reasonably available noise reduction devices or techniques to reduce noise levels to acceptable levels and/or durations including through reliance on any relevant federal, state or local standards or guidelines or accepted industry practices, and in compliance with LAMC standards. Noise reduction devices or techniques may include but not be limited to mufflers, shields, sound barriers, and time and place restrictions on equipment and activities. Each measure in the Construction Noise Study shall identify anticipated noise reductions at noise-sensitive land uses.*

*Project Applicants shall be required to comply with all requirements of Mitigation Measures 4.10-1(a) through 4.10-5(e) in addition to any additional requirements identified and recommended by the Construction Noise Study and shall maintain proof that notice of, as well as compliance with, the identified measures have been included in contractor agreements.*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

The Noise Technical Report evaluates noise impacts from construction and operation of a Project at 2800 West Jefferson Boulevard in the City of Los Angeles. The analysis discusses applicable regulations and compares impacts to appropriate thresholds of significance. Noise measurements, calculation worksheets, and a map of noise receptors and measurement locations are included in the Technical Appendix to this analysis.

The Noise Technical Report characterized sources of construction noise, quantify noise levels at noise-sensitive uses (e.g., residences, transient lodgings, schools, libraries, churches [or other places of assembly], hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks), and identify measures to reduce noise exposure.

The Project Site is located in a residential area within the Jefferson Boulevard corridor. Noise sensitive receptors within 0.25 miles of the Project Site include, but are not limited to, the following representative sampling:

- Residences – 2816-2818 West Jefferson Boulevard; five feet west of the Project Site.
- Residences, 2721 West Jefferson Boulevard; 140 feet northeast of the Project Site.
- Residence, 3415 8th Avenue; 20 feet south of the Project Site.
- Residences, 3412-3414 9th Avenue; 20 feet south of the Project Site.
- Residences, 8th Avenue (east side); 60 feet east of the Project Site.
- Residence, 3111 8th Avenue; 220 feet north of the Project Site.

The Noise Technical Report included reliance on any relevant federal, state or local standards or guidelines or accepted industry practices, and in compliance with LAMC standards. Noise reduction measures such as noise shielding and muddling, enclosure or screening of mechanical equipment, staging the construction areas as far from sensitive receptors as feasible, and use of best practices techniques required by the City's Building and Safety code to meet these requirements, such as temporary sound barriers along the property lines adjacent to neighboring residences. The Project will be required to comply with all requirements of Mitigation Measures 4.10-1(a) through 4.10-1(e).

The maximum construction noise level (dBA Leq) would range from 47.0 to 63.6.[39] Construction noise levels would not exceed the City's significance threshold of 80 dBA. Therefore, the Project's on-site construction noise impact would be less than significant.

The City's August 2024 Construction Noise and Vibration Updates to Thresholds and Methodologies guidance call on projects to incorporate noise-related Environmental Protection Measures (EPMs) from the Environmental Impact Reports associated with adopted Community Plan updates.

The Project is located in the West Adams-Baldwin Hills-Leimert Community Plan area, where an update was adopted on June 29, 2016 that did not include EPMs from the Community Plan EIR.[40] Nevertheless, the City requires EPMs be implemented as part of development projects as standard conditions of approval. These are summarized in **Table 2-1**, along with the applicability of each EPM.

**Table 2-1**
**Applicability of City of Los Angeles Noise-Related Environmental Protection Measures**

| EPM | Applicability Threshold | Standard | Applicability to Project |
|---|---|---|---|
| NV1-1: Noise Shielding and Muffling | Any Project whose earthwork or construction activities involve the use of construction equipment and require a permit from the Los Angeles Department of Building and Safety (LADBS). | Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices consistent with manufacturers' standards or the Best Available Control Technology. All equipment shall be properly maintained, and the Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications. | **Applicable.** The Project would use quieter equipment or advanced mufflers, in accordance with EPM NV1-1 (Noise Shielding and Muffling). |
| NV1-2: Use of Driven Pile Systems | Any Project whose earthwork and construction activities involve the use of construction equipment and require a permit from LADBS. | Driven (impact) pile systems shall not be used, except in locations where the underlying geology renders drilled piles, sonic, or vibratory pile drivers infeasible, as determined by a soils or geotechnical engineer and documented in a soils report. | **Not Applicable.** The Project would not include driven (impact) pile systems; therefore, EPM NV1-2 (Use of Driven Pile Systems) is not applicable. |

39 Table 5, Noise Technical Report, DKA Planning, May 2024

40 City of Los Angeles, City Planning, West Adams-Baldwin Hills-Leimert Community Plan Area https://planning.lacity.gov/plans-policies/community-plan-area/west-adams-baldwin-hills-leimert, accessed February 4, 2025.

| | | | |
|---|---|---|---|
| NV1-3: Enclosure or Screening of Outdoor Mechanical Equipment | Any Project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS. | All outdoor mechanical equipment (e.g., generators, compressors) shall be enclosed or visually screened. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line of sight between the equipment and any offsite Noise-Sensitive Uses. | **Applicable.** The Project would enclose or screen all outdoor mechanical equipment and break the line of sight between equipment and off-site noise-sensitive uses, in accordance with EPM NV1-3 (Enclosure or Screening of Outdoor Mechanical Equipment). |
| NV1-4: Location of Construction Staging Areas | Any Project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS. | Construction staging areas shall be located as far from Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving what constitutes 'as far as possible' shall be upon the Applicant or Owner, in consideration of the above factors. | **Applicable.** The Project would locate its construction staging areas as far from noise-sensitive uses as reasonably and technical feasible, in accordance with EPM NV1-4 (Location of Construction Staging Areas). |
| NV1-5: Temporary Walls | Any Project whose earthwork and construction activities involve the use of construction equipment and require a permit from LADBS; and whose construction activities are located within a line of sight to and within 500 feet of Noise-Sensitive Uses, with the exception of Projects limited to the construction of 2,000 square feet or less of floor area dedicated to residential uses. | Noise barriers, such as temporary walls (minimum ½-inch thick plywood) or sound blankets (minimum STC 25 rating), that are a minimum of eight feet tall, shall be erected between construction activities and Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving that compliance is technically infeasible shall be upon the Applicant or Owner. Technical infeasibility shall mean that noise barriers cannot be located between construction activities and Noise-Sensitive Uses due to site boundaries, topography, intervening roads and uses, and/or operational constraints. | **Applicable.** The Project assumes the use of best practices techniques required by the City's Building and Safety code to meet these requirements, such as temporary sound barriers along the property lines adjacent to neighboring residences that would generally reduce noise impacts at sensitive receptors by about 10 dBA $L_{eq}$ in accordance with EPM NV1-5 (Temporary Walls). |
| NV1-6: Noise Study | Any Project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS; are located within 500 feet of Noise-Sensitive Uses; and have one or more of the following characteristics:<br><br>• Two or more subterranean levels;<br>• 20,000 cubic yards or more of excavated material<br>• Simultaneous use of five or more pieces of construction equipment; or | A Noise Study prepared by a Qualified Noise Expert shall be required and prepared prior to obtaining any permit by LADBS. The Noise Study shall characterize expected sources of earthwork and construction noise that may affect identified Noise-Sensitive Uses, quantify expected noise levels at these Noise-Sensitive Uses, and recommend measures to reduce noise exposure to the extent noise reduction measures are available and feasible, and to demonstrate compliance with any noise requirements in the LAMC. Specifically, the Noise Study shall identify noise reduction devices or techniques to reduce noise levels in accordance with accepted industry practices and in compliance with LAMC standards. Noise reduction devices or techniques shall include but not be limited to mufflers, shields, sound barriers, and time and place restrictions on equipment and | **Applicable.** The Project has conducted a noise study in accordance with EPM NV1-6 (Noise Study) since it would have the following characteristics that exceed the applicability threshold:<br><br>• Possible simultaneous use of five or more pieces of construction equipment.<br>• The Project includes 23 months of building construction, which is above the threshold of 18 months.<br><br>The Project includes approximately 1,875 cubic yards of export, which is |

| | | | |
|---|---|---|---|
| | • Construction duration (excluding architectural coatings) of 18 months or more.<br><br>Or any Project whose construction activities involve impact pile driving or the use of 300 horsepower equipment. | activities. The Noise Study shall identify anticipated noise reductions at Noise-Sensitive Uses associated with the noise reduction measures. Applicants and Owners shall be required to implement and comply with all measures identified and recommended in the Noise Study. The Noise Study and copies of any contractor agreements shall be maintained pursuant to the proof of compliance requirements in Section I.D.6. | below the threshold of 20,000 cubic yards. |
| City of Los Angeles, Construction Noise and Vibration Updates to Threshold and Methodology, Attachment 1 – EPMs. | | | |

**Conclusion:**

The trigger is met and MM 4.10-1(f) is applicable to the Project. However, the noise technical analysis determined that construction impacts are less than significant and the mitigation listed in MM 4.10-1(f) is not applicable to the Project.

## MM 4.10-2 Project-Specific Operational Noise Study

**Trigger:** Project includes a roof deck and/or pool deck.

**Yes, the trigger is met.** The Project will have two roof decks, one facing north toward Jefferson Boulevard, and one facing south. There is no pool.

**Mitigation Text:**

> *A Noise Study, prepared by a qualified noise expert to meet the requirements herein, shall be required for all discretionary housing developments with roof decks and/or pool decks in the City of Los Angeles concurrent with Design Review and prior to the approval of building permits. […]*

**Discussion:**

See Noise Technical Report, DKA Planning, May 2024, included as **Attachment 9**.

Compliance with LAMC Section 112.02 would further limit the impact of HVAC equipment on noise levels at adjacent properties. As a result, noise from rooftop units would negligibly elevate ambient noise levels, far less than the 5 dBA CNEL threshold of significance for operational impacts.

The Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project would also not increase surrounding noise levels by more than 5 dBA CNEL, the minimum threshold of significance based on the noise/land use category of sensitive receptors near the Project Site. As a result, the Project's on-site operational noise impacts would be considered less than significant.

**Conclusion:**

The trigger is met and MM 4.10-2 is applicable to the Project. However, the noise technical analysis determined that construction impacts are less than significant and the mitigation listed in MM 4.10-2 is not applicable to the Project.

## MM 4.10-3(a) Vibration Control Plan

**Trigger:** Project will involve vibratory rollers or sonic pile drivers within 50 feet of an extremely fragile building (non-engineered masonry) or a designated historical resource or resource identified in Survey LA as potentially eligible for designation.

**No, the trigger is not met.** The Project will not include vibratory rollers or sonic pile drivers. In addition, the Project is not within 50 feet of an extremely fragile building or a designated historical resource. Concord Church (2820-2828 Jefferson Boulevard), may be eligible as a historical resource and additional research is needed.[41] The building is 45 feet west of the Site, with an intervening building separating the resource from the Project Site.

**Mitigation Text:**

> *For construction activity for discretionary projects involving vibratory rollers or sonic pile drivers within 50 feet of an extremely fragile building (non-engineered masonry) or historical resource (designated or in SurveyLA or other City recognized survey), the Applicant shall prepare a Vibration Control Plan. The Vibration Control Plan requirement shall also apply to use of impact pile drivers within 140 feet of extremely fragile buildings or historical resources or residential structures. […]*

**Discussion:**

The Project will not include vibratory rollers or sonic pile drivers. In addition, the Project is not within 50 feet of an extremely fragile building or a designated historical resource. Concord Church (2820-2828 Jefferson Boulevard), may be eligible as a historical resource and additional research is needed.[42] The building is 45 feet west of the Site, with an intervening building separating the resource from the Project Site.

**Conclusion:**

The trigger is not met and MM 4.10-3(a) is not applicable to the Project.

## MM 4.10-3(b) Vibration Mitigation

**Trigger:** Any projects that involve construction.

[41] HistoricPlacesLA: https://hpla.lacity.org/report/e4b63ec7-8c30-42a2-9316-ea1ff82190ec: accessed February 4, 2025.

[42] HistoricPlacesLA: https://hpla.lacity.org/report/e4b63ec7-8c30-42a2-9316-ea1ff82190ec: accessed February 4, 2025.

**Yes, the trigger is met.** The Project would involve construction.

**Mitigation Text:**

*For all discretionary projects:*

- *Impact pile drivers shall be avoided to eliminate excessive vibration levels. Drilled piles or similar methods are alternatives that shall be utilized where geological conditions permit their use.*

- *Construction activities shall involve rubber-tired equipment rather than metal-tracked equipment.*

*The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment when allowed by best engineering practices. Requirement to be on plans.*

**Discussion:**

The Project will not include impact pile drivers. The Project will include rubber-tired equipment such as rubber-tired dozers.[43]

Construction of the Project would protect adjacent properties during the excavation process by complying with California Civil Code (CCC) Section 832, in which each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement.[44]

The Project would comply with Los Angeles Municipal Code (LAMC) Section 91.3307 (Protection of Adjoining Property), in which adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities.[45]

**Conclusion:**

The trigger is met and MM 4.10-3(b) is applicable to the Project. However, the Project will not include impact pile drivers.

43 CalEEMod report section 5.21, Air Quality Technical Report, DKA Planning, May 2024.

44 California Civil Code, Section 832: https://codes.findlaw.com/ca/civil-code/civ-sect-832/, accessed February 4, 2025.

45 Los Angeles Municipal Code, Section 91.3307: https://codelibrary.amlegal.com/codes/losangeles/latest/lamc/0-0-0-201518, accessed February 4, 2025.

# 1.8 Public Services

## MM 4.12-1(a) Design Plans Review

**Trigger:** Project involves

- More than 300 housing units or in a VHFHSZ or SRA; and
- LAFD finds review and requirements under Fire Code are not adequate to mitigate potential impacts based on unusual site, roadway, or project conditions.

**No, the trigger is not met.** The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project is not in a Very High Fire Hazard Severity Zone (VHFHSZ) or State Responsibility Area (SRA).

**Mitigation Text:**

> *For discretionary projects with more than 300 housing units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, prior to the start of construction, design plans shall be submitted to the LAFD that demonstrate the use of construction and design features that reduce fire potential and/or promote containment, including increased spacing between buildings, noncombustible roofs, fire-resistant landscaping, and special irrigation facilities. Design features shall be reviewed and approved by the LAFD prior to project approval.*
>
> *Upon completion of project construction, a diagram of each portion of the property, including access routes and any additional information that might facilitate fire and emergency medical response, shall be submitted to the LAFD.*

**Discussion:**

The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project Site is not located in a Very High Fire Hazard Severity Zone[46] or in the wildlands fire hazard Mountain Fire District.[47] The Project Site also is not within Fire District 1, which is designated by the City as areas of significant urbanization that face an elevated fire risk.[48]

**Conclusion:**

The trigger is not met and MM 4.12-1(a) is not applicable to the Project.

46 ZIMAS search: http://zimas.lacity.org/, accessed February 4, 2025.

47 Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/SafetyElement.pdf, accessed February 4, 2025.

48 ZIMAS search http://zimas.lacity.org, accessed February 4, 2025.

## MM 4.12-1(b) Emergency Access

**Trigger:** Project involves

- More than 300 housing units or in a VHFHSZ or SRA; and
- LAFD finds review and requirements under Fire Code are not adequate to mitigate potential impacts based on unusual site, roadway, or project conditions.

**No, the trigger is not met.** The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project is not in a Very High Fire Hazard Severity Zone (VHFHSZ) or State Responsibility Area (SRA).

**Mitigation Text:**

> *For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, during demolition and construction of discretionary projects, access roads and alleyways shall remain clear and unobstructed in order to ensure access for emergency vehicles. If road closures during construction are necessary, prior to the issuance of a building permit for the discretionary project, a detailed Construction Management Plan including street closure information, a detour plan, haul routes, and a staging plan, shall be prepared and submitted to the Los Angeles Fire Department and the Los Angeles Department of Transportation for review and approval.*
>
> *Furthermore, if emergency access gates are provided on a project access road, the gates shall be equipped with approved locking devices for both Los Angeles City and County Fire Departments on both sides of the gate. Signs shall be provided on the project access road.*

**Discussion:**

The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project Site is not located in a Very High Fire Hazard Severity Zone[49] or in the wildlands fire hazard Mountain Fire District.[50] The Project Site also is not within Fire District 1, which is designated by the City as areas of significant urbanization that face an elevated fire risk.[51]

**Conclusion:**

The trigger is not met and MM 4.12-1(b) is not applicable to the Project.

49 ZIMAS search: http://zimas.lacity.org, accessed February 4, 2025.

50 Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/SafetyElement.pdf, accessed February 4, 2025.

51 ZIMAS search http://zimas.lacity.org, accessed February 4, 2025.

## MM 4.12-1(c) Hillside Fire/Vegetation Management Plan

**Trigger:** Project involves

- More than 300 housing units or in a VHFHSZ or SRA; and
- LAFD finds review and requirements under Fire Code are not adequate to mitigate potential impacts based on unusual site, roadway, or project conditions.

**No, the trigger is not met.** The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project is not in a Very High Fire Hazard Severity Zone (VHFHSZ) or State Responsibility Area (SRA).

**Mitigation Text:**

> *For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, projects shall have a 200-foot minimum Fuel Management Zone in place, and it shall be cleared annually, around each structure on the project site. A Fire/Vegetation Management Plan for the Fuel Management Zone shall be prepared that requires the following: all-natural vegetation will be thinned out by 70 percent and all dead vegetation, including grass will be maintained at less than four inches in height; if the zone is not irrigated, the area may be covered with chipped biomass four inches deep; no tree limb shall be within 10 feet of a chimney, including outdoor barbeques; trees must be maintained free of dead branches; trees must be limbed up four feet or ⅓ the height of the tree; trees over driveways or roads must be limbed up to 15 feet; the shrub height limit is two feet. […]*

**Discussion:**

The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project Site is not located in a Very High Fire Hazard Severity Zone[52] or in the wildlands fire hazard Mountain Fire District.[53] The Project Site also is not within Fire District 1, which is designated by the City as areas of significant urbanization that face an elevated fire risk.[54]

**Conclusion:**

The trigger is not met and MM 4.12-1(c) is not applicable to the Project.

52 ZIMAS search: http://zimas.lacity.org/ accessed February 4, 2025.

53 Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/SafetyElement.pdf, accessed February 4, 2025.

54 ZIMAS search http://zimas.lacity.org, accessed February 4, 2025.

## MM 4.12-1(d) Submittal of Plot Plan

**Trigger:** Project involves

- More than 300 housing units or in a VHFHSZ or SRA; and
- LAFD finds review and requirements under Fire Code are not adequate to mitigate potential impacts based on unusual site, roadway, or project conditions.

**No, the trigger is not met.** The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project is not in a Very High Fire Hazard Severity Zone (VHFHSZ) or State Responsibility Area (SRA).

**Mitigation Text:**

> *For discretionary projects with more than 300 units or located in VHFHSZ or SRA areas and where LAFD finds it necessary on the basis that existing regulations are not adequate to avoid risk of fire based on unusual site-specific, area, roadway or project characteristics, submittal of a plot plan for approval by the LAFD shall be required. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane. […]*

**Discussion:**

The Project includes 70 multi-family residential units, which is below the trigger of 300 housing units. The Project Site is not located in a Very High Fire Hazard Severity Zone[55] or in the wildlands fire hazard Mountain Fire District.[56] The Project Site also is not within Fire District 1, which is designated by the City as areas of significant urbanization that face an elevated fire risk.[57]

**Conclusion:**

The trigger is not met and MM 4.12-1(d) is not applicable to the Project.

## MM 4.12-2(a) Crime Prevention Unit Consultation

**Trigger:** Project involving 300 units or on a site with more than 10 acres.

55 ZIMAS search: http://zimas.lacity.org/ accessed February 4, 2025.

56 Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/SafetyElement.pdf, accessed February 4, 2025.

57 ZIMAS search http://zimas.lacity.org, accessed February 4, 2025.

**No, the trigger is not met.** The Project includes 70 multi-family residential units on a 0.487 acre Site, which is below the trigger of 300 units or a site with more than 10 acres.

**Mitigation Text:**

> *For a discretionary project with more than 300 units or on a project site of more than 10 acres, the project applicant shall consult with the Los Angeles Police Department's Crime Prevention Unit regarding the incorporation of crime prevention features appropriate for the design of the project, including applicable features in the Los Angeles Police Department's Design Out Crime Guidelines. The crime prevention features recommended by the Los Angeles Police Department's Crime Prevention Unit and agreed to by the project applicant during consultation shall be made part of the project. The plans shall incorporate the design guidelines relative to security, semipublic and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. These measures shall be approved by the Police Department prior to the issuance of building permits.*

**Discussion:**

The Project Site is served by the City of Los Angeles Police Department's (LAPD) South Bureau, Southwest Community Police Station, located at 1546 W. Martin Luther King Jr. Boulevard. The Station is approximately 2.1 miles driving distance from the Project Site. The service area is 13.11 square miles in size, has approximately 165,000 residents.[58]

There are no immediate plans to increase LAPD staffing or resources in those areas, which would serve the Project. The Project would add a residential population of approximately 166 people to the Project Site based on the 70 dwelling units proposed.[59] The Project would contribute property tax revenue into the City's General Fund, which can be used to fund additional resources per the planning and deployment strategies of the LAPD.

The potential for crime can be reduced with site-specific designs and features. The Project would include standard security measures such as adequate security lighting, secure access to non-public areas and residential access points. Parking would be in parking level integrated into the building.

Section 35 of Article XIII of the California Constitution at Subdivision (a)(2) provides: "The protection of public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services." Section 35 of Article XIII of the California Constitution was adopted by voters in 1993 pursuant to Proposition 172.

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58 LAPD, Southwest Community Station: https://www.lapdonline.org/lapd-contact/south-bureau/southwest-community-police-station/, accessed February 4, 2025.

59 City of Los Angeles VMT Calculator Documentation, v1.4. LADOT population and employee numbers are shown on Table 1: https://ladot.lacity.org/sites/default/files/documents/vmtcalculatordocumentation-2020.05.18.pdf. As shown, multi-family residential is 2.25 persons per unit and Affordable Housing – Family is 3.14 persons per unit. Project: (61 x 2.25) + (9 x 3.14) = 166.

Proposition 172 directed the proceeds of a 0.50-percent sales tax to be expended exclusively on local public safety services. California Government Code Sections 30051-30056 provide rules to implement Proposition 172. Public safety services include police protection. Section 30056 mandates that cities are not allowed to spend less of their own financial resources on their combined public safety services in any given year compared to the 1992-93 fiscal year. Therefore, an agency is required to use Proposition 172 to supplement its local funds used on fire protection services, as well as other public safety services. In *City of Hayward v. Board of Trustee of California State University* (2015) 242 Cal.App.4th 833, the court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services, including police protection, and that it is reasonable to conclude that the city would comply with Proposition 172 to ensure that public safety services are provided.

For all the foregoing reasons, the Project would be adequately served by the LAPD.

**Conclusion:**

The trigger is not met and MM 4.12-2(a) is not applicable to the Project.

## MM 4.12-2(b) Security During Construction

**Trigger:** Project involving 300 units or on a site with more than 10 acres.

**No, the trigger is not met.** The Project includes 70 multi-family residential units on a 0.487 acre Site, which is below the trigger of 300 units or a site with more than 10 acres.

**Mitigation Text:**

> *During construction of discretionary projects with more than 300 units or with more than 10 acres, private security personnel shall monitor vehicle and pedestrian access to the construction areas and patrol the project site, construction fencing with gated and locked entry shall be installed around the perimeter of the construction site, and security lighting shall be provided in and around the construction site.*
>
> *Furthermore, temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. Low-level security lighting, and locked entry (e.g., padlock gates or guard-restricted access) shall be provided to limit access by the general public. Regular security patrols during non-construction hours shall also be provided. During construction activities, the contractor shall document the security measures; and the documentation shall be made available to the construction monitor.*

**Discussion:**

While the Project is below the trigger for the mitigation, it would comply with LADBS best practices for securing construction sites.

During construction, the open sides on the Project Site would need to be secured to prevent trespass and theft of building materials. The Project Applicant would employ construction security features, such as fencing, which would serve to minimize the need for LAPD services. Temporary construction fencing would be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**Conclusion:**

The trigger is not met and MM 4.12-2(b) is not applicable to the Project.

# 1.9 Transportation

## MM 4.14-1 Construction Management Plan

**Trigger:** DOT determines project will have the potential to impact the circulation system even with the application of existing regulatory compliance measures.

**Yes, the trigger is met.** The Project will affect the circulation system even with application of existing regulatory compliance measures. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community.

**Mitigation Text:**

> *Any discretionary project that LADOT determines will have potential impacts to the circulation system even with application of existing regulatory compliance measures, shall prepare a detailed Construction Management Plan (CMP), including street closure information, detour plans, haul routes, and staging plans shall be prepared and submitted to LADOT for review and approval. The Construction Management Plan will formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. […]*

**Discussion:**

See Transportation Assessment, Gibson Transportation Consulting, April 2024, included as **Attachment 10**.

See Approval Letter, Los Angeles Department of Transportation, June 25, 2024, included as **Attachment 11**.

As described below, the Project will not affect the circulation system even with application of existing regulatory compliance measures and is not expected to include stripe changes and/or K-rails for over 72 hours continuously.[60]

The Project will not require construction activities to take place within the public right-of-way which would necessitate temporary lane, alley, or street closures for more than one day (including day and evening hours, and overnight closures if on a residential street).[61]

The Project will not result in the loss of regular ADA pedestrian access to an existing transit station, stop, or facility (e.g., layover zone) during revenue hours, and will not result in the temporary loss for more than one day of an existing bus stop or rerouting of a bus route that serves the project site.

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60 LADOT, Citywide Temporary Traffic Control Section: https://ladot.lacity.gov/businesses/traffic-engineering-design-plans, accessed February 4, 2025.

61 Transportation Assessment Guidelines, LADOT, August 2022: https://ladot.lacity.gov/businesses/development-review#transportation-assessment, accessed February 4, 2025.

As the Project would not generate more than 500 daily vehicle trips, a quantitative access, safety, and circulation analysis (i.e., the anticipated LOS and vehicle queues at selected intersections) was not required per the Transportation Assessment Guideline.[62] This conclusion was supported by the LADOT.[63] Therefore, the Project conflict with a program, plan, ordinance, or policy addressing the circulation system.

According to the LADOT, construction impacts are considered part of the non-CEQA transportation analysis.[64] The following is for informational purposes only.

There is a bus stop for Metro bus line 38 on Jefferson Boulevard and 7th Avenue, 350 east of the Site. There is no stop immediately adjacent to the Site. No transit system effects are anticipated during construction of the Project.

No bike lane would be affected during construction of the Project.

On-street parking is permitted on Jefferson Boulevard and 8th Avenue, and construction is anticipated to result in a temporary loss of these on-street parking spaces adjacent to the Project Site. However, on-street parking demand would be reduced upon demolition of the existing uses at the Project Site. Coordination with LADOT would be included in the Construction Management Plan. It is anticipated that the temporary loss in parking would occur throughout the construction process.

During construction of the Project, pedestrian protection measures such as canopies or protected walkways would be constructed to maintain access to the sidewalk along Jefferson Boulevard and 8th Avenue.

Construction traffic would include worker trips and grading haul trips. Construction workers generally arrive at and depart from the worksite outside of peak traffic hours. Construction staging and worker parking would occur primarily onsite. Project construction would result in varying levels of truck and worker traffic to and from the Project Site on a daily basis. The haul trips would occur during the permissible hauling hours identified by the Department of Building and Safety.

Project construction would result in varying levels of truck and worker traffic to and from the Project Site on a daily basis. However, the construction traffic would mostly occur outside of the peak hour periods, as the Construction Management Plan would include measures to limit the amount of peak hour construction-related traffic.

Flag persons would be present to maintain traffic operations should the travel lane be closed or trucks need to impede traffic. Additional temporary traffic controls as required by regulation would be provided to direct traffic around any closures and to maintain emergency access, as required.

62 Page 53, Transportation Assessment, Gibson Transportation Consulting, April 2024.

63 Approval Letter, Los Angeles Department of Transportation, June 25, 2024.

64 Transportation Assessment Guidelines, LADOT, August 2022: https://ladot.lacity.gov/businesses/development-review#transportation-assessment, accessed February 4, 2025.

LADOT recommends that a construction work site traffic control plan be submitted to LADOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. [65]

A detailed Construction Management Plan proposed below as **PDF-TRAN-1**, including street closure information, a detour plan, haul routes, and a staging plan would be prepared and submitted to the City for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community.[66]

**PDF-TRAN-1 Construction Management Plan**

The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include, but not be limited to, the following elements, as appropriate and feasible:

- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets.
- Temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities adjacent to the Project Site, to ensure traffic safety on public ROW.
- Implementation of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers, as appropriate.
- Temporary traffic control (e.g., flag persons) during all construction activities adjacent to public ROW to improve traffic flow on public roadways.
- Scheduling of construction-related deliveries, haul trips, etc., to occur outside the commuter peak hours to the extent feasible.
- Potential sequencing of construction activity for the Project to reduce the amount of construction-related traffic on arterial streets.
- Containment of construction activity within the Project Site boundaries.

**Conclusion:**

The trigger is met and MM 4.14-1 is applicable to the Project. Therefore, the Project would implement a Construction Management Plan (CMP) as PDF-TRAN-1.

65 Approval Letter, Los Angeles Department of Transportation, June 25, 2024.

66 Page 58, Transportation Assessment, Gibson Transportation Consulting, April 2024.

## MM 4.14-2 Transportation Demand Management Plan

**Trigger:** Project will incur any VMT impacts under LADOT Transportation Assessment Guidelines, including through the use of the calculator or a separate study.

**No, the trigger is not met.** The Project will not incur any VMT impacts.

**Mitigation Text:**

> *If a discretionary project will have significant impacts to VMT under LADOT Transportation Assessment Guidelines, the Applicant shall prepare a TDM program to reduce VMT impacts below the City's project threshold to the extent feasible. TDM program elements could include measures such as unbundled parking although the exact measures will be determined when the plan is prepared. The City of Los Angeles requires that the TDM plan be prepared during construction, with the final TDM plan approved by LADOT prior to the City's issuance of the certificate of occupancy for the Project. Implementation of the TDM plan occurs after building occupancy. […]*

**Discussion:**

See Transportation Assessment, Gibson Transportation Consulting, April 2024, included as **Attachment 10**.

SB 743, which went into effect in January 2014, requires the Governor's Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, which is typically measured by traffic level of service (LOS), to a new measurement that better addresses the State's goals on reduction of greenhouse gas emissions, creation of multi-modal transportation, and promotion of mixed-use developments. CEQA Guidelines Section 15064.3 states that VMT is the most appropriate measure of transportation impacts, replacing LOS.

On July 30, 2019, the City of Los Angeles adopted the CEQA Transportation Analysis Update, which sets forth the revised thresholds of significance for evaluating transportation impacts as well as screening and evaluation criteria for determining impacts. The CEQA Transportation Analysis Update establishes VMT as the City's formal method of evaluating a project's transportation impacts. In conjunction with this update, LADOT adopted its *Transportation Assessment Guidelines* (TAG) (July 2019, updated July 2020, updated August 2022), which defines the methodology for analyzing a project's transportation impacts in accordance with SB 743. If the Project is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action, a transportation assessment for a Project is required.[67] LADOT's VMT calculator, Version 1.4, was used to determine if the project would exceed any of the Transportation Impact Assessment criteria that would require further transportation impact analysis.

The VMT Calculator estimates that the Project would generate 2,217 total daily VMT. It would produce 901 home-based production VMT (used to calculate household VMT per capita). Based

[67] Transportation Assessment Guidelines, LADOT, August 2022: https://ladot.lacity.gov/businesses/development-review#transportation-assessment, accessed February 4, 2025.

on the VMT Calculator residential population estimate of 166 people, the Project would generate average household VMT per capita of 5.4, which does not exceed the South Los Angeles APC impact threshold of 6.0. As noted in the TAG, small-scale commercial components less than 50,000 square feet of larger mixed-use development projects are not considered for the purposes of identifying significant work VMT impacts. The restaurant component of the Project is less than 50,000 square feet and, thus, would be screened out from a significant work VMT analysis. Therefore, the Project would not result in a significant VMT impact, and no mitigation is required.[68]

This analysis incorporates the Project's reduced parking supply (compared to the LAMC requirement), unbundled parking program (required by State of California Assembly Bill 1317, Carillo, 2023), and provision of bicycle parking per the LAMC, each of which serve as VMT-reducing TDM measures.

**Conclusion:**

The trigger is not met and MM 4.14-2 is applicable to the Project.

68 Page 43, Transportation Assessment, Gibson Transportation Consulting, April 2024.

# 1.10 Tribal Cultural Resources

## MM 4.15-1(a) Native American Consultation and Monitoring for Discretionary Projects

**Trigger:** Project will involve ground disturbance in previously undisturbed soils.

**Yes, the trigger is met.** The Project will include excavations for foundation elements and export of 1,875 cubic yards of soil, which is a ground disturbance to depths that were not previously disturbed by prior grading or excavation activities. The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> *All discretionary projects that involve ground disturbing activities in previously undisturbed soils, shall prepare a cultural resources assessment and do a record search with a study area of no less than 0.5 mile around the project area. Projects conducted in culturally and historically sensitive areas, as determined by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeologist, should include a record search with a study area of no less than 1 mile around the project area. […]*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

As discussed under MM 4.4-2 above, the potential to encounter intact cultural deposits containing archaeological resources or human remains within soils from the current grade to the proposed depth of disturbance is unlikely. The potential to encounter intact cultural deposits is highly unlikely due to the presence of artificial fill and previous disturbance of soils extending to depths greater than that which is proposed. The presence of intact tribal cultural resources is also unlikely, but displaced tribal cultural resources cannot be completely ruled out. However, there is always a possibility to encounter archaeological resources, and human remains during ground disturbance. In the event that unanticipated archaeological resources or human remains are encountered during the Project construction, they must be treated in accordance with CEQA and public safety codes.

In accordance with MM 4.15-1(a), the Project conducted a Cultural Resources Assessment Report. See **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**Conclusion:**

The trigger is met and MM 4.15-1(a) is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.15-1(a) from the Housing Element and it will not cause a new significant impact.

## MM 4.15-1(b) Discovery of Potential Tribal Cultural Resources

**Trigger:** Project will involve ground disturbance in previously undisturbed soils.

**Yes, the trigger is met.** The Project will include excavations for foundation elements and export of 1,875 cubic yards of soil, which is a ground disturbance to depths that were not previously disturbed by prior grading or excavation activities. The undocumented fill was encountered at depths ranging from two to five feet below the current grade. Therefore, any over-excavation of soils deeper than five feet would trigger this mitigation.

**Mitigation Text:**

> *In the event that Tribal Cultural Resources are discovered during Project activities, whether or not a tribal monitor is present, and there is no CRMP or the CRMP does not cover treatment of inadvertent discovery, all work within a 50-foot buffer of the find shall cease and a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology shall assess the find. Tribes that are culturally and historically affiliated with the Project area and have requested consultation shall be notified, should any potential tribal cultural resource be discovered during project implementation. […]*

**Discussion:**

See Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report, Langan, March 2025, included as **Attachment 5**.

In accordance with MM 4.15-1(b), any monitoring plan shall include inadvertent discovery response. See **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**Conclusion:**

The trigger is met and MM 4.15-1(b) is applicable to the Project. The Project conducted a Cultural Resources Assessment Report. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

The substitute mitigation measure is recommended from the cultural resources expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.15-1(b) from the Housing Element and it will not cause a new significant impact.

# 1.11 Wildfire

## MM 4.17-1 Hillside Construction Staging and Parking Plan

**Trigger:** A project in an SRA or VHFHSZ and LAFD finds requirements put on the project pursuant to the Fire Code and other existing regulations are inadequate to avoid the risk of impairing an emergency response plan or emergency evacuation plan.

**No, the trigger is not met.** The Project is not in a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone (VHFHSZ).

**Mitigation Text:**

> *For discretionary projects for development located in or adjacent to an SRA or VHFHSZ, where LAFD finds it necessary to add additional conditions above existing regulations to reduce the risk of construction-related activities impairing an emergency response plan or emergency evacuation plan, prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. […]*

**Discussion:**

The Project would comply with all applicable regulatory standards. In particular, the Project would comply with LAMC fire safety requirements, including those established in the Building Code (Chapter 9), the Fire Code (Chapter 7) and Section 57.507.3.1 of the LAMC regarding fire flow requirements.

LAMC Section 57.507.3.1 establishes fire water flow standards, which vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas, with a minimum residual water pressure of 20 pounds per square inch (psi) remaining in the water system. Site-specific fire flow requirements are determined by the LAFD based on land use, life hazard, occupancy, and fire hazard level.

LAMC Section 57.507.3.2 addresses land use-based requirements for fire hydrant spacing and type. Regardless of land use, every first story of a residential, commercial, or industrial building must be within 300 feet of an approved hydrant.

The following fire hydrants are near the Project Site:[69]

- Hydrant (ID 43514, size 2½ x 4D, 6-inch main), located at the southwest corner of Jefferson Boulevard and 8th Avenue, adjacent to the Project Site

69 City of Los Angeles, Navigate LA, DWP (Fire Hydrants) Layer: http://navigatela.lacity.org/navigatela/, accessed February 4, 2025.

- Hydrant (ID 30218, size 2½ x 4D, 6-inch main), located on the northwest corner of Jefferson Boulevard and 8th Avenue, 70 feet north of the Project Site

- Hydrant (ID 32502, size 2½ x 4D, 8-inch main), located on the southwest corner of Jefferson Boulevard and 7th Avenue, 185 feet west to the Project Site

- Hydrant (ID 43515, size 2½ x 4D, 8-inch main), located on the northwest corner of Jefferson Boulevard and 7th Avenue, 200 feet northwest to the Project Site

The site-specific number and location of hydrants would be determined as part of LAFD's fire/life safety plan review for each development. Final fireflow demands, fire hydrant placement, and other fire protection equipment would be determined for the Project by LAFD during the plan check process. If the Project is determined to require one or more new hydrants during plan check in accordance with city standards, the Project would have to provide them.

Appropriate construction traffic control measures (e.g., signs, flag persons, etc.) would also be utilized to ensure emergency access to the Project Site and traffic flow is maintained on adjacent rights-of-way. Flag persons would be present to maintain traffic operations should the travel lane be closed or trucks need to impede traffic. Additional temporary traffic controls would be provided to direct traffic around any closures and to maintain emergency access, as required.

The Project Site is in an urbanized area completely surrounded by development and not in a hillside area. The Project Site is not located in a Very High Fire Hazard Severity Zone[70] or in the wildlands fire hazard Mountain Fire District.[71] The Project Site also is not within Fire District 1, which is designated by the City as areas of significant urbanization that face an elevated fire risk.[72]

**Conclusion:**

The trigger is not met and MM 4.17-1 is not applicable to the Project.

## MM 4.17-3 Undergrounding of Power Lines in and Near an SRA and VHFHSZs

**Trigger:** Project is located in or within one mile of an SRA or VHFHSZ.

**No, the trigger is not met.** The Project is not in a State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone (VHFHSZ).

**Mitigation Text:**

70 ZIMAS search: http://zimas.lacity.org, accessed February 4, 2025.

71 Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/SafetyElement.pdf, accessed February 4, 2025.

72 ZIMAS search http://zimas.lacity.org, accessed February 4, 2025.

*For all discretionary applications for development located in or within one mile of an SRA or VHFHSZs, that involve or require the installation of new power lines shall be required to install the new power line underground. Prior to the issuance of a grading or building permit, the applicant shall submit plans for undergrounding of power lines.*

**Discussion:**

The Project Site is in an urbanized area completely surrounded by development and not in a hillside area. The Project Site is not located in a Very High Fire Hazard Severity Zone[73] or in the wildlands fire hazard Mountain Fire District.[74] The Project Site also is not within Fire District 1, which is designated by the City as areas of significant urbanization that face an elevated fire risk.[75] Therefore, the Project is not required to underground its power lines.

**Conclusion:**

The trigger is not met and MM 4.17-3 is not applicable to the Project.

73 ZIMAS search: http://zimas.lacity.org/, accessed February 4, 2025.

74 Los Angeles Safety Element, Exhibit D, Selected Wildfire Hazard Areas in the City of Los Angeles: https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/SafetyElement.pdf, accessed February 4, 20252024.

75 ZIMAS search: http://zimas.lacity.org, accessed February 4, 2025.

# 2 Finding That Site Specific Effects From The Proposed Housing Project Were Analyzed In The Program EIR

This discussion provides the analysis for **Section E** of the Housing Element Streamlining Checklist Form.

## 2.1 Screening Criteria

The following screening questions shall be answered to evaluate whether the Proposed Housing Project has the potential for site-specific or project-specific circumstances or conditions to result in an environmental effect not examined in the Program EIR. If any of the following questions are answered 'Yes', further analysis will be required

**a. Do any mitigation measures from the MMP require further analysis or study?**

**Yes.** The Project prepared the following studies and conducted the analysis required by the mitigation measure.

MM 4.2-2(a) requires preparation of a construction air quality report because the Project will involve grading. The Air Quality Technical Report (**Attachment 3**), prepared for the Project concluded that the Project will not exceed applicable significance thresholds, and no mitigation measures are required.

MM 4.3-2(b) requires preparation of a tree report if the Project is proposing to remove onsite trees. While the trigger was not met, the Project voluntarily provided a tree report. The Tree Report (**Attachment 4**), prepared for the Project demonstrated that here are no protected tree or shrub on the Site, and no mitigation measures are required.

MM 4.4-2 requires preparation of a cultural report because the Project will result in ground disturbance of native soils or soils of unknown origin. The Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report (**Attachment 5**), prepared for the Project concluded no prehistoric or historic archaeological remains or tribal cultural resources were identified and the likelihood for yet unidentified resources of the same to exist with the Project site is unlikely. The Project will implement a substitute for MM 4.4-2 from the Housing Element EIR to ensure the Project will not result in substantial adverse effects associated with the inadvertent discovery of archaeological resources. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

MM 4.5-1(a) requires preparation of a cultural report because the Project will result in ground disturbance at depths greater than previously disturbed. The Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report (**Attachment 5**), prepared for the Project concluded no paleontological resources were identified within the Project Site. However, resources of the same have been identified within close proximity and the Project site is underlain by soils or geologic units consistent within which paleontological resources have been found and therefore, have the potential of containing intact paleontological resources at depths greater than

five feet bgs. The Project will implement a substitute for MM 4.5-1(b), (c), and (d) from the Housing Element EIR to ensure the Project will not result in substantial adverse effects associated with the inadvertent discovery of paleontological resources. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

MM 4.7-2(a) requires preparation of an environmental site assessment because the Project Site is listed in the DTSC Hazardous Waste Tracking System (HWTS), RCRA, SCAQMD Facility Information Detail (FINDS). The historic use of the Project Site as automotive repair shops and gasoline service stations implying the storage and handling of hazardous substances is considered a recognized environmental concern (REC). The Phase I and Limited Phase II Environmental Site Assessment (**Attachment 6**) demonstrates that the Project conducted a Phase I and Limited Phase II. The Soils Management Plan (**Attachment 7**) requires that the Project will implement substitute mitigation measure **MM-HAZ-1** (Soils Management Plan).

The substitute mitigation measure is recommended from the hazards expert consultant and is project-specific and therefore found to be equal or more effective than MM 4.7-2(a) and (b) from the Housing Element and it will not cause a new significant impact.

MM 4.8-1 requires preparation of a study if BOE determines its required to study the drainage and flood flow. The LID Referral Form (**Attachment 8**), prepared for the Project demonstrated the Project would comply with LID requirements and a study is not required.

MM 4.10-1(a) requires preparation of a construction noise report because the Project will involve construction equipment. The Noise Technical Report (**Attachment 9**), prepared for the Project concluded that the Project implement MM 4.10-1(a), (c), (d), (e), and (f) from the Housing Element EIR to ensure the Project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

MM 4.14-2 requires a VMT study to determine any impacts. As shown in the Transportation Assessment (**Attachment 10**), the Project would not result in a significant VMT impact. This analysis incorporates the Project's reduced parking supply (compared to the LAMC requirement), unbundled parking program (required by State of California Assembly Bill 1317, Carillo, 2023), and provision of bicycle parking per the LAMC, each of which serve as VMT-reducing TDM measures. Therefore, the Project would not have a significant VMT impact, and no mitigation measures are required.

MM 4.15-1(a) requires preparation of a cultural report because the Project will result in ground disturbance of native soils or soils of unknown origin. The Archaeological, Paleontological, and Tribal Cultural Resources Assessment Report (**Attachment 5**), prepared for the Project concluded no prehistoric or historic archaeological remains or tribal cultural resources were identified and the likelihood for yet unidentified resources of the same to exist with the Project site is unlikely. The Project will implement a substitute for MM 4.15-1(a) from the Housing Element EIR to ensure the Project will not result in substantial adverse effects associated with the inadvertent discovery of tribal cultural resources. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above. The Project will implement a substitute for MM 4.15-1(b) from the Housing Element EIR

to ensure the Project will not result in substantial adverse effects associated with the inadvertent discovery of tribal cultural resources. The Project will implement substitute mitigation measure **MM-CUL-1** (Archaeological, Paleontological, and Tribal Cultural Resources) described above.

**b. Does the Proposed Housing Project lack compliance with a mitigation measure (including a substitute mitigation measure) identified as applicable to the Proposed Housing Project in Section D?**

**No.** The Proposed Housing Project will comply with the applicable mitigation measures and the substitute mitigation measure.

**c. Would the Proposed Housing Project require a variance or specific plan exception to provide relief from a standard required to protect scenic resources or scenic quality in an adopted Code, Specific Plan, or overlay ordinance (e.g., the Mulholland Scenic Parkway Specific Plan, the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan)?**

**No.** The Proposed Housing Project will not require a variance or specific plan exception to provide relief from a standard required to protect scenic resources or scenic quality.

The Project Site is in the South Los Angeles Alcohol Sales Specific Plan, which regulates alcohol sales and not scenic resources or scenic quality.[76]

The Project Site is in the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO). CPIOs are specialized zoning tools that implement the policy goals and objectives associated with a Community Plan.[77] There are no regulations to protect scenic resources or scenic quality.

**d. Would the Proposed Housing Project involve the modification or destruction of a scenic resource or obstruction of public view of a scenic resource?**

**No.** The Proposed Housing Project will not involve the modification or destruction of a scenic resource or obstruction of public view of a scenic resource. The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building.

**e. Would the Proposed Housing Project involve rezoning agriculturally zoned land?**

**No.** The Proposed Housing Project is zoned C2-1VL-CPIO and not agriculturally zoned land.

**f. Would the Proposed Housing Project be within 50 feet of a fault delineated on the Alquist-Priolo Earthquake Fault Zoning Map?**

76 South Los Angeles Alcohol Sales Specific Plan: https://zimas.lacity.org/documents/zoneinfo/ZI1231.pdf, accessed February 4, 2025.

77 West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay: https://planning.lacity.gov/plans-policies/overlays/west-adams-baldwin-hills-leimert, accessed February 4, 2025.

**No.** The Proposed Housing Project is not located within 50 feet of an Alquist-Priolo Earthquake Fault Zone.[78],[79]

**g. Would the Proposed Housing Project result in significant impacts to VMT using the thresholds and methodology provided in the LADOT Transportation Assessment Guidelines?**

**No.** As shown in the Transportation Assessment (**Attachment 10**), the Project would not result in a significant VMT impact. This analysis incorporates the Project's reduced parking supply (compared to the LAMC requirement), unbundled parking program (required by State of California Assembly Bill 1317, Carillo, 2023), and provision of bicycle parking per the LAMC, each of which serve as VMT-reducing TDM measures. Therefore, the Project would not have a significant VMT impact, and no mitigation measures are required.

**h. Would the Proposed Housing Project have peculiar or unique project or site characteristics from those analyzed in the Program EIR that could result in an effect not examined in the Program EIR (e.g., projects that conflict with an adopted Airport Land Use Plan or Water Quality Management Plan, or sites in use for mineral resource recovery (does not include oil and gas), projects involving septic tanks)?**

**No.** The Proposed Housing Project does not have a peculiar or unique project or site characteristics. The Project Site is surrounded by urban uses and completely developed with two 1-story auto repair buildings and surface parking area, and a 1-story single-family residential building with a separate garage building. The Project does not conflict with an Adopted Airport Land Use Plan or Water Quality Management Plan or used for mineral resource recovery or involve septic tanks.

**i. Is the project located within one mile of a freeway offramp and does it require a transportation assessment by the Los Angeles Department of Transportation (DOT)?[80]**

**Yes.** While the Project is located within one mile of a freeway offramp (4,000 feet southeast of the I-10 (Santa Monica) Freeway Crenshaw Boulevard offramp and 4,750 feet southwest of the I-10 (Santa Monica) Freeway Arlington Avenue offramp), it does not require a transportation assessment by LADOT.

Per the Interim Guidance for Freeway Safety Analysis memorandum issued by LADOT on May 1, 2020 to address Caltrans safety concerns on freeways, 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

78 ZIMAS search: http://zimas.lacity.org, accessed February 4, 2025.

79 Earthquake Fault Zones, Special Publication 42, Revised 2018, Department Of Conservation, California Geological Survey: https://www.conservation.ca.gov/cgs/documents/publications/special-publications/SP042-a11y.pdf, accessed February 4, 2025.

80 Transportation assessments are typically required if the project would both generate a net increase of 250 or more daily vehicle trips and would result in a net increase in daily VMT. DOT would also require a transportation assessment if the project is replacing an existing number of residential units with a smaller number of residential units, and the proposed project is located within one-half mile of a heavy rail, light rail, or bus rapid transit station.

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 analysis is not required.

Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, it was determined that the project does exceed the net 250 daily vehicle trips threshold.

As shown in the Transportation Assessment (**Attachment 10**), the Project would generate 337 net daily trips and a VMT analysis was required. The Project would generate average household VMT per capita of 5.4, which does not exceed the South Los Angeles APC impact threshold of 6.0. This analysis incorporates the Project's reduced parking supply (compared to the LAMC requirement), unbundled parking program (required by State of California Assembly Bill 1317, Carillo, 2023), and provision of bicycle parking per the LAMC, each of which serve as VMT-reducing TDM measures. Therefore, the Project would not have a significant VMT impact, and no mitigation measures are required.

## 2.2 Analysis to Determine if the Proposed Housing Project Would Have Effects Not Examined in the Program EIR

The summary of the findings from the technical reports is included above.

As shown the Proposed Housing Project would not have an environmental site- or project-specific effect not examined int eh Program EIR.

The Air Quality Technical Report (**Attachment 3**), prepared for the Project concluded that the Project will not have a significant and unavoidable impact related to criteria pollutant air quality standards from construction $NO_X$, $PM_{10}$ and $PM_{2.5}$ emissions and will not have a significant and unavoidable impact related to criteria pollutant air quality standards from operational $NO_X$, VOC, $PM_{10}$, and $PM_{2.5}$ emissions.

The Noise Technical Report (**Attachment 9**), prepared for the Project concluded that the Project will not have a significant and unavoidable impact (project or cumulative) related to construction and operational noise impact. During construction of the Project, there could be other construction activity in the area that contributes to cumulative noise impacts at sensitive receptors. Construction-related noise levels from any related project would be intermittent and temporary. As with the Project, any related projects would comply with the LAMC's restrictions, including restrictions on construction hours and noise from powered equipment. Noise associated with cumulative construction activities would be reduced to the degree reasonably and technically feasible through proposed mitigation measures for each individual related project and compliance with the noise ordinance.

Noise from construction of development projects is localized and can affect noise-sensitive uses within 500 feet, based on the City's screening criteria. As such, noise from two construction sites within 1,000 feet of each other can contribute to cumulative noise impacts for receptors located between.

There are no potential Related Projects identified by the City of Los Angeles within approximately 1,000 feet of the Project Site.[81] As a result, there are no reasonably foreseeable Related Projects that could contribute to cumulative noise impacts at the analyzed sensitive receptors. Based on this, there would not be cumulative noise impacts at any nearby sensitive uses located near the Project Site and related projects in the event of concurrent construction activities.

Noise from on-site mechanical equipment (e.g., HVAC units) and any other human activities from related projects would not be typically associated with excessive noise generation that could result in increases of 5 dBA or more in ambient noise levels at sensitive receptors when combined with operational noise from the Project. There are no Related Projects that would contribute to cumulative traffic noise impacts.

As a result, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Cumulative noise impacts due to off-site traffic would not

[81] E-mail communication, Segal Ismael, City of Los Angeles Department of Transportation; January 24, 2024 and City of Los Angeles, Case Filings.

increase ambient noise levels by 3 dBA to or within their respective “Normally Unacceptable” or “Clearly Unacceptable” noise categories, or by 5 dBA or greater overall. Additionally, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

# ATTACHMENT 3

# 2800 WEST JEFFERSON BOULEVARD PROJECT

# Air Quality Technical Report

Prepared by DKA Planning
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May 2024

# AIR QUALITY TECHNICAL REPORT

## Introduction

This technical report addresses the air quality impacts generated by construction and operation of a Proposed Project at 2800 West Jefferson Boulevard in the City of Los Angeles. The analysis evaluates the consistency of the Project with air quality policies set forth in the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) and the City's General Plan. The analysis of Project-generated air emissions focuses on whether the Project would cause an exceedance of an ambient air quality standard or SCAQMD significance threshold. Calculation worksheets, assumptions, and model outputs used in the analysis are included in the Technical Appendix to this analysis.

## Regulatory Framework

### *Federal*

The Federal Clean Air Act (CAA) was first enacted in 1955 and has been amended numerous times in subsequent years, with the most recent amendments in 1990. At the federal level, the United States Environmental Protection Agency (USEPA) is responsible for implementation of some portions of the CAA (e.g., certain mobile source and other requirements). Other portions of the CAA (e.g., stationary source requirements) are implemented by state and local agencies. In California, the California Clean Air Act (CCAA) is administered by the California Air Resources Board (CARB) at the State level and by the air quality management districts and air pollution control districts at the regional and local levels.

The 1990 amendments to the CAA identify specific emission reduction goals for areas not meeting the National Ambient Air Quality Standard (NAAQS). These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA which are most applicable to the Project include Title I (Nonattainment Provisions) and Title II (Mobile Source Provisions).

NAAQS have been established for seven major air pollutants: CO (carbon monoxide), $NO_2$ (nitrogen dioxide), $O_3$ (ozone), $PM_{2.5}$ (particulate matter, 2.5 microns), $PM_{10}$ (particulate matter, 10 microns), $SO_2$ (sulfur dioxide), and Pb (lead).

The CAA requires the USEPA to designate areas as attainment, nonattainment, or maintenance (previously nonattainment and currently attainment) for each criteria pollutant based on whether the NAAQS have been achieved. Title I provisions are implemented for the purpose of attaining NAAQS. The federal standards are summarized in Table 1. The USEPA has classified the Los Angeles County portion of the South Coast Air Basin (Basin) as a nonattainment area for $O_3$, $PM_{2.5}$, and Pb.

## Table 1
## State and National Ambient Air Quality Standards and Attainment Status for LA County

| Pollutant | Averaging Period | California | | Federal | |
|---|---|---|---|---|---|
| | | Standards | Attainment Status | Standards | Attainment Status |
| Ozone ($O_3$) | 1-hour | 0.09 ppm (180 µg/m$^3$) | Non-attainment | -- | -- |
| | 8-hour | 0.070 ppm (137 µg/m$^3$) | N/A[1] | 0.070 ppm (137 µg/m$^3$) | Non-attainment |
| Respirable Particulate Matter ($PM_{10}$) | 24-hour | 50 µg/m$^3$ | Non-attainment | 150 µg/m$^3$ | Maintenance |
| | Annual Arithmetic Mean | 20 µg/m$^3$ | Non-attainment | -- | -- |
| Fine Particulate Matter ($PM_{2.5}$) | 24-hour | -- | -- | 35 µg/m$^3$ | Non-attainment |
| | Annual Arithmetic Mean | 12 µg/m$^3$ | Non-attainment | 12 µg/m$^3$ | Non-attainment |
| Carbon Monoxide (CO) | 1-hour | 20 ppm (23 mg/m$^3$) | Attainment | 35 ppm (40 mg/m$^3$) | Maintenance |
| | 8-hour | 9.0 ppm (10 mg/m$^3$) | Attainment | 9 ppm (10 mg/m$^3$) | Maintenance |
| Nitrogen Dioxide ($NO_2$) | 1-hour | 0.18 ppm (338 µg/m$^3$) | Attainment | 100 ppb (188 µg/m$^3$) | Maintenance |
| | Annual Arithmetic Mean | 0.030 ppm (57 µg/m$^3$) | Attainment | 53 ppb (100 µg/m$^3$) | Maintenance |
| Sulfur Dioxide ($SO_2$) | 1-hour | 0.25 ppm (655 µg/m$^3$) | Attainment | 75 ppb (196 µg/m$^3$) | Attainment |
| | 24-hour | 0.04 ppm (105 µg/m$^3$) | Attainment | -- | -- |
| Lead (Pb) | 30-day average | 1.5 µg/m$^3$ | Attainment | -- | -- |
| | Calendar Quarter | -- | -- | 0.15 µg/m$^3$ | Non-attainment |
| Visibility Reducing Particles | 8-hour | Extinction of 0.07 per kilometer | N/A | No Federal Standards | |
| Sulfates | 24-hour | 25 µg/m$^3$ | Attainment | No Federal Standards | |
| Hydrogen Sulfide ($H_2S$) | 1-hour | 0.03 ppm (42 µg/m$^3$) | Unclassified | No Federal Standards | |
| Vinyl Chloride | 24-hour | 0.01 ppm (26 µg/m$^3$) | N/A | No Federal Standards | |

*N/A = not available*
*ppm = parts per million; µg/m$^3$ – micrograms per cubic meter; mg/m$^3$ – milligrams per cubic meter*
*Source: USEPA, NAAQS Table (https://www.epa.gov/criteria-air-pollutants/naaqs-table) and CARB, California Ambient Air Quality Standards (https://ww2.arb.ca.gov/resources/california-ambient-air-quality-standards). Attainment status data from CARB, Ambient Air Quality Standards, and attainment status (www.arb.ca.gov/desig/adm/adm.htm).*

CAA Title II pertains to mobile sources, such as cars, trucks, buses, and planes. Reformulated gasoline and automobile pollution control devices are examples of the mechanisms the USEPA uses to regulate mobile air emission sources. The provisions of Title II have resulted in tailpipe emission standards for vehicles, which have been strengthened in recent years to improve air quality. For example, the standards for $NO_X$ emissions have been lowered substantially and the specification requirements for cleaner burning gasoline are more stringent.

The USEPA regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain types of locomotives. USEPA has jurisdiction over emission sources outside state waters (e.g., beyond the outer continental shelf) and establishes various emission standards, including those for vehicles sold in states other than California. Automobiles sold in California must meet stricter emission standards established by CARB. USEPA adopted multiple tiers of emission standards to reduce emissions from non-road diesel engines (e.g., diesel-powered construction equipment) by integrating engine and fuel controls as a system to gain the greatest emission reductions. The first federal standards (Tier 1) for new non-road (or off-road) diesel engines were adopted in 1994 for engines over 50 horsepower, to be phased-in from 1996 to 2000. On August 27, 1998, USEPA introduced Tier 1 standards for equipment under 37 kW (50 horsepower) and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. The Tier 1 through 3 standards were met through advanced engine design, with no or only limited use of exhaust gas after-treatment (oxidation catalysts). Tier 3 standards for $NO_X$ and hydrocarbon are similar in stringency to the 2004 standards for highway engines. However, Tier 3 standards for particulate matter were never adopted. On May 11, 2004, USEPA signed the final rule introducing Tier 4 emission standards, which were phased-in between 2008 and 2015. The Tier 4 standards require that emissions of particulate matter and $NO_X$ be further reduced by about 90 percent. Such emission reductions are achieved through the use of control technologies—including advanced exhaust gas after-treatment.

***State***

California Clean Air Act. In addition to being subject to the requirements of CAA, air quality in California is also governed by more stringent regulations under the CCAA. In California, CCAA is administered by CARB at the state level and by the air quality management districts and air pollution control districts at the regional and local levels. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for meeting the state requirements of the CAA, administering the CCAA, and establishing the California Ambient Air Quality Standards (CAAQS). The CCAA, as amended in 1992, requires all air districts in the State to endeavor to achieve and maintain the CAAQS. CAAQS are generally more stringent than the corresponding federal standards and incorporate additional standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles.

CARB regulates mobile air pollution sources, such as motor vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB established passenger vehicle fuel specifications in March 1996. CARB oversees the functions of local air pollution control districts and air quality management districts, which, in turn, administer air quality activities at the regional and county levels. The State standards are summarized in Table 1.

The CCAA requires CARB to designate areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS thresholds have been achieved. Under the CCAA, areas are designated as nonattainment for a pollutant if air quality data shows that a state standard for

the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events are not considered violations of a state standard and are not used as a basis for designating areas as nonattainment. Under the CCAA, the non-desert Los Angeles County portion of the Basin is designated as a nonattainment area for $O_3$, $PM_{10}$, and $PM_{2.5}$.

In August 2022, CARB approved regulations to ban new gasoline-powered cars beginning with 2035 models. Automakers will gradually electrify their fleet of new vehicles, beginning with 35 percent of 2026 models sold. In March 2023, USEPA approved CARB's regulations that mandate that all new medium- and heavy-duty trucks would be zero emissions by 2045 where feasible. Trucking companies would also have to gradually convert their existing fleets to zero emission vehicles.

CARB has further required that all small (25 horsepower and below) off-road engines that are spark-ignited (e.g., lawn and gardening equipment) must be zero emission starting in model year 2024. Standards for portable generators and large pressure washers were given until model year 2028 to be electric-powered.

Toxic Air Contaminant Identification and Control Act. The public's exposure to toxic air contaminants (TACs) is a significant public health issue in California. CARB's statewide comprehensive air toxics program was established in the early 1980s. The Toxic Air Contaminant Identification and Control Act created California's program to reduce exposure to air toxics. Under the Toxic Air Contaminant Identification and Control Act, CARB is required to use certain criteria in the prioritization for the identification and control of air toxics. In selecting substances for review, CARB must consider criteria relating to "the risk of harm to public health, amount or potential amount of emissions, manner of, and exposure to, usage of the substance in California, persistence in the atmosphere, and ambient concentrations in the community" [Health and Safety Code Section 39666(f)].

The Toxic Air Contaminant Identification and Control Act also requires CARB to use available information gathered from the Air Toxics "Hot Spots" Information and Assessment Act program to include in the prioritization of compounds. CARB identified particulate emissions from diesel-fueled engines (diesel PM) TACs in August 1998. Following the identification process, CARB was required by law to determine if there is a need for further control, which led to the risk management phase of the program. For the risk management phase, CARB formed the Diesel Advisory Committee to assist in the development of a risk management guidance document and a risk reduction plan. With the assistance of the Diesel Advisory Committee and its subcommittees, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles and the Risk Management Guidance for the Permitting of New Stationary Diesel-Fueled Engines. CARB approved these documents on September 28, 2000, paving the way for the next step in the regulatory process: the control measure phase. During the control measure phase, specific Statewide regulations designed to further reduce diesel PM emissions from diesel-fueled engines and vehicles have and continue to be evaluated and developed. The goal of each regulation is to make diesel engines as clean as possible by establishing state-of-the-art technology requirements or emission standards to reduce diesel PM emissions. Breathing $H_2S$ at levels above the State standard could result in exposure to a disagreeable rotten eggs odor. The State does not regulate other odors.

California Air Toxics Program. The California Air Toxics Program was established in 1983, when the California Legislature adopted Assembly Bill (AB) 1807 to establish a two-step process of risk identification and risk management to address potential health effects from exposure to toxic substances

in the air.[1] In the risk identification step, CARB and the Office of Environmental Health Hazard Assessment (OEHHA) determine if a substance should be formally identified, or "listed," as a TAC in California. Since inception of the program, a number of such substances have been listed, including benzene, chloroform, formaldehyde, and particulate emissions from diesel-fueled engines, among others.[2] In 1993, the California Legislature amended the program to identify the 189 federal hazardous air pollutants as TACs.

In the risk management step, CARB reviews emission sources of an identified TAC to determine whether regulatory action is needed to reduce risk. Based on results of that review, CARB has promulgated a number of airborne toxic control measures (ATCMs), both for mobile and stationary sources. In 2004, CARB adopted an ATCM to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel PM and other TACs. The measure applies to diesel-fueled commercial vehicles with gross vehicle weight ratings greater than 10,000 pounds that are licensed to operate on highways, regardless of where they are registered. This measure does not allow diesel-fueled commercial vehicles to idle for more than five minutes at any given time.

In addition to limiting exhaust from idling trucks, CARB adopted regulations on July 26, 2007 for off-road diesel construction equipment such as bulldozers, loaders, backhoes, and forklifts, as well as many other self-propelled off-road diesel vehicles to reduce emissions by installation of diesel particulate filters and encouraging the replacement of older, dirtier engines with newer emission-controlled models. In April 2021, CARB proposed a 2020 Mobile Source Strategy that seeks to move California to 100 percent zero-emission off-road equipment by 2035.

Assembly Bill 2588 Air Toxics "Hot Spots" Program. The AB 1807 program is supplemented by the AB 2588 Air Toxics "Hot Spots" program, which was established by the California Legislature in 1987. Under this program, facilities are required to report their air toxics emissions, assess health risks, and notify nearby residents and workers of significant risks if present. In 1992, the AB 2588 program was amended by Senate Bill (SB) 1731 to require facilities that pose a significant health risk to the community to reduce their risk through implementation of a risk management plan.

Air Quality and Land Use Handbook: A Community Health Perspective. The *Air Quality and Land Use Handbook: A Community Health Perspective* provides important air quality information about certain types of facilities (e.g., freeways, refineries, rail yards, ports) that should be considered when siting sensitive land uses such as residences.[3] CARB provides recommended site distances from certain types of facilities when considering siting new sensitive land uses. The recommendations are advisory and should not be interpreted as defined "buffer zones." If a project is within the siting distance, CARB recommends further analysis.

Where possible, CARB recommends a minimum separation between new sensitive land uses and existing sources. Some examples of CARB's siting recommendations include the following: (1) avoid

1 California Air Resources Board, California Air Toxics Program, https://ww2.arb.ca.gov/our-work/programs/air-toxics-program, last reviewed by CARB September 24, 2015.

2 California Air Resources Board, Toxic Air Contaminant Identification List, https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants.

3 California Air Resources Board, Air Quality and Land Use Handbook, a Community Health Perspective, April 2005.

siting sensitive receptors within 500 feet of a freeway, urban road with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day; (2) avoid siting sensitive receptors within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration unit operations exceed 300 hours per week); and (3) avoid siting sensitive receptors within 300 feet of any dry cleaning operation using perchloroethylene and within 500 feet of operations with two or more machines.

California Code of Regulations. The California Code of Regulations (CCR) is the official compilation and publication of regulations adopted, amended or repealed by the state agencies pursuant to the Administrative Procedure Act. The CCR includes regulations that pertain to air quality emissions. Specifically, Section 2485 in CCR Title 13 states that the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) used during construction shall be limited to five minutes at any location. In addition, Section 93115 in CCR Title 17 states that operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

### *Regional (South Coast Air Quality Management District)*

The SCAQMD was created in 1977 to coordinate air quality planning efforts throughout Southern California. SCAQMD is the agency principally responsible for comprehensive air pollution control in the region. Specifically, SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain the CAAQS and NAAQS in the district. SCAQMD has jurisdiction over an area of 10,743 square miles consisting of Orange County; the non-desert portions of Los Angeles, Riverside, and San Bernardino counties; and the Riverside County portion of the Salton Sea Air Basin and Mojave Desert Air Basin. The Basin portion of SCAQMD's jurisdiction covers an area of 6,745 square miles. The Basin includes all of Orange County and the non-desert portions of Los Angeles (including the Project Area), Riverside, and San Bernardino counties.

Programs that were developed by SCAQMD to attain and maintain the CAAQS and NAAQS include air quality rules and regulations that regulate stationary sources, area sources, point sources, and certain mobile source emissions. SCAQMD is also responsible for establishing stationary source permitting requirements and for ensuring that new, modified, or relocated stationary sources do not create net emission increases. However, SCAQMD has primary authority over about 20 percent of $NO_x$ emissions, a precursor to ozone formation. All projects in the SCAQMD jurisdiction are subject to SCAQMD rules and regulations, including, but not limited to the following:

- SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- SCAQMD Rule 403, would reduce the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

- SCAQMD Rule 431.2, would require use of low-sulfur fuel in construction equipment.

- SCAQMD Rule 445 would prohibit the inclusion of wood burning fireplaces in any residences.

- SCAQMD Rule 1113, which limits the volatile organic compound (VOC) content of architectural coatings.

- In accordance with Section 2485 in Title 13 of the CCR, the idling of all diesel-fueled commercial vehicles (with gross vehicle weight over 10,000 pounds) during construction would be limited to five minutes at any location.

- In accordance with Section 93115 in Title 17 of the CCR, operation of any stationary, diesel-fueled, compression-ignition engines would meet specific fuel and fuel additive requirements and emissions standards.

Air Quality Management Plan. SCAQMD adopted the 2022 Air Quality Management Plan (AQMP) on December 2, 2022, updating the region's air quality attainment plan to address the "extreme" ozone non-attainment status for the Basin and the severe ozone non-attainment for the Coachella Valley Basin by laying a path for attainment by 2037. This includes reducing NOx emissions by 67 percent more than required by adopted rules and regulations in 2037. The AQMP calls on strengthening many stationary source controls and addressing new sources like wildfires, but still concludes that the region will not meet air quality standards without a significant shift to zero emission technologies and significant federal action. The 2022 AQMP relies on the growth assumptions in the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Multiple Air Toxics Exposure Study V. To date, the most comprehensive study on air toxics in the Basin is the Multiple Air Toxics Exposure Study V, released in August 2021.[4] The report included refinements in aircraft and recreational boating emissions and diesel conversion factors. It finds a Basin average cancer risk of 455 in a million (population-weighted, multi-pathway), which represents a decrease of 54 percent compared to the estimate in MATES IV. The monitoring program measured more than 30 air pollutants, including both gases and particulates. The monitoring study was accompanied by computer modeling that estimated the risk of cancer from breathing toxic air pollution based on emissions and weather data. About 88 percent of the risk is attributed to emissions associated with mobile sources, with the remainder attributed to toxics emitted from stationary sources, which include large industrial operations, such as refineries and metal processing facilities, as well as smaller businesses such as gas stations and chrome plating facilities. The results indicate that diesel PM is the largest contributor to air toxics risk, accounting on average for about 50 percent of the total risk.

### *Regional (Southern California Association of Governments)*

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with air quality and transportation stakeholders in Southern California to ensure compliance with federal and state air quality requirements, including the Transportation Conformity Rule and other applicable federal, state, and air district laws and regulations. As the federally designated Metropolitan Planning Organization (MPO) for the six-county

[4] South Coast Air Quality Management District, MATES-V Study. https://www.aqmd.gov/home/air-quality/air-quality-studies/health-studies/mates-v

Southern California region, SCAG is required by law to ensure that transportation activities "conform" to, and are supportive of, the goals of regional and state air quality plans to attain the NAAQS. In addition, SCAG is a co-producer, with the SCAQMD, of the transportation strategy and transportation control measure sections of the AQMP for the Air Basin.

SCAG adopted the 2020-2045 RTP/SCS on September 23, 2020. The RTP/SCS addresses the transportation and air quality impacts of 3.7 million additional residents, 1.6 additional households, and 1.6 million additional jobs from 2016 to 2045. The Plan calls for $639 billion in transportation investments and reducing vehicle miles traveled (VMT) by 19 percent per capita from 2005 to 2035. The updated plan accommodates 21.3 percent growth in population from 2016 (3,933,800) to 2045 (4,771,300) and a 15.6 percent growth in jobs from 2016 (1,848,300) to 2045 (2,135,900). The regional plan projects several benefits:

- Decreasing drive-along work commutes by three percent
- Reducing per capita VMT by five percent and vehicle hours traveled per capita by nine percent
- Increasing transit commuting by two percent
- Reducing travel delay per capita by 26 percent
- Creating 264,500 new jobs annually
- Reducing greenfield development by 29 percent by focusing on smart growth
- Locating six more percent household growth in High Quality Transit Areas (HQTAs), which concentrate roadway repair investments, leverage transit and active transportation investments, reduce regional life cycle infrastructure costs, improve accessibility, create local jobs, and have the potential to improve public health and housing affordability.
- Locating 15 percent more jobs in HQTAs
- Reducing $PM_{2.5}$ emissions by 4.1 percent
- Reducing greenhouse gas (GHG) emissions by 19 percent by 2035

***Local (City of Los Angeles)***

City of Los Angeles General Plan Air Quality Element. The Air Quality Element of the City's General Plan was adopted on November 24, 1992, and sets forth the goals, objectives, and policies, which guide the City in the implementation of air quality improvement programs and strategies. The Air Quality Element acknowledges the interrelationships among transportation and land use planning in meeting the City's mobility and air quality goals.

The Air Quality Element includes six key goals:

**Goal 1**: Good air quality in an environment of continued population growth and healthy economic structure.

**Goal 2**: Less reliance on single-occupant vehicles with fewer commute and non-work trips.

**Goal 3:** Efficient management of transportation facilities and system infrastructure using cost-effective system management and innovative demand management techniques.

**Goal 4:** Minimize impacts of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.

**Goal 5:** Energy efficiency through land use and transportation planning, the use of renewable resources and less-polluting fuels and the implementation of conservation measures including passive measures such as site orientation and tree planting.

**Goal 6:** Citizen awareness of the linkages between personal behavior and air pollution and participation in efforts to reduce air pollution.

Clean Up Green Up Ordinance. The City of Los Angeles adopted a Clean Up Green Up Ordinance (Ordinance Numbers 184245 and 184246) on April 13, 2016, which includes provisions related to ventilation system filter efficiency in mechanically ventilated buildings. This ordinance added Sections 95.314.3 and 99.04.504.6 to the Los Angeles Municipal Code (LAMC) and amended Section 99.05.504.5.3 to implement building standards and requirements to address cumulative health impacts resulting from incompatible land use patterns.

All-Electric Ordinance. On November 29, 2022, the City adopted Ordinance 187714, which requires all development to be powered by electric appliances and infrastructure with the exception of any cooking equipment associated with any restaurants or eating facilities and any gas-powered emergency backup systems.[5] This will reduce VOC and other emissions from long-term operation of new development.

California Environmental Quality Act. In accordance with CEQA requirements, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City uses the SCAQMD's *CEQA Air Quality Handbook* and SCAQMD's supplemental online guidance/information for the environmental review of development proposals within its jurisdiction.

Land Use Compatibility. In November 2012, the Los Angeles City Planning Commission (CPC) issued an advisory notice (Zoning Information 2427) regarding the siting of sensitive land uses within 1,000 feet of freeways. The CPC deemed 1,000 feet to be a conservative distance to evaluate projects that house populations considered to be more at-risk from the negative effects of air pollution caused by freeway proximity. The CPC advised that applicants of projects requiring discretionary approval, located within 1,000 feet of a freeway and contemplating residential units and other sensitive uses (e.g., hospitals, schools, retirement homes) perform a Health Risk Assessment (HRA). The Project Site is 3,500 feet south of the eastbound mainline of the Santa Monica Freeway (I-10).

On April 12, 2018, the City updated its guidance on siting land uses near freeways, resulting in an updated Advisory Notice effective September 17, 2018 requiring all proposed projects within 1,000 feet of a freeway adhere to the Citywide Design Guidelines, including those that address freeway proximity. It also recommended that projects consider avoiding location of sensitive uses like schools, day care facilities, and senior care centers in such projects, locate open space areas as far from the freeway, locate non-habitable uses (e.g., parking structures) nearest the freeway, and screen project sites with substantial vegetation and/or a wall barrier. Requirements for preparing HRAs were removed.

## Existing Conditions

### *Pollutants and Effects*

[5] City of Los Angeles, Ordinance 187714. https://clkrep.lacity.org/onlinedocs/2022/22-0151_ord_187714_1-23-23.pdf; November 29, 2022.

Air quality is defined by ambient air concentrations of seven specific pollutants identified by the USEPA to be of concern with respect to health and welfare of the general public. These specific pollutants, known as "criteria air pollutants," are defined as pollutants for which the federal and State governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. Criteria air pollutants include carbon monoxide (CO), ground-level ozone ($O_3$), nitrogen oxides ($NO_X$), sulfur oxides ($SO_X$), particulate matter ten microns or less in diameter ($PM_{10}$), particulate matter 2.5 microns or less in diameter ($PM_{2.5}$), and lead (Pb). The following descriptions of each criteria air pollutant and their health effects are based on information provided by the SCAQMD.[6]

**Carbon Monoxide (CO).** CO is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

**Ozone ($O_3$).** $O_3$ is a gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides ($NO_X$)—both byproducts of internal combustion engine exhaust—undergo slow photochemical reactions in the presence of sunlight. $O_3$ concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable. An elevated level of $O_3$ irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower lung efficiency.

**Nitrogen Dioxide ($NO_2$).** $NO_2$ is a byproduct of fuel combustion and major sources include power plants, large industrial facilities, and motor vehicles. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), which reacts quickly to form $NO_2$, creating the mixture of NO and $NO_2$ commonly called $NO_X$. $NO_2$ absorbs blue light and results in a brownish-red cast to the atmosphere and reduced visibility. $NO_2$ also contributes to the formation of $PM_{10}$. Nitrogen oxides irritate the nose and throat, and increase one's susceptibility to respiratory infections, especially in people with asthma. The principal concern of $NO_X$ is as a precursor to the formation of ozone.

**Sulfur Dioxide ($SO_2$).** Sulfur oxides ($SO_X$) are compounds of sulfur and oxygen molecules. $SO_2$ is the pre- dominant form found in the lower atmosphere and is a product of burning sulfur or burning materials that contain sulfur. Major sources of $SO_2$ include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. $SO_2$ potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

**Particulate Matter ($PM_{10}$ and $PM_{2.5}$).** The human body naturally prevents the entry of larger particles into the body. However, small particles, with an aerodynamic diameter equal to or less than 10 microns ($PM_{10}$), and even smaller particles with an aerodynamic diameter equal to or less than 2.5 microns

[6] South Coast Air Quality Management District, Final Program Environmental Impact Report for the 2012 AQMP, December 7, 2012.

($PM_{2.5}$), can enter the body and become trapped in the nose, throat, and upper respiratory tract. These small particulates can potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to $PM_{10}$ and $PM_{2.5}$. Lung impairment can persist for two to three weeks after exposure to high levels of particulate matter. Some types of particulates can become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

**Lead (Pb).** Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

### *State-Only Criteria Pollutants*

**Visibility-Reducing Particles**. Deterioration of visibility is one of the most obvious manifestations of air pollution and plays a major role in the public's perception of air quality. Visibility reduction from air pollution is often due to the presence of sulfur and $NO_X$, as well as PM.

**Sulfates ($SO_4^{2-}$).** Sulfates are the fully oxidized ionic form of sulfur. Sulfates occur in combination with metal and/or hydrogen ions. In California, emissions of sulfur compounds occur primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. This sulfur is oxidized during the combustion process and subsequently converted to sulfate compounds in the atmosphere. Effects of sulfate exposure at levels above the standard include a decrease in ventilatory function, aggravation of asthmatic symptoms, and an increased risk of cardio-pulmonary disease. Sulfates are particularly effective in degrading visibility, and, due to fact that they are usually acidic, can harm ecosystems and damage materials and property.

**Hydrogen Sulfide ($H_2S$).** $H_2S$ is a colorless gas with the odor of rotten eggs. It is formed during bacterial decomposition of sulfur-containing organic substances. Also, it can be present in sewer gas and some natural gas and can be emitted as the result of geothermal energy exploitation. Breathing $H_2S$ at levels above the state standard could result in exposure to a very disagreeable odor.

**Vinyl Chloride.** Vinyl chloride is a colorless, flammable gas at ambient temperature and pressure. It is also highly toxic and is classified as a known carcinogen by the American Conference of Governmental Industrial Hygienists and the International Agency for Research on Cancer. At room temperature, vinyl chloride is a gas with a sickly-sweet odor that is easily condensed. However, it is stored at cooler temperatures as a liquid. Due to the hazardous nature of vinyl chloride to human health, there are no end products that use vinyl chloride in its monomer form. Vinyl chloride is a chemical intermediate, not a final product. It is an important industrial chemical chiefly used to produce polyvinyl chloride (PVC). The process involves vinyl chloride liquid fed to polymerization reactors where it is converted from a monomer to a polymer PVC. The final product of the polymerization process is PVC in either a flake or pellet form. Billions of pounds of PVC are sold on the global market each year. From its flake or pellet form, PVC is sold to companies that heat and mold the PVC into end products such as PVC pipe and bottles. Vinyl chloride emissions are historically associated primarily with landfills.

### *Toxic Air Contaminants (TACs)*

TACs refer to a diverse group of "non-criteria" air pollutants that can affect human health but have not had ambient air quality standards established for them. This is not because they are fundamentally different from the pollutants discussed above but because their effects tend to be local rather than regional. TACs are classified as carcinogenic and noncarcinogenic, where carcinogenic TACs can cause cancer and noncarcinogenic TAC can cause acute and chronic impacts to different target organ systems (e.g., eyes, respiratory, reproductive, developmental, nervous, and cardiovascular). CARB and OEHHA determine if a substance should be formally identified, or "listed," as a TAC in California. A complete list of these substances is maintained on CARB's website.[7]

Diesel particulate matter (DPM), which is emitted in the exhaust from diesel engines, was listed by the state as a TAC in 1998. DPM has historically been used as a surrogate measure of exposure for all diesel exhaust emissions. DPM consists of fine particles (diameter less than 2.5 micrometer (μm)), including a subgroup of ultrafine particles (diameter less than 0.1 μm). Collectively, these particles have a large surface area which makes them an excellent medium for absorbing organics. The visible emissions in diesel exhaust include carbon particles or "soot." Diesel exhaust also contains a variety of harmful gases and cancer-causing substances.

Exposure to DPM may be a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. DPM levels and resultant potential health effects may be higher in close proximity to heavily traveled roadways with substantial truck traffic or near industrial facilities. According to CARB, DPM exposure may lead to the following adverse health effects: (1) aggravated asthma; (2) chronic bronchitis; (3) increased respiratory and cardiovascular hospitalizations; (4) decreased lung function in children; (5) lung cancer; and (6) premature deaths for people with heart or lung disease.[8,9]

### *Project Site*

The Project Site is located within the South Coast Air Basin (the Basin); named so because of its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys or basins below. The 6,745-square-mile Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. It is bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino and San Jacinto Mountains to the north and east; and the San Diego County line to the south. Ambient pollution concentrations recorded in Los Angeles County portion of the Basin are among the highest in the four counties comprising the Basin. USEPA has classified Los Angeles County as nonattainment areas for $O_3$, $PM_{2.5}$, and lead. This classification denotes that the Basin does not meet the NAAQS for these pollutants. In addition, under the CCAA, the Los Angeles County portion of the Basin is designated as a nonattainment area for $O_3$, $PM_{10}$, and $PM_{2.5}$. The air quality within the Basin is primarily influenced by a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, industry, and meteorology.

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7 California Air Resources Board, Toxic Air Contaminant Identification List, https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants.

8 California Air Resources Board, Overview: Diesel Exhaust and Health, www.arb.ca.gov/research/diesel/diesel-health.htm, last reviewed by CARB April 12, 2016.

9 California Air Resources Board, Fact Sheet: Diesel Particulate Matter Health Risk Assessment Study for the West Oakland Community: Preliminary Summary of Results, March 2008.

Air pollutant emissions are generated in the local vicinity by stationary and area-wide sources, such as commercial activity, space and water heating, landscaping maintenance, consumer products, and mobile sources primarily consisting of automobile traffic.

Air Pollution Climatology. The topography and climate of Southern California combine to make the Basin an area of high air pollution potential. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cooler surface layer which inhibits the pollutants from dispersing upward. Light winds during the summer further limit ventilation. Additionally, abundant sunlight triggers photochemical reactions which produce $O_3$ and the majority of particulate matter.

Air Monitoring Data. The SCAQMD monitors air quality conditions at 38 source receptor areas (SRA) throughout the Basin. The Project Site is located in SCAQMD's Central Los Angeles receptor area. Historical data from the area was used to characterize existing conditions in the vicinity of the Project area. Table 2 shows pollutant levels, State and federal standards, and the number of exceedances recorded in the area from 2020 through 2022. The one-hour State standard for $O_3$ was exceeded 16 times during this three-year period, including fourteen times in 2020. The federal standard was exceeded 31 times in that same period. In addition, the daily State standard for $PM_{10}$ was exceeded 201 times. The daily federal standard for $PM_{2.5}$ was exceeded 15 times. CO and $NO_2$ levels did not exceed the CAAQS from 2020 to 2022 for 1-hour (and 8-hour for CO).

**Table 2**
**Ambient Air Quality Data**

| Pollutants and State and Federal Standards | Maximum Concentrations and Frequencies of Exceedance Standards | | |
|---|---|---|---|
| | 2020 | 2021 | 2022 |
| **Ozone ($O_3$)** | | | |
| Maximum 1-hour Concentration (ppm) | 0.185 | 0.099 | 0.138 |
| Days > 0.09 ppm (State 1-hour standard) | 14 | 1 | 1 |
| Days > 0.070 ppm (Federal 8-hour standard) | 22 | 2 | 6 |
| **Carbon Monoxide ($CO_2$)** | | | |
| Maximum 1-hour Concentration (ppm) | 1.9 | 2.0 | 1.7 |
| Days > 20 ppm (State 1-hour standard) | 0 | 0 | 0 |
| Maximum 8-hour Concentration (ppm) | 1.5 | 1.6 | 1.5 |
| Days > 9.0 ppm (State 8-hour standard) | 0 | 0 | 0 |
| **Nitrogen Dioxide ($NO_2$)** | | | |
| Maximum 1-hour Concentration (ppm) | 0.0618 | 0.0778 | 0.0751 |
| Days > 0.18 ppm (State 1-hour standard) | 0 | 0 | 0 |
| **$PM_{10}$** | | | |
| Maximum 24-hour Concentration (µg/m$^3$) | 77 | 64 | 60 |
| Days > 50 µg/m$^3$ (State 24-hour standard) | 24 | 3 | 4 |
| **$PM_{2.5}$** | | | |
| Maximum 24-hour Concentration (µg/m$^3$) | 47.3 | 61.0 | 33.7 |
| Days > 35 µg/m$^3$ (Federal 24-hour standard) | 2 | 12 | 0 |
| **Sulfur Dioxide ($SO_2$)** | | | |
| Maximum 1-hour Concentration (ppb) | 3.8 | 2.2 | 6.5 |
| Days > 0.25 ppm (State 1-hour standard) | 0 | 0 | 0 |

ppm = parts by volume per million of air.
$\mu g/m^3$ = micrograms per cubic meter.
N/A = not available at this monitoring station.
Source: SCAQMD annual monitoring data at Central LA subregion (http://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year) accessed December 2, 2023.

Existing Health Risk in the Surrounding Area. Based on the MATES-V model, the calculated cancer risk in the Project area (zip code 90018) is approximately 536 in a million.[10] The cancer risk in this area is predominantly influenced by nearby sources of diesel particulate matter (e.g., diesel trucks and traffic on the Santa Monica Freeway 3.500 feet to the south). In general, the risk at the Project Site is higher than 77 percent of the population across the South Coast Air Basin.

The Office of Environmental Health Hazard Assessment, on behalf of the California Environmental Protection Agency (CalEPA), provides a screening tool called CalEnviroScreen that can be used to help identify California communities disproportionately burdened by multiple sources of pollution. According to CalEnviroScreen, the Project Site (Census tract 6037219020) is located in the 81st percentile, which means the Project Site has an overall environmental pollution burden higher than at least 81 percent of other communities within California.[11]

Sensitive Receptors. Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. CARB has identified several groups that are most likely to be affected by air pollution: children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

The Project Site is located in a largely commercial area on the Jefferson Boulevard corridor. Sensitive receptors within 0.25 miles of the Project Site include, but are not limited to, the following representative sampling:

- Residences – 2816-2818 West Jefferson Boulevard; five feet west of the Project Site.
- Residences, 2721 West Jefferson Boulevard; 140 feet northeast of the Project Site.
- Residence, 3415 8th Avenue; 20 feet south of the Project Site.
- Residences, 3412-3414 9th Avenue; 20 feet south of the Project Site.
- Residences, 8th Avenue (east side); 60 feet east of the Project Site.
- Residence, 3111 8th Avenue; 220 feet north of the Project Site.

Existing Project Site Emissions. The Project Site is improved with a 2,336 square-foot auto body facility and a 1,204 square-foot single-family residence. As summarized in Table 3, most existing air quality

[10] South Coast Air Quality Management District, Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES-V), MATES V Interactive Carcinogenicity Map, 2021, https://experience.arcgis.com/experience/79d3b6304912414bb21ebdde80100b23/page/home/?data_id=dataSource_105-a5ba9580e3aa43508a793fac819a5a4d%3A26&views=view_39%2Cview_1, accessed April 30, 2024.

[11] Office of Environmental Health Hazard Assessment, https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40, accessed April 30, 2024.

emissions are associated with the 63 daily vehicle trips and 404 daily vehicle miles traveled (VMT).[12]

**Table 3**
**Existing Daily Operations Emissions**

| Emissions Source | Daily Emissions (Pounds Per Day) | | | | | |
|---|---|---|---|---|---|---|
| | VOC | $NO_X$ | CO | $SO_X$ | $PM_{10}$ | $PM_{2.5}$ |
| Area Sources | 0.1 | <0.1 | 0.2 | <0.1 | <0.1 | <0.1 |
| Energy Sources | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 | <0.1 |
| Mobile Sources | 0.2 | 0.1 | 1.6 | <0.1 | 0.3 | 0.1 |
| **Regional Total** | **0.3** | **0.2** | **1.8** | **<0.1** | **0.3** | **0.1** |

*Source: DKA Planning, 2024 based on CalEEMod 2022.1.1.22 model runs (included in Technical Appendix). Numbers may not add due to rounding.*

## Project Impacts

### *Methodology*

The air quality analysis conducted for the Project is consistent with the methods described in the SCAQMD CEQA Air Quality Handbook (1993 edition), as well as the updates to the CEQA Air Quality Handbook, as provided on the SCAQMD website. The SCAQMD recommends the use of the California Emissions Estimator Model (CalEEMod) as a tool for quantifying emissions of air pollutants that will be generated by constructing and operating development projects. The analyses focus on the potential emissions from construction and operation of the Project. Methodologies used to evaluate these emissions are discussed below.

Construction. Sources of air pollutant emissions associated with construction activities include heavy-duty off-road diesel equipment and vehicular traffic to and from the Project construction site. Where available, project-specific information was provided on the schedule of construction activities and the anticipated equipment inventory. Otherwise, model default values were used for equipment usage rates, worker trip lengths, emission factors for heavy-duty equipment, passenger vehicles, and haul trucks that have been derived by CARB. Maximum daily emissions were quantified for each construction activity based on the number of equipment and daily hours of use, in addition to vehicle trips to and from the Project Site. Details pertaining to the schedule and equipment can be found in the Technical Appendix to this analysis.

The SCAQMD recommends that air pollutant emissions be assessed for both regional scale and localized impacts. The regional emissions analysis includes both on-site and off-site sources of emissions, while the localized emissions analysis focuses only on sources of emissions that would be located on the Project Site.

Localized impacts were analyzed in accordance with the SCAQMD Localized Significance Threshold (LST) methodology.[13] The localized effects from on-site portion of daily emissions were evaluated at sensitive receptor locations potentially impacted by the Project according to the SCAQMD's LST

[12] Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.
[13] South Coast Air Quality Management District, Final Localized Significance Methodology, revised July 2008.

methodology, which uses on-site mass emission look-up tables and Project-specific modeling, where appropriate.[14] SCAQMD provides LSTs applicable to the following criteria pollutants: $NO_X$, CO, $PM_{10}$, and $PM_{2.5}$. SCAQMD does not provide an LST for $SO_2$ since land use development projects typically result in negligible construction and long-term operation emissions of this pollutant. Since VOCs are not a criteria pollutant, there is no ambient standard or SCAQMD LST for VOCs. Due to the role VOCs play in $O_3$ formation, it is classified as a precursor pollutant, and only a regional emissions threshold has been established.

LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. The mass rate look-up tables were developed for each source receptor area and can be used to determine whether or not a project may generate significant adverse localized air quality impacts. SCAQMD provides LST mass rate look-up tables for projects with active construction areas that are less than or equal to five acres. If the project exceeds the LST look-up values, then the SCAQMD recommends that project-specific air quality modeling must be performed. Please refer to **Threshold b** below, for the analysis of localized impacts from on-site construction activities. In accordance with SCAQMD guidance, maximum daily emissions of $NO_X$, CO, $PM_{10}$, and $PM_{2.5}$ from on-site sources during each construction activity were compared to LST values for a one-acre site having sensitive receptors within 25 meters (82 feet).[15] This is appropriate given the 0.488-acre site and the proximity of sensitive receptors as close as five feet from the Project Site.

The Basin is divided into 38 SRAs, each with its own set of maximum allowable LST values for on-site emissions sources during construction and operations based on locally monitored air quality. Maximum on-site emissions resulting from construction activities were quantified and assessed against the applicable LST values.

The significance criteria and analysis methodologies in the SCAQMD's CEQA Air Quality Handbook were used in evaluating impacts in the context of the CEQA significance criteria listed below. The SCAQMD LSTs for $NO_2$, CO, and $PM_{10}$ were initially published in June 2003 and revised in July 2008.[16] The LSTs for $PM_{2.5}$ were established in October 2006 and updated on October 21, 2009.[17] [18] Table 4 presents the significance criteria for both construction and operational emissions.

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14 South Coast Air Quality Management District, LST Methodology Appendix C-Mass Rate LST Look-Up Table, https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2, October 2009.

15 South Coast Air Quality Management District, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf, 2008.

16 Ibid.

17 South Coast Air Quality Management District, Final – Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds, https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/particulate-matter-(pm)-2.5-significance-thresholds-and-calculation-methodology/final_pm2_5methodology.pdf, October 2006.

18 South Coast Air Quality Management District, Final Localized Significance Threshold Methodology Appendix C – Mass Rate LST Look-Up Tables, https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2, October 21, 2009.

**Table 4**
**SCAQMD Emissions Thresholds**

| Criteria Pollutant | Construction Emissions | | Operation Emissions | |
|---|---|---|---|---|
| | Regional | Localized /a/ | Regional | Localized /a/ |
| Volatile Organic Compounds (VOC) | 75 | -- | 55 | -- |
| Nitrogen Oxides ($NO_X$) | 100 | 74 | 55 | 74 |
| Carbon Monoxide (CO) | 550 | 680 | 550 | 680 |
| Sulfur Oxides ($SO_X$) | 150 | -- | 150 | -- |
| Respirable Particulates ($PM_{10}$) | 150 | 5 | 150 | 2 |
| Fine Particulates ($PM_{2.5}$) | 55 | 3 | 55 | 1 |

*/a/ Localized significance thresholds assumed a one-acre and 25-meter (82-foot) receptor distance in the Central LA source receptor area. The SCAQMD has not developed LST values for VOC or $SO_X$. Pursuant to SCAQMD guidance, sensitive receptors closer than 25 meters to a construction site are to use the LSTs for receptors at 25 meters (SCAQMD Final Localized Significance Threshold Methodology, June 2008).*

*Source: SCAQMD, South Coast AQMD Air Quality Significance Thresholds, 2019*

Operations. CalEEMod also generates estimates of daily and annual emissions of air pollutants resulting from future operation of a project. Operational emissions are produced by mobile sources (vehicular travel) and stationary sources (e.g., utilities demand). Utilities for the Project Site are provided by the Los Angeles Department of Water and Power (LADWP) for electricity and Southern California Gas for natural gas, where applicable. CalEEMod has derived default emissions factors for electricity and natural gas use that are applied to the size and land use type of the Project. CalEEMod also estimates operational emissions associated with water use, wastewater generation, and solid waste disposal.

Similar to construction, SCAQMD's CalEEMod software was used for the evaluation of Project emissions during operation. CalEEMod was used to calculate on-road fugitive dust, architectural coatings, landscape equipment, energy use, mobile source, and stationary source emissions.[19] To determine if a significant air quality impact would occur, the net increase in regional and local operational emissions generated by the Project was compared against SCAQMD's significance thresholds.[20] Details describing the operational emissions of the Project can be found in in the Technical Appendix.

Toxic Air Contaminants Impacts (Construction and Operations). Potential TAC impacts are evaluated by conducting a qualitative analysis consistent with the CARB Handbook followed by a more detailed analysis (i.e., dispersion modeling), as necessary. The qualitative analysis consists of reviewing the Project to identify any new or modified TAC emissions sources. If the qualitative evaluation does not rule out significant impacts from a new source, or modification of an existing TAC emissions source, a more detailed analysis is conducted.

[19] Energy consumption estimates with CalEEMod 2022.1.1.22 are based on the California Energy Commission's 2020 Residential Appliance Saturation Survey (residential uses) and 2021 Commercial Forecast database, both of which reflected the 2019 Title 24 energy efficiency standards. These energy consumption estimates were adjusted to reflect the 2022 Title 24 standards that cumulatively produce a 0.49 percent reduction in electricity use and 0.45 percent reduction in natural gas use when compared to the 2019 standards.

[20] South Coast Air Quality Management District, Air Quality Significance Thresholds, revised March 2015. SCAQMD based these thresholds, in part on the federal Clean Air Act and, to enable defining "significant" for CEQA purposes, defined the setting as the South Coast Air Basin. (See SCAQMD, CEQA Air Quality Handbook, April 1993, pp. 6-1-6-2).

## Thresholds of Significance

### *State CEQA Guidelines Appendix G*

Would the Project:

a) *Conflict with or obstruct implementation of the applicable air quality plan;*

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard;*

c) *Expose sensitive receptors to substantial pollutant concentrations; or*

d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

### *City and SCAQMD Thresholds*

For this analysis the Appendix G Thresholds are relied upon. The analysis utilizes factors and considerations recommended by the City of Los Angeles and SCAQMD Thresholds, as appropriate, to assist in answering the Appendix G Threshold questions.

#### *(a) Construction*

The City recommends that determination of significance be made on a case-by-case basis, considering the following criteria to evaluate construction-related air emissions:

##### *(i) Combustion Emissions from Construction Equipment*

- Type, number of pieces and usage for each type of construction equipment;
- Estimated fuel usage and type of fuel (diesel, natural gas) for each type of equipment; and
- Emission factors for each type of equipment.

##### *(ii) Fugitive Dust—Grading, Excavation and Hauling*

- Amount of soil to be disturbed on-site or moved off-site;
- Emission factors for disturbed soil;
- Duration of grading, excavation and hauling activities;
- Type and number of pieces of equipment to be used; and
- Projected haul route.

##### *(iii) Fugitive Dust—Heavy-Duty Equipment Travel on Unpaved Road*

- Length and type of road;
- Type, number of pieces, weight and usage of equipment; and
- Type of soil.

##### *(iv) Other Mobile Source Emissions*

- Number and average length of construction worker trips to Project Site, per day; and
- Duration of construction activities.

In addition, the following criteria set forth in the SCAQMD's *CEQA Air Quality Handbook* serve as quantitative air quality standards to be used to evaluate project impacts under the Appendix G Thresholds. Under these thresholds, a significant threshold would occur when:[21]

- Regional emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels: (1) 100 pounds per day for $NO_X$; (2) 75 pounds a day for VOC; (3) 150 pounds per day for $PM_{10}$ or $SO_X$; (4) 55 pounds per day for $PM_{2.5}$; and (5) 550 pounds per day for CO.

- Maximum on-site daily localized emissions exceed the LST, resulting in predicted ambient concentrations in the vicinity of the Project Site greater than the most stringent ambient air quality standards for CO (20 ppm [23,000 µg/$m^3$] over a 1-hour period or 9.0 ppm [10,350 µg/$m^3$] averaged over an 8-hour period) and $NO_2$ (0.18 ppm [339 µg/$m^3$] over a 1-hour period, 0.1 ppm [188 µg/$m^3$] over a three-year average of the 98th percentile of the daily maximum 1-hour average, or 0.03 ppm [57 µg/$m^3$] averaged over an annual period).

- Maximum on-site localized $PM_{10}$ or $PM_{2.5}$ emissions during construction exceed the applicable LSTs, resulting in predicted ambient concentrations in the vicinity of the Project Site to exceed the incremental 24-hour threshold of 10.4 µg/$m^3$ or 1.0 µg/$m^3$ $PM_{10}$ averaged over an annual period.

### *(b) Operation*

The City bases the determination of significance of operational air quality impacts on criteria set forth in the SCAQMD's *CEQA Air Quality Handbook.*[22] As discussed above, the City uses Appendix G as the thresholds of significance for this analysis. Accordingly, the following serve as quantitative air quality standards to be used to evaluate project impacts under the Appendix G thresholds. Under these thresholds, a significant threshold would occur when:

- Operational emissions exceed 10 tons per year of volatile organic gases or any of the following SCAQMD prescribed threshold levels: (1) 55 pounds a day for VOC;[23] (2) 55 pounds per day for $NO_X$; (3) 550 pounds per day for CO; (4) 150 pounds per day for $SO_X$; (5) 150 pounds per day for $PM_{10}$; and (6) 55 pounds per day for $PM_{2.5}$.[24]

- Maximum on-site daily localized emissions exceed the LST, resulting in predicted ambient concentrations in the vicinity of the Project Site greater than the most stringent ambient air quality standards for CO (20 parts per million (ppm) over a 1-hour period or 9.0 ppm averaged over an

21 South Coast Air Quality Management District, Air Quality Significance Thresholds, revised March 2015.

22 South Coast Air Quality Management District, Air Quality Significance Thresholds, revised March 2015.

23 For purposes of this analysis, emissions of VOC and reactive organic compounds (ROG) are used interchangeably since ROG represents approximately 99.9 percent of VOC emissions.

24 South Coast Air Quality Management District, Quality Significance Thresholds, www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf, last updated March 2015.

8-hour period) and $NO_2$ (0.18 ppm over a 1-hour period, 0.1 ppm over a 3-year average of the 98th percentile of the daily maximum 1-hour average, or 0.03 ppm averaged over an annual period).[25]

- Maximum on-site localized operational $PM_{10}$ and $PM_{2.5}$ emissions exceed the incremental 24-hour threshold of 2.5 µg/$m^3$ or 1.0 µg/$m^3$ $PM_{10}$ averaged over an annual period.[26]

- The Project causes or contributes to an exceedance of the California 1-hour or 8-hour CO standards of 20 or 9.0 ppm, respectively; or

- The Project creates an odor nuisance pursuant to SCAQMD Rule 402.

### *(c) Toxic Air Contaminants*

The City recommends that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate TACs:

- Would the project use, store, or process carcinogenic or non-carcinogenic toxic air contaminants which could result in airborne emissions?

In assessing impacts related to TACs in this section, the City uses Appendix G as the thresholds of significance. The criteria identified above will be used where applicable and relevant to assist in analyzing the Appendix G thresholds. In addition, the following criteria set forth in the SCAQMD's *CEQA Air Quality Handbook* serve as quantitative air quality standards to be used to evaluate project impacts under Appendix G thresholds. Under these thresholds, a significant threshold would occur when:[27]

- The Project results in the exposure of sensitive receptors to carcinogenic or toxic air contaminants that exceed the maximum incremental cancer risk of 10 in one million or an acute or chronic hazard index of 1.0.[28] For projects with a maximum incremental cancer risk between 1 in one million and 10 in one million, a project would result in a significant impact if the cancer burden exceeds 0.5 excess cancer cases.

### *(d) Consistency with Applicable Air Quality Plans*

CEQA Guidelines Section 15125 requires an analysis of project consistency with applicable governmental plans and policies. This analysis is conducted to assess potential project impacts against

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25 South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, revised July 2008.

26 South Coast Air Quality Management District, Final—Methodology to Calculate Particulate Matter (PM) 2.5 and $PM_{2.5}$ Significance Thresholds, October 2006.

27 South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993, Chapter 6 (Determining the Air Quality Significance of a Project) and Chapter 10 (Assessing Toxic Air Pollutants).

28 Hazard index is the ratio of a toxic air contaminant's concentration divided by its Reference Concentration, or safe exposure level. If the hazard index exceeds one, people are exposed to levels of TACs that may pose noncancer health risks.

Threshold (a) from the Appendix G thresholds. In accordance with the SCAQMD's *CEQA Air Quality Handbook*, the following criteria are used to evaluate a project's consistency with the AQMP:[29]

- Will the Project result in any of the following:
  - An increase in the frequency or severity of existing air quality violations;
  - Cause or contribute to new air quality violations; or
  - Delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP?
- Will the Project exceed the assumptions utilized in preparing the AQMP?
  - Is the Project consistent with the population and employment growth projections upon which AQMP forecasted emission levels are based;
  - Does the Project include air quality mitigation measures; or
  - To what extent is Project development consistent with the AQMP land use policies?

The Project's impacts with respect to these criteria are discussed to assess the consistency with the SCAQMD's AQMP and SCAG regional plans and policies. In addition, the Project's consistency with the City of Los Angeles General Plan Air Quality Element is discussed.

Project Design Features. The Project would comply with the 2022 Los Angeles Green Building Code (LAGBC),[30] which will build upon and set higher standards than those in the 2022 California Green Building Standards Code (CalGreen, effective January 1, 2023).[31] Construction in later years could be subject to the future 2025 LAGBC and CalGreen standards. Further energy efficiency and sustainability features would include native plants and drip/subsurface irrigation systems, individual metering or sub metering for water use, leak detection systems, and electric vehicle charging capacity. In accordance with City Ordinance 187714, the Project would be all-electric with the exception of any cooking equipment associated with any restaurants or eating facilities.

The Project's lower off-street parking supply will reduce car ownership rates and resulting vehicle use that will reduce energy and air quality emissions. The Project's infill location is a design feature that would promote the concentration of development in an urban location with access to transportation infrastructure and public transit facilities. This would reduce vehicle miles traveled (VMT) for residents and visitors who want options to driving cars.

29 South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993, p. 12-3.

30 City of Los Angeles Department of Building and Safety: http://ladbs.org/forms-publications/forms/green-building.

31 California Building Codes: http://www.bsc.ca.gov/Codes.aspx.

**Analysis of Project Impacts**

**a. Would the Project conflict with or obstruct implementation of the applicable air quality plan?**

**Less Than Significant Impact.** The Project's air quality emissions would not exceed any State or federal standards. Therefore, the Project would not increase the frequency or severity of an existing violation or cause or contribute to new violations for these pollutants. As the Project would not exceed any State and federal standards, the Project would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP.

With respect to the determination of consistency with AQMP growth assumptions, the projections in the AQMP for achieving air quality goals are based on assumptions in SCAG's 2020-2045 RTP/SCS regarding population, housing, and growth trends. Determining whether a project exceeds the assumptions reflected in the AQMP involves the evaluation of three criteria: (1) consistency with applicable population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP land use planning strategies. The following discussion provides an analysis with respect to each of these three criteria.

- Is the project consistent with the population, housing, and employment growth projections upon which AQMP forecasted emission levels are based?

A project is consistent with the AQMP, in part, if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. In the case of the 2022 AQMP, two sources of data form the basis for the projections of air pollutant emissions: the City of Los Angeles General Plan and SCAG's RTP. The General Plan serves as a comprehensive, long-term plan for future development of the City.

The 2020-2045 RTP/SCS provides socioeconomic forecast projections of regional population growth. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on local plans and policies applicable to the specific area; these are used by SCAG in all phases of implementation and review. The 2020-2045 RTP/SCS accommodates a total of 4,771,300 persons; 1,793,000 households; and 2,135,900 jobs in the City of Los Angeles by 2045.

The City provided local growth forecasts that were incorporated into the regional projections. The Project Site is classified as "Neighborhood Commercial" in the General Plan Framework and zoned C2 (Commercial Zone), which permits residential uses as permitted in the R4 Multiple Dwelling Zone. As such, the RTP/SCS' assumptions about growth in the City accommodate the projected population, jobs, and housing on the Project Site. As a result, the Project would be consistent with the growth assumptions in the City's General Plan. Because the AQMP accommodates growth forecasts from local General Plans, the emissions associated with this Project are accounted for and mitigated in the region's air quality attainment plans. The air quality impacts of development on the Project Site are accommodated in the region's emissions inventory for the 2020-2045 RTP/SCS and 2022 AQMP

The Project would add a net residential population of approximately 164 people to the Project Site based on the 69 net dwelling units proposed. The Project's residential population would represent approximately 0.008 percent of the forecast population growth between 2016 and 2045 and be consistent with the local growth assumptions that formed the basis of the region's AQMP.

Development of the Project also would result in approximately four employment positions on-site, based on the 2,000 square feet of retail space proposed.[32] However, the removal of the existing auto body facility that would likely result in no net change in employment on the Project Site. Thus, the Project's estimated employment impact would be consistent with the local job growth assumptions that formed the basis of the region's AQMP. As a result, the Project would be consistent with the growth projections in the AQMP.

- Does the project implement feasible air quality mitigation measures?

As discussed below under Thresholds (b), (c), and (d), the Project would not result in any significant air quality impacts and therefore would not require mitigation. In addition, the Project would comply with all applicable regulatory standards as required by SCAQMD. Furthermore, with compliance with the regulatory requirements identified above, no significant air quality impacts would occur. As such, the proposed Project meets this AQMP consistency criterion.

- To what extent is project development consistent with the land use policies set forth in the AQMP?

With regard to land use developments, the AQMP's air quality policies focus on the reduction of vehicle trips and VMT. The Project would implement a number of land use policies of the City of Los Angeles, SCAQMD, and SCAG, as it would be designed and constructed to support and promote environmental sustainability. The Project represents an infill development within an urbanized area that would concentrate more housing, jobs, and population within a high quality transit area (HQTA). "Green" principles are incorporated throughout the Project to comply with the City of Los Angeles Green Building Code and CALGreen through energy conservation, water conservation, and waste reduction features. In accordance with City Ordinance 187714, the Project would be all-electric with the exception of any cooking equipment associated with any restaurants or eating facilities.

The air quality plan applicable to the Project area is the 2022 AQMP, the current management plan for progression toward compliance with State and federal clean air requirements. The Project would be required to comply with all regulatory measures set forth by the SCAQMD. Implementation of the Project would not interfere with air pollution control measures listed in the 2022 AQMP. As noted earlier, the Project is consistent with the land use policies of the City that were reflected in the regional growth projections for the AQMP. As demonstrated in the following analysis, the Project would not result in significant emissions that would jeopardize regional or localized air quality standards.

***City of Los Angeles Policies***

The Project would offer convenient access to public transit and opportunities for walking and biking (including the provision of bicycle parking), thereby facilitating a reduction in VMT. In addition, the Project would be consistent with the existing land use pattern in the vicinity that concentrates urban density along major arterials and near transit options and would help reduce air quality emissions in several ways:

- The Project Site is within a HQTA, which reflects areas with rail transit service or bus service

[32] Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.

where lines have peak headways of less than 15 minutes.[33]

- The Project Site is located in a Transit Priority Area, which are locations within one-half mile of a major transit stop with bus or rail transit service with frequencies of 15 minutes or less.
- The Project will reduce on-site parking supply (46 spaces for 70 residences and retail space) that will by definition reduce car ownership and resulting vehicle travel.
- There is substantial public transit service in the area, including:
  - Los Angeles County Metropolitan Transportation Authority (Metro) Line 38 that connects Downtown Los Angeles to the intersection of Washington Boulevard and Fairfax Avenue via Jefferson Boulevard. The nearest bus stop is on Jefferson Boulevard at 10th Avenue, 430 feet west of the Project Site.
  - Metro Line 209 that connects the Expo/Crenshaw Metro Rail station with the Crenshaw C Line station via Van Ness Avenue and Arlington Avenue. The nearest bus stop is on Crenshaw Boulevard at Jefferson Boulevard 2,600 feet west of the Project Site.
  - Metro Line 210 that connects the Hollywood/Vine Metro Rail station with the South Bay Galleria via Crenshaw Boulevard. The nearest bus stop is on Crenshaw Boulevard at Exposition Boulevard 2,700 feet west of the Project Site.
  - Los Angeles Department of Transportation DASH Midtown circulator shuttle.
- The Expo/Crenshaw Metro Rail station provides service to the K Line (Crenshaw). The nearest station is 2,700 feet southwest of the Project Site.
- The Expo/Crenshaw Metro Rail station provides service to the E Line (Crenshaw). The nearest station is 2,600 feet southwest of the Project Site.
- The project will provide six short- and 59 long-term bicycle parking spaces on-site.

The City's General Plan Air Quality Element identifies 30 policies with specific strategies for advancing the City's clean air goals. As illustrated in Table 5, the Project is consistent with the applicable policies in the Air Quality Element, as the Project would implement sustainability features that would reduce vehicular trips, reduce VMT, and encourage the use of alternative modes of transportation. Therefore, the Project would result in a less than significant impact related to consistency with the Air Quality Element.

**Table 5**
**Project Consistency with City of Los Angeles General Plan Air Quality Element**

| Strategy | Project Consistency |
|---|---|
| **Policy 1.3.1.** Minimize particulate emissions from construction sites. | **Consistent.** The Project would minimize particulate emissions during construction through best practices and/or SCAQMD rules (e.g., Rule 403, Fugitive Dust). |
| **Policy 1.3.2.** Minimize particulate emissions from unpaved roads and parking lots associated with vehicular traffic. | **Not Applicable.** The Project would not involve use of unpaved roads or parking lots. |
| **Policy 2.1.1.** Utilize compressed work weeks and flextime, telecommuting, carpooling, vanpooling, public transit, and improve walking/bicycling related facilities in order to | **Consistent.** While the proposed development would include a nominal number of retail employees that could access transportation options to driving to work, the Project is largely a residential project. As such, the |

[33] Southern California Association of Governments Data Portal https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_active-transportation.pdf?1606001530,

**Table 5**
**Project Consistency with City of Los Angeles General Plan Air Quality Element**

| Strategy | Project Consistency |
|---|---|
| reduce vehicle trips and/or VMT as an employer and encourage the private sector to do the same to reduce work trips and traffic congestion. | Project's reduced off-street parking supply (46 spaces for 70 residences and retail space) will ensure low car ownership rates that will reduce vehicle travel and VMT. In turn, the Project Site is well-served by public transit, including Metro Lines 38, 209, and 210 with local bus stops on Jefferson Boulevard and Crenshaw Boulevard. LADOT DASH (Midtown) provides circulator shuttle service. Metro's E and K light rail services are available at stations on Crenshaw Boulevard and Exposition Boulevard. Residents, visitors, and workers can benefit from the six short- and 59 long-term bicycle parking spaces on-site for residents, visitors, and workers. |
| **Policy 2.1.2.** Facilitate and encourage the use of telecommunications (i.e., telecommuting) in both the public and private sectors, in order to reduce work trips. | **Consistent.** Residents could use high-speed telecommunications services as an alternative to driving to work. A June 2020 study by the National Bureau of Economic Research found that 37 percent of jobs can be performed entirely from home (https://www.nber.org/papers/w26948). As such, the Proposed Project could help reduce commuting to work through telecommuting. |
| **Policy 2.2.1.** Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans and ridesharing subsidies. | **Consistent.** The Project would discourage single-occupant vehicle use because of the reduced off-street parking supply (46 spaces for 70 residences and retail space). This will ensure low car ownership rates that will reduce vehicle travel and VMT. In turn, the Project Site is well-served by public transit, including Metro Lines 38, 209, and 210 with local bus stops on Jefferson Boulevard and Crenshaw Boulevard. LADOT DASH (Midtown) provides circulator shuttle service. Metro's E and K light rail services are available at stations on Crenshaw Boulevard and Exposition Boulevard. Residents, visitors, and workers can benefit from the six short- and 59 long-term bicycle parking spaces on-site for residents, visitors, and workers. |
| **Policy 2.2.2.** Encourage multi-occupant vehicle travel and discourage single-occupant vehicle travel by instituting parking management practices. | **Consistent.** As noted above, the Project's reduced off-street parking supply (46 spaces for 70 residences and retail space) will ensure low car ownership rates that will reduce vehicle travel and VMT. |
| **Policy 2.2.3.** Minimize the use of single-occupant vehicles associated with special events or in areas and times of high levels of pedestrian activities. | **Not Applicable.** The Project would not include facilities for special events. |
| **Policy 3.2.1.** Manage traffic congestion during peak hours. | **Consistent.** The Project is a low traffic generator because of the nature of residential uses, which generate peak hour vehicle trips that are lower than commercial, retail, and restaurant uses. Further, the Project would also minimize traffic congestion based on |

**Table 5**
**Project Consistency with City of Los Angeles General Plan Air Quality Element**

| Strategy | Project Consistency |
|---|---|
| | its location near transit opportunities, which would encourage the use of alternative modes of transportation. Residents, workers, and visitors can use public transit, including Metro Lines 38, 209, and 210 with local bus stops on Jefferson Boulevard and Crenshaw Boulevard. LADOT DASH (Midtown) provides circulator shuttle service. Metro's E and K light rail services are available at stations on Crenshaw Boulevard and Exposition Boulevard. Residents, visitors, and workers can benefit from the six short- and 59 long-term bicycle parking spaces on-site for residents, visitors, and workers. |
| **Policy 4.1.1.** Coordinate with all appropriate regional agencies on the implementation of strategies for the integration of land use, transportation, and air quality policies. | **Not Applicable.** This policy is directed at the City and not individual development projects. Nonetheless, the Project is being considered for approval by the City of Los Angeles, which coordinates with SCAG, Metro, and other regional agencies on the coordination of land use, air quality, and transportation policies. |
| **Policy 4.1.2.** Ensure that project level review and approval of land use development remains at the local level. | **Consistent.** The Project would be entitled and environmentally cleared at the local level. The Project would not inhibit the implementation of this policy. |
| **Policy 4.2.1.** Revise the City's General Plan/Community Plans to achieve a more compact, efficient urban form and to promote more transit-oriented development and mixed-use development. | **Not Applicable.** This policy calls for City updates to its General Plan. The Project would not inhibit the implementation of this policy. |
| **Policy 4.2.2.** Improve accessibility for the City's residents to places of employment, shopping centers and other establishments. | **Consistent.** The Project would be infill development that would provide the City's residents with proximate access to jobs and services at this Project Site. |
| **Policy 4.2.3.** Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles. | **Consistent.** The Project would promote public transit, active transportation, and alternative fuel vehicles for residents, workers, and visitors, who can use public transit, including Metro Lines 38, 209, and 210 with local bus stops on Jefferson Boulevard and Crenshaw Boulevard. LADOT DASH (Midtown) provides circulator shuttle service. Metro's E and K light rail services are available at stations on Crenshaw Boulevard and Exposition Boulevard. Residents, visitors, and workers can benefit from the six short- and 59 long-term bicycle parking spaces on-site for residents, visitors, and workers. The Project would also include two electric vehicle charging stations. |
| **Policy 4.2.4.** Require that air quality impacts be a consideration in the review and approval of all discretionary projects. | **Consistent.** The Project's air quality impacts are analyzed in this document, and as discussed herein, all impacts with respect to air quality would be less than significant. |

**Table 5**
**Project Consistency with City of Los Angeles General Plan Air Quality Element**

| Strategy | Project Consistency |
|---|---|
| **Policy 4.2.5.** Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects. | **Consistent.** The proposed project would support use of alternative transportation modes. The Project Site is well-served by public transit, including Metro Lines 38, 209, and 210 with local bus stops on Jefferson Boulevard and Crenshaw Boulevard. LADOT DASH (Midtown) provides circulator shuttle service. Metro's E and K light rail services are available at stations on Crenshaw Boulevard and Exposition Boulevard. Residents, visitors, and workers can benefit from the six short- and 59 long-term bicycle parking spaces on-site for residents, visitors, and workers. |
| **Policy 4.3.1.** Revise the City's General Plan/Community Plans to ensure that new or relocated sensitive receptors are located to minimize significant health risks posed by air pollution sources. | **Not Applicable.** This policy calls for City updates to its General Plan. The Project would not inhibit the implementation of this policy. |
| **Policy 4.3.2.** Revise the City's General Plan/Community Plans to ensure that new or relocated major air pollution sources are located to minimize significant health risks to sensitive receptors. | **Not Applicable.** This policy calls for City updates to its General Plan. The Project would not inhibit the implementation of this policy. |
| **Policy 5.1.1.** Make improvements in Harbor and airport operations and facilities in order to reduce air emissions. | **Not Applicable.** This policy calls for cleaner operations of the City's water port and airport facilities. The Project would not inhibit the implementation of this policy. |
| **Policy 5.1.2.** Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations. | **Not Applicable.** This policy calls for cleaner operations of the City's buildings and operations. The Project would not inhibit the implementation of this policy. |
| **Policy 5.1.3.** Have the Department of Water and Power make improvements at its in-basin power plants in order to reduce air emissions. | **Not Applicable.** This policy calls for cleaner operations of the City's Water and Power energy plants. The Project would not inhibit the implementation of this policy. |
| **Policy 5.1.4.** Reduce energy consumption and associated air emissions by encouraging waste reduction and recycling. | **Consistent.** The Project would be consistent with this policy by complying with Title 24, CALGreen, and other requirements to reduce solid waste and energy consumption. This includes the City's March 2010 ordinance (Council File 09-3029) that requires all mixed construction and demolition waste be taken to City-certified waste processors. |
| **Policy 5.2.1.** Reduce emissions from its own vehicles by continuing scheduled maintenance, inspection and vehicle replacement programs; by adhering to the State of California's emissions testing and monitoring programs; by using alternative fuel vehicles wherever feasible, in accordance with regulatory agencies and City Council policies. | **Not Applicable.** This policy calls for the City to gradually reduce the fleet emissions inventory from its vehicles through use of alternative fuels, improved maintenance practices, and related operational improvements. The Project's support of electric vehicles will continue the State's conversion to zero emission fleets that do not required engine inspections |

**Table 5**
**Project Consistency with City of Los Angeles General Plan Air Quality Element**

| Strategy | Project Consistency |
|---|---|
| **Policy 5.3.1.** Support the development and use of equipment powered by electric or low-emitting fuels. | **Consistent.** The Project would be designed to meet the applicable requirements of the States Green Building Standards Code and the City of Los Angeles' Green Building Code, both of which promote a shift from natural gas use toward electrification of buildings. The Project would also include two electric vehicle charging stations. The Project would be powered by electricity, pursuant to City Ordinance 187714. |
| **Policy 6.1.1.** Raise awareness through public-information and education programs of the actions that individuals can take to reduce air emissions. | **Not Applicable.** This policy calls for the City to promote clean air awareness through its public awareness programs. The Project would not inhibit the implementation of this policy. |
| Source: DKA Planning, 2024. | |

**b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

**Less Than Significant Impact.**

**Construction**

A cumulatively considerable net increase would occur if the project's construction impacts substantially contribute to air quality violations when considering other projects that may undertake construction activities at the same time. Individual projects that generate emissions that do not exceed SCAQMD's significance thresholds would not contribute considerably to any potential cumulative impact. SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to assess the impacts associated with these emissions.[34]

Construction-related emissions were estimated using the SCAQMD's CalEEMod 2022.1.1.22 model and a projected construction schedule of approximately 23 months. Table 6 summarizes the potential construction schedule that was modeled for air quality impacts.

[34] South Coast Air Quality Management District, 2003 White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, https://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf: "As Lead Agency, the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR…Projects that exceed the project-specific significance threshold are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are not considered to be cumulatively significant.

**Table 6**
**Construction Schedule Assumptions**

| Phase | Duration | Notes |
|---|---|---|
| Demolition | Month 1 | Removal of 3,540 square feet of building floor area and 21,265 square feet of asphalt/concrete parking lot hauled 40 miles to landfill in 14-cubic yard capacity trucks. |
| Grading | Month 2 | Approximately 1,875 cubic yards of soil (including 25 percent swell factor)[35] hauled 40 miles to landfill in 14-cubic yard capacity trucks. Includes drilling of piles and shoring of excavated site. |
| Trenching | Month 3 | Trenching for utilities, including gas, water, electricity, and telecommunications. |
| Building Construction | Months 4-23 | Footings and foundation work (e.g., pouring concrete pads, drilling for piers), framing, welding; installing mechanical, electrical, and plumbing. Floor assembly, cabinetry and carpentry, elevator installations, low voltage systems, trash management. |
| Architectural Coatings | Months 21-23 | Application of interior and exterior coatings and sealants. |
| Source: DKA Planning, 2024. | | |

The Project would be required to comply with the following regulations, as applicable:

- SCAQMD Rule 403, would reduce the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

- SCAQMD Rule 1113, which limits the VOC content of architectural coatings.

- SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (with gross vehicle weight over 10,000 pounds) during construction would be limited to five minutes at any location.

- In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines would meet specific fuel and fuel additive requirements and emissions standards.

[35] City of Los Angeles, Environmental Assessment Form

### *Regional Emissions*

Construction activity creates air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. $NO_X$ emissions would primarily result from the use of construction equipment and truck trips.

Fugitive dust emissions would peak during grading activities, where approximately 1,875 cubic yards of soil (including swell factors) would be exported from the Project Site. All construction projects in the Basin must comply with SCAQMD Rule 403 for fugitive dust, which include measures to prevent visible dust plumes. Other measures include, but are not limited to, applying water and/or soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system or other control measures to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional $PM_{2.5}$ and $PM_{10}$ emissions associated with construction activities by approximately 61 percent.

During the building finishing phase, the application of architectural coatings (e.g., paints) would release VOCs (regulated by SCAQMD Rule 1113). The assessment of construction air quality impacts considers each of these potential sources. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions.

As shown in Table 7, construction of the Project would produce VOC, $NO_X$, CO, $SO_X$, $PM_{10}$ and $PM_{2.5}$ emissions that do not exceed the SCAQMD's regional thresholds. As a result, construction of the Project would not contribute substantially to an existing violation of air quality standards for regional pollutants (e.g., ozone). This impact is considered less than significant.

### *Localized Emissions*

In addition to maximum daily regional emissions, maximum localized (on-site) emissions were quantified for each construction activity. The localized construction air quality analysis was conducted using the methodology promulgated by the SCAQMD. Look-up tables provided by the SCAQMD were used to determine localized construction emissions thresholds for the Project.[36] LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are based on the most recent background ambient air quality monitoring data (2020-2022) for the Project area.

**Table 7**
**Daily Construction Emissions**

| Construction Phase Year | Daily Emissions (Pounds Per Day) | | | | | |
|---|---|---|---|---|---|---|
| | **VOC** | **$NO_X$** | **CO** | **$SO_X$** | **$PM_{10}$** | **$PM_{2.5}$** |
| 2026 | 1.1 | 10.9 | 12.5 | <0.1 | 3.0 | 1.5 |
| 2027 | 0.7 | 5.2 | 10.6 | <0.1 | 1.0 | 0.4 |
| 2028 | 7.8 | 5.7 | 12.2 | <0.1 | 1.2 | 0.4 |

[36] South Coast Air Quality Management District, LST Methodology Appendix C-Mass Rate LST Look-Up Table, https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2, October 2009.

**Table 7**
**Daily Construction Emissions**

| | | | | | | |
|---|---|---|---|---|---|---|
| Maximum Regional Total | 7.8 | 10.9 | 12.5 | <0.1 | 3.0 | 1.5 |
| Regional Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| **Exceed Threshold?** | **No** | **No** | **No** | **No** | **No** | **No** |
| | | | | | | |
| Maximum Localized Total | 7.6 | 9.2 | 9.7 | <0.1 | 2.5 | 1.4 |
| Localized Threshold | N/A | 74 | 680 | N/A | 5 | 3 |
| **Exceed Threshold?** | **N/A** | **No** | **No** | **N/A** | **No** | **No** |

*The construction dates are used for the modeling of air quality emissions in the CalEEMod software. If construction activities commence later than what is assumed in the environmental analysis, the actual emissions would be lower than analyzed because of the increasing penetration of newer equipment with lower certified emission levels. Assumes implementation of SCAQMD Rule 403 (Fugitive Dust Emissions)*

*Source: DKA Planning, 2024 based on CalEEMod 2022.1.1.22 model runs. LST analyses based on one-acre site with 25-meter distances to receptors in Central LA source receptor area. Estimates reflect the peak summer or winter season, whichever is higher. Totals may not add up due to rounding. Modeling sheets included in the Technical Appendix.*

Maximum on-site daily construction emissions for $NO_X$, CO, $PM_{10}$, and $PM_{2.5}$ were calculated using CalEEMod and compared to the applicable SCAQMD LSTs for the Central Los Angeles SRA based on construction site acreage that is less than or equal to one acre. Potential impacts were evaluated at the closest off-site sensitive receptor, which are the residences to the west of the Project Site on Jefferson Boulevard. The closest receptor distance on the SCAQMD mass rate LST look-up tables is 25 meters.

As shown in Table 7, above**,** the Project would produce emissions that do not exceed the SCAQMD's recommended localized standards of significance for $NO_2$ and CO during the construction phase. Similarly, construction activities would not produce $PM_{10}$ and $PM_{2.5}$ emissions that exceed localized thresholds recommended by the SCAQMD. These estimates assume the use of Best Available Control Measures (BACMs) that address fugitive dust emissions of $PM_{10}$ and $PM_{2.5}$ through SCAQMD Rule 403. This would include watering portions of the site that are disturbed during grading activities and minimizing tracking of dirt onto local streets. Therefore, construction impacts on localized air quality are considered less than significant.

**Operation**

Operational emissions of criteria pollutants would come from area, energy, and mobile sources. Area sources include consumer products such as household cleaners, architectural coatings for routine maintenance, and landscaping equipment.[37] Energy sources include electricity use for space cooling and heating and water heating. The CalEEMod model generates estimates of emissions from energy use based on the land use type and size. The Project would also produce long-term air quality impacts to the region primarily from motor vehicles that access the Project Site. The Project could add

[37] In 2021, CARB adopted regulations requiring that all small (25 horsepower and below) spark-ignited off-road engines (e.g., lawn and gardening equipment) be zero emission starting in model year 2024. Standards for portable generators and large pressure washers are given until model year 2028 to be electric-powered.

approximately 276 net vehicle trips to local roadways and the region's air quality airshed on a weekday at the start of operations in 2028.[38]

As shown in Table 8, the Project's emissions would not exceed the SCAQMD's regional or localized significance thresholds. Therefore, the operational impacts of the Project on regional and localized air quality are considered less than significant.

**Table 8**
**Daily Operations Emissions**

| Emissions Source | Daily Emissions (Pounds Per Day) | | | | | |
|---|---|---|---|---|---|---|
| | **VOC** | **$NO_X$** | **CO** | **$SO_X$** | **$PM_{10}$** | **$PM_{2.5}$** |
| Area Sources | 2.2 | <0.1 | 4.8 | <0.1 | <0.1 | <0.1 |
| Energy Sources | <0.1 | 0.2 | 0.1 | <0.1 | <0.1 | <0.1 |
| Mobile Sources | 1.0 | 0.6 | 7.0 | <0.1 | 1.6 | 0.4 |
| Regional Total | 3.2 | 0.8 | 12.0 | <0.1 | 1.6 | 0.4 |
| Existing Total | -0.3 | -0.2 | -1.8 | -<0.1 | -0.3 | -0.1 |
| Net Regional Total | 2.9 | 0.6 | 10.2 | <0.1 | 1.3 | 0.3 |
| Regional Significance Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| **Exceed Threshold?** | **No** | **No** | **No** | **No** | **No** | **No** |
| | | | | | | |
| Net Localized Total | 2.1 | 0.2 | 4.7 | <0.1 | <0.1 | <0.1 |
| Localized Significance Threshold | N/A | 74 | 680 | N/A | 2 | 1 |
| **Exceed Threshold?** | **N/A** | **No** | **No** | **N/A** | **No** | **No** |

*LST analyses based on one-acre site with 25-meter distances to receptors in Central Los Angeles SRA*
*Source: DKA Planning, 2024 based on CalEEMod 2022.1.1.22 model runs (included in the Technical Appendix). Totals reflect the summer season maximum and may not add up due to rounding.*

**c. Expose sensitive receptors to substantial pollutant concentrations?**

**Less Than Significant Impact.** There are several sensitive receptors within 0.25 miles (1,320 feet) of the Project Site that could be exposed to air pollution from construction and operation of the Project, including, but are not limited to, the following representative sampling:

- Residences – 2816-2818 West Jefferson Boulevard; five feet west of the Project Site.
- Residences, 2721 West Jefferson Boulevard; 140 feet northeast of the Project Site.
- Residence, 3415 8th Avenue; 20 feet south of the Project Site.
- Residences, 3412-3414 9th Avenue; 20 feet south of the Project Site.
- Residences, 8th Avenue (east side); 60 feet east of the Project Site.
- Residence, 3111 8th Avenue; 220 feet north of the Project Site.

[38] Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.

### *Construction*

Construction of the Project could expose sensitive receptors to substantial pollutant concentrations if maximum daily emissions of regulated pollutants generated by sources located on and/or near the Project Site exceeded the applicable LST values presented in Table 4, or if construction activities generated significant emissions of TACs that could result in carcinogenic risks or non-carcinogenic hazards exceeding the SCAQMD Air Quality Significance Thresholds of ten excess cancers per million or non-carcinogenic Hazard Index greater than 1.0, respectively. As discussed above, the LST values were derived by the SCAQMD for the criteria pollutants $NO_X$, CO, $PM_{10}$, and $PM_{2.5}$ to prevent the occurrence of concentrations exceeding the air quality standards at sensitive receptor locations based on proximity and construction site size.

As shown in Table 7, during construction of the Project, maximum daily localized unmitigated emissions of $NO_2$, CO, $PM_{10}$, and $PM_{2.5}$ from sources on the Project Site would remain below each of the respective LST values. Unmitigated maximum daily localized emissions would not exceed any of the localized standards for receptors that are within 25 meters of the Project's construction activities. Therefore, based on SCAQMD guidance, localized emissions of criteria pollutants would not have the potential to expose sensitive receptors to substantial concentrations that would present a public health concern.

The primary TAC that would be generated by construction activities is diesel PM, which would be released from the exhaust of mobile construction equipment. The construction emissions modeling conservatively assumed that all equipment present on the Project Site would be operating simultaneously throughout most of the day, though this would rarely be the case. Daily emissions of diesel PM would be negligible throughout the course of Project construction. Therefore, the magnitude of daily diesel PM emissions, would not be sufficient to result in substantial pollutant concentrations at off-site locations nearby.

Furthermore, according to SCAQMD methodology, health risks from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer based on the use of standard risk-assessment methodology. The entire duration of construction activities associated with implementation of the Project is anticipated to be approximately 23 months, and the magnitude of diesel PM emissions will vary over this time period. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period, construction TAC emissions would result in a less than significant impact. Therefore, construction of the Project would not expose sensitive receptors to substantial diesel PM concentrations, and this impact would be less than significant.

### *Operation*

The Project Site would be redeveloped with multi-family residences and retail uses, land uses that are not typically associated with TAC emissions. Typical sources of acutely and chronically hazardous TACs include industrial manufacturing processes (e.g., chrome plating, electrical manufacturing, petroleum refinery). The Project would not include these types of potential industrial manufacturing process sources. It is expected that quantities of hazardous TACs generated on-site (e.g., cleaning solvents, paints, landscape pesticides) for the types of proposed land uses would be below thresholds warranting further study under California Accidental Release Program.

When considering potential air quality impacts under CEQA, consideration is given to the location of sensitive receptors within close proximity of land uses that emit TACs. CARB has published and adopted the Air Quality and Land Use Handbook: A Community Health Perspective, which provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities).[39] The SCAQMD adopted similar recommendations in its Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning.[40] Together, CARB and SCAQMD guidelines recommend siting distances for both the development of sensitive land uses in proximity to TAC sources and the addition of new TAC sources in proximity to existing sensitive land uses.

The primary sources of potential air toxics associated with Project operations include DPM from delivery trucks (e.g., truck traffic on local streets and idling on adjacent streets). However, these activities, and the land uses associated with the Project, are not considered land uses that generate substantial TAC emissions. It should be noted that the SCAQMD recommends that health risk assessments (HRAs) be conducted for substantial individual sources of DPM (e.g., truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units) and has provided guidance for analyzing mobile source diesel emissions.[41] Based on this guidance, the Project would not include these types of land uses and is not considered to be a substantial source of DPM warranting a refined HRA since daily truck trips to the Project Site would not exceed 100 trucks per day or more than 40 trucks with operating transport refrigeration units. In addition, CARB-mandated airborne toxic control measures (ATCM) limits diesel-fueled commercial vehicles (delivery trucks) to idle for no more than five minutes at any given time, which would further limit diesel particulate emissions.

As the Project would not contain substantial TAC sources and is consistent with the CARB and SCAQMD guidelines, the Project would not result in the exposure of off-site sensitive receptors to carcinogenic or toxic air contaminants that exceed the maximum incremental cancer risk of ten in one million or an acute or chronic hazard index of 1.0, and potential TAC impacts would be less than significant.

The Project would generate long-term emissions on-site from area and energy sources that would generate negligible pollutant concentrations of CO, $NO_2$, $PM_{2.5}$, or $PM_{10}$ at nearby sensitive receptors. While long-term operations of the Project would add traffic to local roads that produces off-site emissions, these would not result in exceedances of CO air quality standards at roadways in the area due to three key factors. First, CO hotspots are extremely rare and only occur in the presence of unusual atmospheric conditions and extremely cold conditions, neither of which applies to this Project area. Second, auto-related emissions of CO continue to decline because of advances in fuel combustion technology in the vehicle fleet. Finally, the Project would not contribute to the levels of congestion that would be needed to produce emissions concentrations needed to trigger a CO hotspot, as it would add 276 net vehicle trips to the local roadway network on weekdays when the development would be leased

39 California Air Resources Board, Air Quality and Land Use Handbook, a Community Health Perspective, April 2005.

40 South Coast Air Quality Management District, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, May 6, 2005.

41 South Coast Air Quality Management District, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, 2002.

and operational in 2028.[42] The majority of vehicle-related impacts at the Project Site would come from 27 and 50 net vehicles entering and exiting the development during the peak A.M. and P.M. hours, respectively.[43] This would represent a small addition to traffic volumes on local roadways. For example, it would represent 6.9 percent of the 394 vehicles currently using 7th Avenue at Jefferson Boulevard in the A.M. peak hour, an intersection that could be used for the haul route as trucks travel to and from a landfill.[44] Assuming peak hour volumes represent ten percent of daily volumes, this intersection would carry 3,940 daily vehicle trips, well below the traffic volumes that would be needed to generate CO exceedances of the ambient air quality standard.[45]

Finally, the Project would not result in any substantial emissions of TACs during the construction or operations phase. During the construction phase, the primary air quality impacts would be associated with the combustion of diesel fuels, which produce exhaust-related particulate matter that is considered a toxic air contaminant by CARB based on chronic exposure to these emissions.[46] However, construction activities would not produce chronic, long-term exposure to diesel particulate matter. During long-term project operations, the Project does not include typical sources of acutely and chronically hazardous TACs such as industrial manufacturing processes and automotive repair facilities. As a result, the Project would not create substantial concentrations of TACs.

In addition, the SCAQMD recommends that health risk assessments be conducted for substantial sources of diesel particulate emissions (e.g., truck stops and warehouse distribution facilities) and has provided guidance for analyzing mobile source diesel emissions.[47] The Project would not generate a substantial number of truck trips. Based on the limited activity of TAC sources, the Project would not warrant the need for a health risk assessment associated with on-site activities. Therefore, the Project's operational impacts on local sensitive receptors would be less than significant.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**Less Than Significant Impact.** The Project would not result in activities that create objectionable odors. The Project is a housing and retail development that would not include any activities typically associated with unpleasant odors and local nuisances (e.g., rendering facilities, dry cleaners). SCAQMD regulations that govern nuisances (i.e., Rule 402, Nuisances) would regulate any intermittent odors associated with residences and retail uses. As a result, any odor impacts from the Project would be considered less than significant.

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42 Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.

43 Ibid.

44 City of Los Angeles database of traffic volumes on 7th Street at Jefferson Boulevard, https://navigatela.lacity.org/dot/traffic_data/automatic_counts/7TH.JEFFERSON.SO.240123-AUTO-NDS.pdf, 2024 traffic counts.

45 South Coast Air Quality Management District; 2003 AQMP. As discussed in the 2003 AQMP, the 1992 CO Plan included a CO hotspot analysis at four intersections in the peak A.M. and P.M. time periods, including Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection was Wilshire and Veteran, used by 100,000 vehicles per day. The 2003 AQMP estimated a 4.6 ppm one-hour concentration at this intersection, which meant that an exceedance (20 ppm) would not occur until daily traffic exceeded more than 400,000 vehicles per day.

46 California Office of Environmental Health Hazard Assessment. Health Effects of Diesel Exhaust. www. http://oehha.ca.gov/public_info/facts/dieselfacts.html

47 South Coast Air Quality Management District, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions, December 2002.

## Cumulative Impacts

While the Proposed Project would generate short- and long-term emissions during the construction and operations phases, respectively, the presence of any other development projects could produce cumulative impacts. Any potential development within 1,000 feet of the Project Site could contribute to localized air quality impacts. Beyond 1,000 feet of the Project Site, any sensitive receptors between the Project Site and any related project would be negligibly impacted, as localized pollutants substantially disperse as a function of distance, meteorology, and terrain. The U.S. EPA finds that in the context of roadway pollutants, "…concentrations generally decrease to background levels within 500-600 feet."[48] CARB also finds that air pollution levels can be significantly higher within 500 feet of freeways or other major sources.[49]

The City of Los Angeles has determined that there are no potential related projects within 1,000 feet of the Project Site.[50]

### *AQMP Consistency*

Cumulative development is not expected to result in a significant impact in terms of conflicting with, or obstructing implementation of the 2022 AQMP. As discussed previously, growth considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Consequently, as long as growth in the Basin is within the projections for growth identified in the 2020-2045 RTP/SCS, implementation of the AQMP will not be obstructed by such growth. In addition, as discussed previously, the population growth resulting from the Project would be consistent with the growth projections of the AQMP. Any related project would implement feasible air quality mitigation measures to reduce the criteria air pollutants, if required due to any significant emissions impacts. In addition, each related project would be evaluated for its consistency with the land use policies set forth in the AQMP. Therefore, the Project's contribution to the cumulative impact would not be cumulatively considerable and, therefore, would be less than significant.

### *Construction*

SCAQMD recommends that any construction-related emissions and operational emissions from individual development projects that exceed the project-specific mass daily emissions thresholds identified above also be considered cumulatively considerable.[51] Individual projects that generate emissions not in excess of SCAQMD's significance thresholds would not contribute considerably to any potential cumulative impact. SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to be used to assess the impacts associated with these emissions.

As summarized in Table 8, the Proposed Project would not exceed the SCAQMD's mass emissions thresholds and would not contribute to any potential cumulative impact. If any related project was projected to exceed LST thresholds (after mitigation), it could perform dispersion modeling to confirm whether health-based air quality standards would be violated. The SCAQMD's LST thresholds recognize

48 U.S. EPA. Near Roadway Air Pollution and Health: Frequently Asked Questions. August 2014.

49 South Coast Air Quality Management District. Guidance Document: Air Quality Issues Regarding Land Use.

50 E-mail communication, Segal Ismael, City of Los Angeles Department of Transportation; January 24, 2024.

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

the influence of a receptor's proximity, setting mass emissions thresholds for $PM_{10}$ and $PM_{2.5}$ that generally double with every doubling of distance.

The Project would comply with regulatory requirements, including the SCAQMD Rule 403 requirements listed above. Based on SCAQMD guidance, individual construction projects that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. As shown above, construction-related daily emissions at the Project Site would not exceed any of the SCAQMD's regional or localized significance thresholds. Therefore, the Project's contribution to cumulative air quality impacts would not be cumulatively considerable and, therefore, would be less than significant.

Similar to the Project, the greatest potential for TAC emissions at each related project would generally involve diesel particulate emissions associated with heavy equipment operations during grading and excavation activities. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer, based on the use of standard risk-assessment methodology. Construction activities are temporary and short-term events, thus construction activities at each related project would not result in a long-term substantial source of TAC emissions. Additionally, the SCAQMD CEQA guidance does not require a health risk assessment for short-term construction emissions. It is therefore not meaningful to evaluate long-term cancer impacts from construction activities, which occur over relatively short durations. As such, given the short-term nature of these activities, cumulative toxic emission impacts during construction would be less than significant.

***Operation***

As discussed above, the Project's operational air quality emissions and cumulative impacts would be less than significant. According to the SCAQMD, if an individual project results in air emissions of criteria pollutants that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then the project would also result in a cumulatively considerable net increase of these criteria pollutants. As operational emissions would not exceed any of the SCAQMD's regional or localized significance thresholds, the emissions of non-attainment pollutants and precursors generated by Project operations would not be cumulatively considerable.

With respect to TAC emissions, neither the Project nor any likely related projects (which are largely residential, retail/commercial in nature), would represent a substantial source of TAC emissions, which are typically associated with large-scale industrial, manufacturing, and transportation hub facilities. The Project and related projects would be consistent with the recommended screening level siting distances for TAC sources, as set forth in CARB's Land Use Guidelines, and the Project and related projects would not result in a cumulative impact requiring further evaluation. However, any related projects could generate minimal TAC emissions related to the use of consumer products and landscape maintenance activities, among other things. Pursuant to AB 1807, which directs the CARB to identify substances as TACs and adopt airborne toxic control measures to control such substances, the SCAQMD has adopted numerous rules (primarily in Regulation XIV) that specifically address TAC emissions. These SCAQMD rules have resulted in and will continue to result in substantial Basin-wide TAC emissions reductions. As such, cumulative TAC emissions during long-term operations would be less than significant. Therefore, the Project would not result in any substantial sources of TACs that have been identified by the CARB's Land Use Guidelines, and thus, would not contribute to a cumulative impact.

# TECHNICAL APPENDIX

DouglasKim+Associates,LLC

# EXISTING EMISSIONS

# 2800 Jefferson Boulevard (Existing) Detailed Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

| Data Field | Value |
|---|---|
| Project Name | 2800 Jefferson Boulevard (Existing) |
| Operational Year | 2024 |
| Lead Agency | City of Los Angeles |
| Land Use Scale | Project/site |
| Analysis Level for Defaults | County |
| Windspeed (m/s) | 0.50 |
| Precipitation (days) | 18.4 |
| Location | 2800 W Jefferson Blvd, Los Angeles, CA 90018, USA |
| County | Los Angeles-South Coast |
| City | Los Angeles |
| Air District | South Coast AQMD |
| Air Basin | South Coast |
| TAZ | 4446 |
| EDFZ | 16 |
| Electric Utility | Los Angeles Department of Water & Power |
| Gas Utility | Southern California Gas |
| App Version | 2022.1.1.22 |

## 1.2. Land Use Types

| Land Use Subtype | Size | Unit | Lot Acreage | Building Area (sq ft) | Landscape Area (sq ft) | Special Landscape Area (sq ft) | Population | Description |
|---|---|---|---|---|---|---|---|---|
| Single Family Housing | 1.00 | Dwelling Unit | 0.40 | 1,204 | 11,713 | — | 3.00 | — |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Automobile Care Center | 2.34 | 1000sqft | 0.09 | 2,336 | — | — | — | — |

## 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

# 2. Emissions Summary

## 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.32 | 0.18 | 1.75 | < 0.005 | 0.01 | 0.29 | 0.29 | 0.01 | 0.07 | 0.08 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.30 | 0.19 | 1.50 | < 0.005 | 0.01 | 0.29 | 0.29 | < 0.005 | 0.07 | 0.08 |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.31 | 0.20 | 1.64 | < 0.005 | 0.01 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.08 |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.06 | 0.04 | 0.30 | < 0.005 | < 0.005 | 0.05 | 0.05 | < 0.005 | 0.01 | 0.01 |

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Sector | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.21 | 0.14 | 1.57 | < 0.005 | < 0.005 | 0.29 | 0.29 | < 0.005 | 0.07 | 0.07 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Area | 0.11 | < 0.005 | 0.16 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | 0.04 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 0.32 | 0.18 | 1.75 | < 0.005 | 0.01 | 0.29 | 0.29 | 0.01 | 0.07 | 0.08 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.21 | 0.16 | 1.47 | < 0.005 | < 0.005 | 0.29 | 0.29 | < 0.005 | 0.07 | 0.07 |
| Area | 0.08 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Energy | < 0.005 | 0.04 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 0.30 | 0.19 | 1.50 | < 0.005 | 0.01 | 0.29 | 0.29 | < 0.005 | 0.07 | 0.08 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.21 | 0.16 | 1.51 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.07 |
| Area | 0.10 | < 0.005 | 0.11 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | 0.04 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 0.31 | 0.20 | 1.64 | < 0.005 | 0.01 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.08 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.04 | 0.03 | 0.27 | < 0.005 | < 0.005 | 0.05 | 0.05 | < 0.005 | 0.01 | 0.01 |
| Area | 0.02 | < 0.005 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | 0.01 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 0.06 | 0.04 | 0.30 | < 0.005 | < 0.005 | 0.05 | 0.05 | < 0.005 | 0.01 | 0.01 |

# 4. Operations Emissions Details

## 4.1. Mobile Emissions by Land Use

### 4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Automobile Care Center | < 0.005 | 0.02 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | < 0.005 | 0.04 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Automobile Care Center | < 0.005 | 0.02 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | < 0.005 | 0.04 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Automobile Care Center | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | < 0.005 | 0.01 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

## 4.3. Area Emissions by Source

### 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Source | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 0.08 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.01 | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.02 | < 0.005 | 0.16 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | 0.11 | < 0.005 | 0.16 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 0.08 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.01 | — | — | — | — | — | — | — | — | — |
| Total | 0.08 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 0.01 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | < 0.005 | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | < 0.005 | < 0.005 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Total | 0.02 | < 0.005 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

## 4.4. Water Emissions by Land Use

### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.5. Waste Emissions by Land Use

### 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Single Family Housing | — | — | — | — | — | — | — | — | — | — |
| Automobile Care Center | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.7. Offroad Emissions By Equipment Type

### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.9. User Defined Emissions By Equipment Type

### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.10. Soil Carbon Accumulation By Vegetation Type

### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Vegetation | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Species | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| — | — | — | — | — | — | — | — | — | — | — |

# 5. Activity Data

## 5.9. Operational Mobile Sources

### 5.9.1. Unmitigated

| Land Use Type | Trips/Weekday | Trips/Saturday | Trips/Sunday | Trips/Year | VMT/Weekday | VMT/Saturday | VMT/Sunday | VMT/Year |
|---|---|---|---|---|---|---|---|---|
| Total all Land Uses | 63.0 | 63.0 | 63.0 | 22,995 | 404 | 404 | 404 | 147,460 |

## 5.10. Operational Area Sources

### 5.10.1. Hearths

#### 5.10.1.1. Unmitigated

| Hearth Type | Unmitigated (number) |
|---|---|
| Single Family Housing | — |
| Wood Fireplaces | 0 |
| Gas Fireplaces | 0 |
| Propane Fireplaces | 0 |
| Electric Fireplaces | 0 |
| No Fireplaces | 1 |
| Conventional Wood Stoves | 0 |
| Catalytic Wood Stoves | 0 |
| Non-Catalytic Wood Stoves | 0 |
| Pellet Wood Stoves | 0 |

### 5.10.2. Architectural Coatings

| Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|
| 2438.1 | 813 | 3,504 | 1,168 | — |

### 5.10.3. Landscape Equipment

| Season | Unit | Value |
|---|---|---|
| Snow Days | day/yr | 0.00 |
| Summer Days | day/yr | 250 |

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

| Land Use | Electricity (kWh/yr) | CO2 | CH4 | N2O | Natural Gas (kBTU/yr) |
|---|---|---|---|---|---|
| Single Family Housing | 6,633 | 690 | 0.0489 | 0.0069 | 53,260 |
| Automobile Care Center | 22,627 | 690 | 0.0489 | 0.0069 | 82,546 |

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

| Land Use | Indoor Water (gal/year) | Outdoor Water (gal/year) |
|---|---|---|
| Single Family Housing | 37,274 | 200,774 |
| Automobile Care Center | 219,773 | 0.00 |

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

| Land Use | Waste (ton/year) | Cogeneration (kWh/year) |
|---|---|---|
| Single Family Housing | 0.80 | — |
| Automobile Care Center | 8.92 | — |

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

| Land Use Type | Equipment Type | Refrigerant | GWP | Quantity (kg) | Operations Leak Rate | Service Leak Rate | Times Serviced |
|---|---|---|---|---|---|---|---|
| Single Family Housing | Average room A/C & Other residential A/C and heat pumps | R-410A | 2,088 | < 0.005 | 2.50 | 2.50 | 10.0 |
| Single Family Housing | Household refrigerators and/or freezers | R-134a | 1,430 | 0.12 | 0.60 | 0.00 | 1.00 |
| Automobile Care Center | Other commercial A/C and heat pumps | R-410A | 2,088 | < 0.005 | 4.00 | 4.00 | 18.0 |
| Automobile Care Center | Supermarket refrigeration and condensing units | R-404A | 3,922 | 26.5 | 16.5 | 16.5 | 18.0 |

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

| Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|

## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

| Equipment Type | Fuel Type | Number per Day | Hours per Day | Hours per Year | Horsepower | Load Factor |
|---|---|---|---|---|---|---|

#### 5.16.2. Process Boilers

| Equipment Type | Fuel Type | Number | Boiler Rating (MMBtu/hr) | Daily Heat Input (MMBtu/day) | Annual Heat Input (MMBtu/yr) |
|---|---|---|---|---|---|

### 5.17. User Defined

| Equipment Type | Fuel Type |
|---|---|

### 5.18. Vegetation

#### 5.18.1. Land Use Change

##### 5.18.1.1. Unmitigated

| Vegetation Land Use Type | Vegetation Soil Type | Initial Acres | Final Acres |
|---|---|---|---|

#### 5.18.1. Biomass Cover Type

##### 5.18.1.1. Unmitigated

| Biomass Cover Type | Initial Acres | Final Acres |
|---|---|---|

#### 5.18.2. Sequestration

##### 5.18.2.1. Unmitigated

| Tree Type | Number | Electricity Saved (kWh/year) | Natural Gas Saved (btu/year) |
|---|---|---|---|

## 6. Climate Risk Detailed Report

### 6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

| Climate Hazard | Result for Project Location | Unit |
|---|---|---|
| Temperature and Extreme Heat | 5.47 | annual days of extreme heat |
| Extreme Precipitation | 5.55 | annual days with precipitation above 20 mm |
| Sea Level Rise | — | meters of inundation depth |
| Wildfire | 0.00 | annual hectares burned |

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

## 6.2. Initial Climate Risk Scores

| Climate Hazard | Exposure Score | Sensitivity Score | Adaptive Capacity Score | Vulnerability Score |
|---|---|---|---|---|
| Temperature and Extreme Heat | 0 | 0 | 0 | N/A |
| Extreme Precipitation | N/A | N/A | N/A | N/A |
| Sea Level Rise | 0 | 0 | 0 | N/A |
| Wildfire | 0 | 0 | 0 | N/A |
| Flooding | N/A | N/A | N/A | N/A |
| Drought | N/A | N/A | N/A | N/A |
| Snowpack Reduction | N/A | N/A | N/A | N/A |
| Air Quality Degradation | 0 | 0 | 0 | N/A |

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

## 6.3. Adjusted Climate Risk Scores

| Climate Hazard | Exposure Score | Sensitivity Score | Adaptive Capacity Score | Vulnerability Score |
|---|---|---|---|---|
| Temperature and Extreme Heat | 1 | 1 | 1 | 2 |
| Extreme Precipitation | N/A | N/A | N/A | N/A |
| Sea Level Rise | 1 | 1 | 1 | 2 |
| Wildfire | 1 | 1 | 1 | 2 |
| Flooding | N/A | N/A | N/A | N/A |
| Drought | N/A | N/A | N/A | N/A |
| Snowpack Reduction | N/A | N/A | N/A | N/A |
| Air Quality Degradation | 1 | 1 | 1 | 2 |

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

## 6.4. Climate Risk Reduction Measures

# 7. Health and Equity Details

## 7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

| Indicator | Result for Project Census Tract |
|---|---|
| Exposure Indicators | — |
| AQ-Ozone | 42.6 |
| AQ-PM | 77.6 |
| AQ-DPM | 30.2 |

| | |
|---|---|
| Drinking Water | 92.5 |
| Lead Risk Housing | 99.4 |
| Pesticides | 0.00 |
| Toxic Releases | 81.7 |
| Traffic | 28.8 |
| Effect Indicators | — |
| CleanUp Sites | 17.1 |
| Groundwater | 27.8 |
| Haz Waste Facilities/Generators | 43.7 |
| Impaired Water Bodies | 0.00 |
| Solid Waste | 0.00 |
| Sensitive Population | — |
| Asthma | 89.6 |
| Cardio-vascular | 80.9 |
| Low Birth Weights | 75.3 |
| Socioeconomic Factor Indicators | — |
| Education | 78.6 |
| Housing | 79.9 |
| Linguistic | 63.7 |
| Poverty | 79.7 |
| Unemployment | 91.3 |

## 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

| Indicator | Result for Project Census Tract |
|---|---|
| Economic | — |
| Above Poverty | 24.49634287 |

| | |
|---|---|
| Employed | 52.68831002 |
| Median HI | 20.32593353 |
| Education | — |
| Bachelor's or higher | 19.73566021 |
| High school enrollment | 100 |
| Preschool enrollment | 50.16040036 |
| Transportation | — |
| Auto Access | 9.239060695 |
| Active commuting | 75.29834467 |
| Social | — |
| 2-parent households | 22.10958553 |
| Voting | 23.70075709 |
| Neighborhood | — |
| Alcohol availability | 30.47606827 |
| Park access | 2.194276915 |
| Retail density | 54.85692288 |
| Supermarket access | 38.62440652 |
| Tree canopy | 22.12241755 |
| Housing | — |
| Homeownership | 42.65366354 |
| Housing habitability | 18.94007443 |
| Low-inc homeowner severe housing cost burden | 2.681894007 |
| Low-inc renter severe housing cost burden | 30.60438855 |
| Uncrowded housing | 30.86102913 |
| Health Outcomes | — |
| Insured adults | 2.194276915 |
| Arthritis | 30.2 |

| | |
|---|---|
| Asthma ER Admissions | 9.5 |
| High Blood Pressure | 19.3 |
| Cancer (excluding skin) | 66.1 |
| Asthma | 16.4 |
| Coronary Heart Disease | 21.3 |
| Chronic Obstructive Pulmonary Disease | 20.5 |
| Diagnosed Diabetes | 5.9 |
| Life Expectancy at Birth | 27.4 |
| Cognitively Disabled | 28.0 |
| Physically  Disabled | 24.6 |
| Heart Attack ER Admissions | 23.4 |
| Mental Health Not Good | 17.8 |
| Chronic Kidney Disease | 10.6 |
| Obesity | 9.9 |
| Pedestrian Injuries | 90.9 |
| Physical Health Not Good | 13.9 |
| Stroke | 7.6 |
| Health Risk Behaviors | — |
| Binge Drinking | 76.5 |
| Current Smoker | 21.4 |
| No Leisure Time for Physical Activity | 18.6 |
| Climate Change Exposures | — |
| Wildfire Risk | 0.0 |
| SLR Inundation Area | 0.0 |
| Children | 55.0 |
| Elderly | 56.5 |
| English Speaking | 20.7 |

| | |
|---|---|
| Foreign-born | 74.0 |
| Outdoor Workers | 61.7 |
| Climate Change Adaptive Capacity | — |
| Impervious Surface Cover | 15.6 |
| Traffic Density | 72.3 |
| Traffic Access | 87.4 |
| Other Indices | — |
| Hardship | 66.1 |
| Other Decision Support | — |
| 2016 Voting | 14.3 |

## 7.3. Overall Health & Equity Scores

| Metric | Result for Project Census Tract |
|---|---|
| CalEnviroScreen 4.0 Score for Project Location (a) | 81.0 |
| Healthy Places Index Score for Project Location (b) | 16.0 |
| Project Located in a Designated Disadvantaged Community (Senate Bill 535) | Yes |
| Project Located in a Low-Income Community (Assembly Bill 1550) | Yes |
| Project Located in a Community Air Protection Program Community (Assembly Bill 617) | No |

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

## 7.4. Health & Equity Measures

No Health & Equity Measures selected.

## 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

## 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

# 8. User Changes to Default Data

| Screen | Justification |
|---|---|
| Land Use | City of Los Angeles ZIMAS database |
| Operations: Hearths | Google Earth |

DouglasKim+Associates,LLC

# FUTURE EMISSIONS

# 2800 Jefferson Boulevard (Future) Detailed Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

| Data Field | Value |
|---|---|
| Project Name | 2800 Jefferson Boulevard (Future) |
| Construction Start Date | 7/1/2026 |
| Operational Year | 2028 |
| Lead Agency | City of Los Angeles |
| Land Use Scale | Project/site |
| Analysis Level for Defaults | County |
| Windspeed (m/s) | 0.50 |
| Precipitation (days) | 18.4 |
| Location | 2800 W Jefferson Blvd, Los Angeles, CA 90018, USA |
| County | Los Angeles-South Coast |
| City | Los Angeles |
| Air District | South Coast AQMD |
| Air Basin | South Coast |
| TAZ | 4446 |
| EDFZ | 16 |
| Electric Utility | Los Angeles Department of Water & Power |
| Gas Utility | Southern California Gas |
| App Version | 2022.1.1.22 |

## 1.2. Land Use Types

| Land Use Subtype | Size | Unit | Lot Acreage | Building Area (sq ft) | Landscape Area (sq ft) | Special Landscape Area (sq ft) | Population | Description |
|---|---|---|---|---|---|---|---|---|

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | 70.0 | Dwelling Unit | 0.48 | 70,852 | 1,755 | — | 166 | — |
| Strip Mall | 2.00 | 1000sqft | 0.01 | 2,000 | 0.00 | — | — | — |
| Enclosed Parking with Elevator | 45.0 | Space | 0.00 | 18,000 | 0.00 | — | — | — |

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

| Sector | # | Measure Title |
|---|---|---|
| Energy | E-15 | Require All-Electric Development |

## 2. Emissions Summary

### 2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 7.81 | 10.9 | 12.5 | 0.03 | 0.44 | 2.58 | 3.02 | 0.41 | 1.14 | 1.54 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 7.81 | 5.74 | 11.6 | 0.02 | 0.19 | 1.01 | 1.18 | 0.18 | 0.24 | 0.39 |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 1.49 | 3.70 | 7.29 | 0.01 | 0.12 | 0.61 | 0.73 | 0.11 | 0.14 | 0.26 |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.27 | 0.68 | 1.33 | < 0.005 | 0.02 | 0.11 | 0.13 | 0.02 | 0.03 | 0.05 |

### 2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| 2026 | 1.07 | 10.9 | 12.5 | 0.03 | 0.44 | 2.58 | 3.02 | 0.41 | 1.14 | 1.54 |
| 2027 | 0.69 | 5.11 | 10.6 | 0.01 | 0.17 | 0.86 | 1.03 | 0.16 | 0.20 | 0.36 |
| 2028 | 7.81 | 5.69 | 12.2 | 0.02 | 0.17 | 1.01 | 1.18 | 0.15 | 0.24 | 0.39 |
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.72 | 5.45 | 10.3 | 0.01 | 0.19 | 0.86 | 1.05 | 0.18 | 0.20 | 0.38 |
| 2027 | 0.69 | 5.18 | 10.1 | 0.01 | 0.17 | 0.86 | 1.03 | 0.16 | 0.20 | 0.36 |
| 2028 | 7.81 | 5.74 | 11.6 | 0.02 | 0.17 | 1.01 | 1.18 | 0.15 | 0.24 | 0.39 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.27 | 2.35 | 3.62 | 0.01 | 0.08 | 0.40 | 0.49 | 0.08 | 0.12 | 0.20 |
| 2027 | 0.49 | 3.70 | 7.29 | 0.01 | 0.12 | 0.61 | 0.73 | 0.11 | 0.14 | 0.26 |
| 2028 | 1.49 | 1.61 | 3.29 | < 0.005 | 0.05 | 0.28 | 0.33 | 0.04 | 0.07 | 0.11 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.05 | 0.43 | 0.66 | < 0.005 | 0.02 | 0.07 | 0.09 | 0.01 | 0.02 | 0.04 |
| 2027 | 0.09 | 0.68 | 1.33 | < 0.005 | 0.02 | 0.11 | 0.13 | 0.02 | 0.03 | 0.05 |
| 2028 | 0.27 | 0.29 | 0.60 | < 0.005 | 0.01 | 0.05 | 0.06 | 0.01 | 0.01 | 0.02 |

## 2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| 2026 | 1.07 | 10.9 | 12.5 | 0.03 | 0.44 | 2.58 | 3.02 | 0.41 | 1.14 | 1.54 |
| 2027 | 0.69 | 5.11 | 10.6 | 0.01 | 0.17 | 0.86 | 1.03 | 0.16 | 0.20 | 0.36 |
| 2028 | 7.81 | 5.69 | 12.2 | 0.02 | 0.17 | 1.01 | 1.18 | 0.15 | 0.24 | 0.39 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.72 | 5.45 | 10.3 | 0.01 | 0.19 | 0.86 | 1.05 | 0.18 | 0.20 | 0.38 |
| 2027 | 0.69 | 5.18 | 10.1 | 0.01 | 0.17 | 0.86 | 1.03 | 0.16 | 0.20 | 0.36 |
| 2028 | 7.81 | 5.74 | 11.6 | 0.02 | 0.17 | 1.01 | 1.18 | 0.15 | 0.24 | 0.39 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.27 | 2.35 | 3.62 | 0.01 | 0.08 | 0.40 | 0.49 | 0.08 | 0.12 | 0.20 |
| 2027 | 0.49 | 3.70 | 7.29 | 0.01 | 0.12 | 0.61 | 0.73 | 0.11 | 0.14 | 0.26 |
| 2028 | 1.49 | 1.61 | 3.29 | < 0.005 | 0.05 | 0.28 | 0.33 | 0.04 | 0.07 | 0.11 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.05 | 0.43 | 0.66 | < 0.005 | 0.02 | 0.07 | 0.09 | 0.01 | 0.02 | 0.04 |
| 2027 | 0.09 | 0.68 | 1.33 | < 0.005 | 0.02 | 0.11 | 0.13 | 0.02 | 0.03 | 0.05 |
| 2028 | 0.27 | 0.29 | 0.60 | < 0.005 | 0.01 | 0.05 | 0.06 | 0.01 | 0.01 | 0.02 |

## 2.4. Operations Emissions Compared Against Thresholds

### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 3.16 | 0.83 | 12.0 | 0.02 | 0.03 | 1.57 | 1.60 | 0.03 | 0.40 | 0.43 |
| Mit. | 3.15 | 0.65 | 11.9 | 0.02 | 0.01 | 1.57 | 1.59 | 0.01 | 0.40 | 0.41 |
| % Reduced | < 0.5% | 21% | 1% | 6% | 51% | — | 1% | 54% | — | 3% |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 2.66 | 0.84 | 6.67 | 0.02 | 0.02 | 1.57 | 1.60 | 0.02 | 0.40 | 0.42 |
| Mit. | 2.65 | 0.67 | 6.60 | 0.02 | 0.01 | 1.57 | 1.58 | 0.01 | 0.40 | 0.41 |
| % Reduced | < 0.5% | 21% | 1% | 7% | 58% | — | 1% | 59% | — | 3% |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unmit. | 2.98 | 0.88 | 10.1 | 0.02 | 0.03 | 1.55 | 1.58 | 0.03 | 0.39 | 0.42 |
| Mit. | 2.97 | 0.70 | 10.1 | 0.02 | 0.01 | 1.55 | 1.57 | 0.01 | 0.39 | 0.41 |
| % Reduced | < 0.5% | 20% | 1% | 6% | 53% | — | 1% | 55% | — | 3% |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.54 | 0.16 | 1.85 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.08 |
| Mit. | 0.54 | 0.13 | 1.84 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.07 |
| % Reduced | < 0.5% | 20% | 1% | 6% | 53% | — | 1% | 55% | — | 3% |

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Sector | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.97 | 0.61 | 7.03 | 0.02 | 0.01 | 1.57 | 1.58 | 0.01 | 0.40 | 0.41 |
| Area | 2.17 | 0.04 | 4.85 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | 0.01 | 0.18 | 0.08 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 3.16 | 0.83 | 12.0 | 0.02 | 0.03 | 1.57 | 1.60 | 0.03 | 0.40 | 0.43 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.96 | 0.66 | 6.60 | 0.02 | 0.01 | 1.57 | 1.58 | 0.01 | 0.40 | 0.41 |
| Area | 1.69 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Energy | 0.01 | 0.18 | 0.08 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Total | 2.66 | 0.84 | 6.67 | 0.02 | 0.02 | 1.57 | 1.60 | 0.02 | 0.40 | 0.42 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.95 | 0.67 | 6.74 | 0.02 | 0.01 | 1.55 | 1.56 | 0.01 | 0.39 | 0.40 |
| Area | 2.02 | 0.03 | 3.32 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | 0.01 | 0.18 | 0.08 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 2.98 | 0.88 | 10.1 | 0.02 | 0.03 | 1.55 | 1.58 | 0.03 | 0.39 | 0.42 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.17 | 0.12 | 1.23 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.07 |
| Area | 0.37 | 0.01 | 0.61 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | 0.03 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 0.54 | 0.16 | 1.85 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.08 |

## 2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Sector | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.97 | 0.61 | 7.03 | 0.02 | 0.01 | 1.57 | 1.58 | 0.01 | 0.40 | 0.41 |
| Area | 2.17 | 0.04 | 4.85 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 3.15 | 0.65 | 11.9 | 0.02 | 0.01 | 1.57 | 1.59 | 0.01 | 0.40 | 0.41 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.96 | 0.66 | 6.60 | 0.02 | 0.01 | 1.57 | 1.58 | 0.01 | 0.40 | 0.41 |
| Area | 1.69 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Energy | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 2.65 | 0.67 | 6.60 | 0.02 | 0.01 | 1.57 | 1.58 | 0.01 | 0.40 | 0.41 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.95 | 0.67 | 6.74 | 0.02 | 0.01 | 1.55 | 1.56 | 0.01 | 0.39 | 0.40 |
| Area | 2.02 | 0.03 | 3.32 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 2.97 | 0.70 | 10.1 | 0.02 | 0.01 | 1.55 | 1.57 | 0.01 | 0.39 | 0.41 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.17 | 0.12 | 1.23 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.07 |
| Area | 0.37 | 0.01 | 0.61 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Energy | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Water | — | — | — | — | — | — | — | — | — | — |
| Waste | — | — | — | — | — | — | — | — | — | — |
| Refrig. | — | — | — | — | — | — | — | — | — | — |
| Total | 0.54 | 0.13 | 1.84 | < 0.005 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.07 | 0.07 |

# 3. Construction Emissions Details

## 3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.44 | 4.09 | 5.58 | 0.01 | 0.13 | — | 0.13 | 0.12 | — | 0.12 |
| Demolition | — | — | — | — | — | 0.39 | 0.39 | — | 0.06 | 0.06 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.03 | 0.26 | 0.35 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Demolition | — | — | — | — | — | 0.02 | 0.02 | — | < 0.005 | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.01 | 0.05 | 0.06 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Demolition | — | — | — | — | — | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.04 | 0.65 | 0.00 | 0.00 | 0.13 | 0.13 | 0.00 | 0.03 | 0.03 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Hauling | 0.01 | 1.11 | 0.40 | 0.01 | 0.01 | 0.27 | 0.29 | 0.01 | 0.08 | 0.09 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.04 | 0.00 | 0.00 | 0.01 | 0.01 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.07 | 0.03 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | < 0.005 | 0.01 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.01 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 |

## 3.2. Demolition (2026) - Mitigated

### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.44 | 4.09 | 5.58 | 0.01 | 0.13 | — | 0.13 | 0.12 | — | 0.12 |
| Demolition | — | — | — | — | — | 0.39 | 0.39 | — | 0.06 | 0.06 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.03 | 0.26 | 0.35 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Demolition | — | — | — | — | — | 0.02 | 0.02 | — | < 0.005 | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.01 | 0.05 | 0.06 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Demolition | — | — | — | — | — | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.04 | 0.65 | 0.00 | 0.00 | 0.13 | 0.13 | 0.00 | 0.03 | 0.03 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.01 | 1.11 | 0.40 | 0.01 | 0.01 | 0.27 | 0.29 | 0.01 | 0.08 | 0.09 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.04 | 0.00 | 0.00 | 0.01 | 0.01 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.07 | 0.03 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | < 0.005 | 0.01 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.01 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 |

## 3.3. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 1.02 | 9.19 | 9.69 | 0.02 | 0.42 | — | 0.42 | 0.39 | — | 0.39 |
| Dust From Material Movement | — | — | — | — | — | 2.07 | 2.07 | — | 1.00 | 1.00 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.06 | 0.53 | 0.56 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 |
| Dust From Material Movement | — | — | — | — | — | 0.12 | 0.12 | — | 0.06 | 0.06 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.01 | 0.10 | 0.10 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Dust From Material Movement | — | — | — | — | — | 0.02 | 0.02 | — | 0.01 | 0.01 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.03 | 0.48 | 0.00 | 0.00 | 0.10 | 0.10 | 0.00 | 0.02 | 0.02 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.02 | 1.68 | 0.60 | 0.01 | 0.02 | 0.41 | 0.43 | 0.02 | 0.11 | 0.13 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | 0.01 | 0.01 | 0.00 | < 0.005 | < 0.005 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.10 | 0.03 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | 0.01 | 0.01 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | < 0.005 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 |

## 3.4. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.02 | 9.19 | 9.69 | 0.02 | 0.42 | — | 0.42 | 0.39 | — | 0.39 |
| Dust From Material Movement | — | — | — | — | — | 2.07 | 2.07 | — | 1.00 | 1.00 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.06 | 0.53 | 0.56 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 |
| Dust From Material Movement | — | — | — | — | — | 0.12 | 0.12 | — | 0.06 | 0.06 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 0.01 | 0.10 | 0.10 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Dust From Material Movement | — | — | — | — | — | 0.02 | 0.02 | — | 0.01 | 0.01 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.03 | 0.48 | 0.00 | 0.00 | 0.10 | 0.10 | 0.00 | 0.02 | 0.02 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.02 | 1.68 | 0.60 | 0.01 | 0.02 | 0.41 | 0.43 | 0.02 | 0.11 | 0.13 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | 0.01 | 0.01 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.10 | 0.03 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | 0.01 | 0.01 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | < 0.005 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 |

## 3.5. Building Construction (2026) - Unmitigated

### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 0.49 | 4.81 | 6.91 | 0.01 | 0.19 | — | 0.19 | 0.17 | — | 0.17 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.49 | 4.81 | 6.91 | 0.01 | 0.19 | — | 0.19 | 0.17 | — | 0.17 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.12 | 1.15 | 1.65 | < 0.005 | 0.05 | — | 0.05 | 0.04 | — | 0.04 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.21 | 0.30 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.22 | 0.23 | 3.78 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.37 | 0.18 | < 0.005 | < 0.005 | 0.09 | 0.10 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.21 | 0.26 | 3.23 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.39 | 0.18 | < 0.005 | < 0.005 | 0.09 | 0.10 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.05 | 0.07 | 0.81 | 0.00 | 0.00 | 0.18 | 0.18 | 0.00 | 0.04 | 0.04 |
| Vendor | < 0.005 | 0.09 | 0.04 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | 0.01 | 0.01 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.15 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 |
| Vendor | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.6. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.49 | 4.81 | 6.91 | 0.01 | 0.19 | — | 0.19 | 0.17 | — | 0.17 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.49 | 4.81 | 6.91 | 0.01 | 0.19 | — | 0.19 | 0.17 | — | 0.17 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.12 | 1.15 | 1.65 | < 0.005 | 0.05 | — | 0.05 | 0.04 | — | 0.04 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.21 | 0.30 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.22 | 0.23 | 3.78 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.37 | 0.18 | < 0.005 | < 0.005 | 0.09 | 0.10 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.21 | 0.26 | 3.23 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.39 | 0.18 | < 0.005 | < 0.005 | 0.09 | 0.10 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.05 | 0.07 | 0.81 | 0.00 | 0.00 | 0.18 | 0.18 | 0.00 | 0.04 | 0.04 |
| Vendor | < 0.005 | 0.09 | 0.04 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | 0.01 | 0.01 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.15 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 |
| Vendor | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.48 | 4.56 | 6.90 | 0.01 | 0.17 | — | 0.17 | 0.15 | — | 0.15 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.48 | 4.56 | 6.90 | 0.01 | 0.17 | — | 0.17 | 0.15 | — | 0.15 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.34 | 3.25 | 4.93 | 0.01 | 0.12 | — | 0.12 | 0.11 | — | 0.11 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.06 | 0.59 | 0.90 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.21 | 0.20 | 3.52 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.35 | 0.17 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.20 | 0.25 | 2.98 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.37 | 0.17 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.15 | 0.18 | 2.24 | 0.00 | 0.00 | 0.54 | 0.54 | 0.00 | 0.13 | 0.13 |
| Vendor | 0.01 | 0.26 | 0.12 | < 0.005 | < 0.005 | 0.07 | 0.07 | < 0.005 | 0.02 | 0.02 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.03 | 0.41 | 0.00 | 0.00 | 0.10 | 0.10 | 0.00 | 0.02 | 0.02 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | < 0.005 | 0.05 | 0.02 | < 0.005 | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.8. Building Construction (2027) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.48 | 4.56 | 6.90 | 0.01 | 0.17 | — | 0.17 | 0.15 | — | 0.15 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.48 | 4.56 | 6.90 | 0.01 | 0.17 | — | 0.17 | 0.15 | — | 0.15 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.34 | 3.25 | 4.93 | 0.01 | 0.12 | — | 0.12 | 0.11 | — | 0.11 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.06 | 0.59 | 0.90 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.21 | 0.20 | 3.52 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.35 | 0.17 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.20 | 0.25 | 2.98 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.37 | 0.17 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.15 | 0.18 | 2.24 | 0.00 | 0.00 | 0.54 | 0.54 | 0.00 | 0.13 | 0.13 |
| Vendor | 0.01 | 0.26 | 0.12 | < 0.005 | < 0.005 | 0.07 | 0.07 | < 0.005 | 0.02 | 0.02 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.03 | 0.41 | 0.00 | 0.00 | 0.10 | 0.10 | 0.00 | 0.02 | 0.02 |
| Vendor | < 0.005 | 0.05 | 0.02 | < 0.005 | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.9. Building Construction (2028) - Unmitigated

### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.46 | 4.30 | 6.91 | 0.01 | 0.15 | — | 0.15 | 0.14 | — | 0.14 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.46 | 4.30 | 6.91 | 0.01 | 0.15 | — | 0.15 | 0.14 | — | 0.14 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.14 | 1.28 | 2.05 | < 0.005 | 0.04 | — | 0.04 | 0.04 | — | 0.04 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.23 | 0.37 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.20 | 0.20 | 3.31 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.34 | 0.16 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.20 | 0.23 | 2.81 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.35 | 0.16 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.06 | 0.07 | 0.87 | 0.00 | 0.00 | 0.23 | 0.23 | 0.00 | 0.05 | 0.05 |
| Vendor | < 0.005 | 0.11 | 0.05 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.16 | 0.00 | 0.00 | 0.04 | 0.04 | 0.00 | 0.01 | 0.01 |
| Vendor | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | 0.01 | < 0.005 | < 0.005 | < 0.005 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.10. Building Construction (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.46 | 4.30 | 6.91 | 0.01 | 0.15 | — | 0.15 | 0.14 | — | 0.14 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.46 | 4.30 | 6.91 | 0.01 | 0.15 | — | 0.15 | 0.14 | — | 0.14 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.14 | 1.28 | 2.05 | < 0.005 | 0.04 | — | 0.04 | 0.04 | — | 0.04 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.23 | 0.37 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.20 | 0.20 | 3.31 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.34 | 0.16 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Worker | 0.20 | 0.23 | 2.81 | 0.00 | 0.00 | 0.77 | 0.77 | 0.00 | 0.18 | 0.18 |
| Vendor | 0.01 | 0.35 | 0.16 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.03 | 0.03 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.06 | 0.07 | 0.87 | 0.00 | 0.00 | 0.23 | 0.23 | 0.00 | 0.05 | 0.05 |
| Vendor | < 0.005 | 0.11 | 0.05 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.16 | 0.00 | 0.00 | 0.04 | 0.04 | 0.00 | 0.01 | 0.01 |
| Vendor | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | 0.01 | < 0.005 | < 0.005 | < 0.005 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.11. Architectural Coating (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.11 | 0.81 | 1.12 | < 0.005 | 0.02 | — | 0.02 | 0.01 | — | 0.01 |
| Architectural Coatings | 7.00 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.11 | 0.81 | 1.12 | < 0.005 | 0.02 | — | 0.02 | 0.01 | — | 0.01 |
| Architectural Coatings | 7.00 | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.15 | 0.20 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Architectural Coatings | 1.27 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | < 0.005 | 0.03 | 0.04 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Architectural Coatings | 0.23 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.04 | 0.66 | 0.00 | 0.00 | 0.15 | 0.15 | 0.00 | 0.04 | 0.04 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.05 | 0.56 | 0.00 | 0.00 | 0.15 | 0.15 | 0.00 | 0.04 | 0.04 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.11 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.12. Architectural Coating (2028) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.11 | 0.81 | 1.12 | < 0.005 | 0.02 | — | 0.02 | 0.01 | — | 0.01 |
| Architectural Coatings | 7.00 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.11 | 0.81 | 1.12 | < 0.005 | 0.02 | — | 0.02 | 0.01 | — | 0.01 |
| Architectural Coatings | 7.00 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.15 | 0.20 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Architectural Coatings | 1.27 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | < 0.005 | 0.03 | 0.04 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Architectural Coatings | 0.23 | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.04 | 0.66 | 0.00 | 0.00 | 0.15 | 0.15 | 0.00 | 0.04 | 0.04 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.05 | 0.56 | 0.00 | 0.00 | 0.15 | 0.15 | 0.00 | 0.04 | 0.04 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.11 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.13. Trenching (2026) - Unmitigated

### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 0.18 | 1.25 | 1.43 | < 0.005 | 0.05 | — | 0.05 | 0.05 | — | 0.05 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.01 | 0.08 | 0.09 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | < 0.005 | 0.01 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.16 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.01 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | < 0.005 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.14. Trenching (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.18 | 1.25 | 1.43 | < 0.005 | 0.05 | — | 0.05 | 0.05 | — | 0.05 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.01 | 0.08 | 0.09 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | < 0.005 | 0.01 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.16 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.01 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | < 0.005 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# 4. Operations Emissions Details

## 4.1. Mobile Emissions by Land Use

### 4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

### 4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.01 | 0.18 | 0.07 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Strip Mall | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Total | 0.01 | 0.18 | 0.08 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.01 | 0.18 | 0.07 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Strip Mall | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Total | 0.01 | 0.18 | 0.08 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | < 0.005 | 0.03 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Strip Mall | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | 0.03 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

### 4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Strip Mall | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Strip Mall | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Strip Mall | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

## 4.3. Area Emissions by Source

### 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Source | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 1.56 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.13 | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.49 | 0.04 | 4.85 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | 2.17 | 0.04 | 4.85 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Consumer Products | 1.56 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.13 | — | — | — | — | — | — | — | — | — |
| Total | 1.69 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 0.28 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.02 | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.06 | 0.01 | 0.61 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | 0.37 | 0.01 | 0.61 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

### 4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Source | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 1.56 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.13 | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.49 | 0.04 | 4.85 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | 2.17 | 0.04 | 4.85 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Consumer Products | 1.56 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.13 | — | — | — | — | — | — | — | — | — |
| Total | 1.69 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Hearths | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 |
| Consumer Products | 0.28 | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.02 | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.06 | 0.01 | 0.61 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |
| Total | 0.37 | 0.01 | 0.61 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 |

## 4.4. Water Emissions by Land Use

### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.5. Waste Emissions by Land Use

### 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — |
| Strip Mall | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.7. Offroad Emissions By Equipment Type

### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.9. User Defined Emissions By Equipment Type

### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.10. Soil Carbon Accumulation By Vegetation Type

### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Vegetation | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

## 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Species | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |

### 4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Vegetation | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — |

### 4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Species | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T |
|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — |

# 5. Activity Data

## 5.1. Construction Schedule

| Phase Name | Phase Type | Start Date | End Date | Days Per Week | Work Days per Phase | Phase Description |
|---|---|---|---|---|---|---|
| Demolition | Demolition | 7/1/2026 | 7/31/2026 | 5.00 | 23.0 | — |
| Grading | Grading | 8/1/2026 | 8/31/2026 | 5.00 | 21.0 | — |
| Building Construction | Building Construction | 9/1/2026 | 5/31/2028 | 5.00 | 457 | — |
| Architectural Coating | Architectural Coating | 3/1/2028 | 5/31/2028 | 5.00 | 66.0 | — |
| Trenching | Trenching | 9/1/2026 | 9/30/2026 | 5.00 | 22.0 | — |

## 5.2. Off-Road Equipment

### 5.2.1. Unmitigated

| Phase Name | Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | Diesel | Average | 1.00 | 8.00 | 33.0 | 0.73 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Demolition | Rubber Tired Dozers | Diesel | Average | 1.00 | 1.00 | 367 | 0.40 |
| Demolition | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 6.00 | 84.0 | 0.37 |
| Grading | Graders | Diesel | Average | 1.00 | 6.00 | 148 | 0.41 |
| Grading | Rubber Tired Dozers | Diesel | Average | 1.00 | 6.00 | 367 | 0.40 |
| Grading | Tractors/Loaders/Backhoes | Diesel | Average | 1.00 | 7.00 | 84.0 | 0.37 |
| Building Construction | Cranes | Diesel | Average | 1.00 | 4.00 | 367 | 0.29 |
| Building Construction | Forklifts | Diesel | Average | 2.00 | 6.00 | 82.0 | 0.20 |
| Building Construction | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 8.00 | 84.0 | 0.37 |
| Architectural Coating | Air Compressors | Diesel | Average | 1.00 | 6.00 | 37.0 | 0.48 |
| Trenching | Trenchers | Diesel | Average | 1.00 | 8.00 | 40.0 | 0.50 |

### 5.2.2. Mitigated

| Phase Name | Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | Diesel | Average | 1.00 | 8.00 | 33.0 | 0.73 |
| Demolition | Rubber Tired Dozers | Diesel | Average | 1.00 | 1.00 | 367 | 0.40 |
| Demolition | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 6.00 | 84.0 | 0.37 |
| Grading | Graders | Diesel | Average | 1.00 | 6.00 | 148 | 0.41 |
| Grading | Rubber Tired Dozers | Diesel | Average | 1.00 | 6.00 | 367 | 0.40 |
| Grading | Tractors/Loaders/Backhoes | Diesel | Average | 1.00 | 7.00 | 84.0 | 0.37 |
| Building Construction | Cranes | Diesel | Average | 1.00 | 4.00 | 367 | 0.29 |
| Building Construction | Forklifts | Diesel | Average | 2.00 | 6.00 | 82.0 | 0.20 |
| Building Construction | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 8.00 | 84.0 | 0.37 |
| Architectural Coating | Air Compressors | Diesel | Average | 1.00 | 6.00 | 37.0 | 0.48 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Trenching | Trenchers | Diesel | Average | 1.00 | 8.00 | 40.0 | 0.50 |

## 5.3. Construction Vehicles

### 5.3.1. Unmitigated

| Phase Name | Trip Type | One-Way Trips per Day | Miles per Trip | Vehicle Mix |
|---|---|---|---|---|
| Demolition | — | — | — | — |
| Demolition | Worker | 10.0 | 18.5 | LDA,LDT1,LDT2 |
| Demolition | Vendor | — | 10.2 | HHDT,MHDT |
| Demolition | Hauling | 7.39 | 40.0 | HHDT |
| Demolition | Onsite truck | — | — | HHDT |
| Grading | — | — | — | — |
| Grading | Worker | 7.50 | 18.5 | LDA,LDT1,LDT2 |
| Grading | Vendor | — | 10.2 | HHDT,MHDT |
| Grading | Hauling | 11.2 | 40.0 | HHDT |
| Grading | Onsite truck | — | — | HHDT |
| Building Construction | — | — | — | — |
| Building Construction | Worker | 58.6 | 18.5 | LDA,LDT1,LDT2 |
| Building Construction | Vendor | 10.8 | 10.2 | HHDT,MHDT |
| Building Construction | Hauling | 0.00 | 20.0 | HHDT |
| Building Construction | Onsite truck | — | — | HHDT |
| Architectural Coating | — | — | — | — |
| Architectural Coating | Worker | 11.7 | 18.5 | LDA,LDT1,LDT2 |
| Architectural Coating | Vendor | — | 10.2 | HHDT,MHDT |
| Architectural Coating | Hauling | 0.00 | 20.0 | HHDT |
| Architectural Coating | Onsite truck | — | — | HHDT |
| Trenching | — | — | — | — |

| | | | | |
|---|---|---|---|---|
| Trenching | Worker | 2.50 | 18.5 | LDA,LDT1,LDT2 |
| Trenching | Vendor | — | 10.2 | HHDT,MHDT |
| Trenching | Hauling | 0.00 | 20.0 | HHDT |
| Trenching | Onsite truck | — | — | HHDT |

### 5.3.2. Mitigated

| Phase Name | Trip Type | One-Way Trips per Day | Miles per Trip | Vehicle Mix |
|---|---|---|---|---|
| Demolition | — | — | — | — |
| Demolition | Worker | 10.0 | 18.5 | LDA,LDT1,LDT2 |
| Demolition | Vendor | — | 10.2 | HHDT,MHDT |
| Demolition | Hauling | 7.39 | 40.0 | HHDT |
| Demolition | Onsite truck | — | — | HHDT |
| Grading | — | — | — | — |
| Grading | Worker | 7.50 | 18.5 | LDA,LDT1,LDT2 |
| Grading | Vendor | — | 10.2 | HHDT,MHDT |
| Grading | Hauling | 11.2 | 40.0 | HHDT |
| Grading | Onsite truck | — | — | HHDT |
| Building Construction | — | — | — | — |
| Building Construction | Worker | 58.6 | 18.5 | LDA,LDT1,LDT2 |
| Building Construction | Vendor | 10.8 | 10.2 | HHDT,MHDT |
| Building Construction | Hauling | 0.00 | 20.0 | HHDT |
| Building Construction | Onsite truck | — | — | HHDT |
| Architectural Coating | — | — | — | — |
| Architectural Coating | Worker | 11.7 | 18.5 | LDA,LDT1,LDT2 |
| Architectural Coating | Vendor | — | 10.2 | HHDT,MHDT |
| Architectural Coating | Hauling | 0.00 | 20.0 | HHDT |
| Architectural Coating | Onsite truck | — | — | HHDT |

| | | | | |
|---|---|---|---|---|
| Trenching | — | — | — | — |
| Trenching | Worker | 2.50 | 18.5 | LDA,LDT1,LDT2 |
| Trenching | Vendor | — | 10.2 | HHDT,MHDT |
| Trenching | Hauling | 0.00 | 20.0 | HHDT |
| Trenching | Onsite truck | — | — | HHDT |

## 5.4. Vehicles

### 5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

## 5.5. Architectural Coatings

| Phase Name | Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|---|
| Architectural Coating | 143,475 | 47,825 | 3,000 | 1,000 | — |

## 5.6. Dust Mitigation

### 5.6.1. Construction Earthmoving Activities

| Phase Name | Material Imported (Cubic Yards) | Material Exported (Cubic Yards) | Acres Graded (acres) | Material Demolished (Ton of Debris) | Acres Paved (acres) |
|---|---|---|---|---|---|
| Demolition | 0.00 | 0.00 | 0.00 | 677 | — |
| Grading | — | 1,875 | 15.8 | 0.00 | — |

### 5.6.2. Construction Earthmoving Control Strategies

| Control Strategies Applied | Frequency (per day) | PM10 Reduction | PM2.5 Reduction |
|---|---|---|---|
| Water Exposed Area | 2 | 61% | 61% |
| Water Demolished Area | 2 | 36% | 36% |

## 5.7. Construction Paving

| Land Use | Area Paved (acres) | % Asphalt |
|---|---|---|
| Apartments Mid Rise | — | 0% |
| Strip Mall | 0.00 | 0% |
| Enclosed Parking with Elevator | 0.00 | 100% |

## 5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

| Year | kWh per Year | CO2 | CH4 | N2O |
|---|---|---|---|---|
| 2026 | 0.00 | 690 | 0.05 | 0.01 |
| 2027 | 0.00 | 690 | 0.05 | 0.01 |
| 2028 | 0.00 | 690 | 0.05 | 0.01 |

## 5.9. Operational Mobile Sources

### 5.9.1. Unmitigated

| Land Use Type | Trips/Weekday | Trips/Saturday | Trips/Sunday | Trips/Year | VMT/Weekday | VMT/Saturday | VMT/Sunday | VMT/Year |
|---|---|---|---|---|---|---|---|---|
| Total all Land Uses | 339 | 339 | 339 | 123,735 | 2,217 | 2,217 | 2,217 | 809,205 |

### 5.9.2. Mitigated

| Land Use Type | Trips/Weekday | Trips/Saturday | Trips/Sunday | Trips/Year | VMT/Weekday | VMT/Saturday | VMT/Sunday | VMT/Year |
|---|---|---|---|---|---|---|---|---|
| Total all Land Uses | 339 | 339 | 339 | 123,735 | 2,217 | 2,217 | 2,217 | 809,205 |

## 5.10. Operational Area Sources

### 5.10.1. Hearths

### 5.10.1.1. Unmitigated

| Hearth Type | Unmitigated (number) |
|---|---|
| Apartments Mid Rise | — |
| Wood Fireplaces | 0 |
| Gas Fireplaces | 0 |
| Propane Fireplaces | 0 |
| Electric Fireplaces | 0 |
| No Fireplaces | 70 |
| Conventional Wood Stoves | 0 |
| Catalytic Wood Stoves | 0 |
| Non-Catalytic Wood Stoves | 0 |
| Pellet Wood Stoves | 0 |

### 5.10.1.2. Mitigated

| Hearth Type | Unmitigated (number) |
|---|---|
| Apartments Mid Rise | — |
| Wood Fireplaces | 0 |
| Gas Fireplaces | 0 |
| Propane Fireplaces | 0 |
| Electric Fireplaces | 0 |
| No Fireplaces | 70 |
| Conventional Wood Stoves | 0 |
| Catalytic Wood Stoves | 0 |
| Non-Catalytic Wood Stoves | 0 |
| Pellet Wood Stoves | 0 |

### 5.10.2. Architectural Coatings

| Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|
| 143475.3 | 47,825 | 3,000 | 1,000 | — |

### 5.10.3. Landscape Equipment

| Season | Unit | Value |
|---|---|---|
| Snow Days | day/yr | 0.00 |
| Summer Days | day/yr | 250 |

### 5.10.4. Landscape Equipment - Mitigated

| Season | Unit | Value |
|---|---|---|
| Snow Days | day/yr | 0.00 |
| Summer Days | day/yr | 250 |

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

| Land Use | Electricity (kWh/yr) | CO2 | CH4 | N2O | Natural Gas (kBTU/yr) |
|---|---|---|---|---|---|
| Apartments Mid Rise | 229,845 | 690 | 0.0489 | 0.0069 | 694,775 |
| Strip Mall | 19,913 | 690 | 0.0489 | 0.0069 | 9,848 |
| Enclosed Parking with Elevator | 66,446 | 690 | 0.0489 | 0.0069 | 0.00 |

### 5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

| Land Use | Electricity (kWh/yr) | CO2 | CH4 | N2O | Natural Gas (kBTU/yr) |
|---|---|---|---|---|---|
| Apartments Mid Rise | 231,285 | 690 | 0.0489 | 0.0069 | 0.00 |
| Strip Mall | 19,913 | 690 | 0.0489 | 0.0069 | 9,848 |
| Enclosed Parking with Elevator | 66,446 | 690 | 0.0489 | 0.0069 | 0.00 |

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

| Land Use | Indoor Water (gal/year) | Outdoor Water (gal/year) |
|---|---|---|
| Apartments Mid Rise | 2,609,166 | 30,083 |
| Strip Mall | 148,145 | 0.00 |
| Enclosed Parking with Elevator | 0.00 | 0.00 |

### 5.12.2. Mitigated

| Land Use | Indoor Water (gal/year) | Outdoor Water (gal/year) |
|---|---|---|
| Apartments Mid Rise | 2,609,166 | 30,083 |
| Strip Mall | 148,145 | 0.00 |
| Enclosed Parking with Elevator | 0.00 | 0.00 |

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

| Land Use | Waste (ton/year) | Cogeneration (kWh/year) |
|---|---|---|
| Apartments Mid Rise | 41.5 | — |
| Strip Mall | 2.10 | — |
| Enclosed Parking with Elevator | 0.00 | — |

### 5.13.2. Mitigated

| Land Use | Waste (ton/year) | Cogeneration (kWh/year) |
|---|---|---|
| Apartments Mid Rise | 41.5 | — |
| Strip Mall | 2.10 | — |
| Enclosed Parking with Elevator | 0.00 | — |

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

| Land Use Type | Equipment Type | Refrigerant | GWP | Quantity (kg) | Operations Leak Rate | Service Leak Rate | Times Serviced |
|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | Average room A/C & Other residential A/C and heat pumps | R-410A | 2,088 | < 0.005 | 2.50 | 2.50 | 10.0 |
| Apartments Mid Rise | Household refrigerators and/or freezers | R-134a | 1,430 | 0.12 | 0.60 | 0.00 | 1.00 |
| Strip Mall | Other commercial A/C and heat pumps | R-410A | 2,088 | < 0.005 | 4.00 | 4.00 | 18.0 |
| Strip Mall | Stand-alone retail refrigerators and freezers | R-134a | 1,430 | 0.04 | 1.00 | 0.00 | 1.00 |
| Strip Mall | Walk-in refrigerators and freezers | R-404A | 3,922 | < 0.005 | 7.50 | 7.50 | 20.0 |

### 5.14.2. Mitigated

| Land Use Type | Equipment Type | Refrigerant | GWP | Quantity (kg) | Operations Leak Rate | Service Leak Rate | Times Serviced |
|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | Average room A/C & Other residential A/C and heat pumps | R-410A | 2,088 | < 0.005 | 2.50 | 2.50 | 10.0 |
| Apartments Mid Rise | Household refrigerators and/or freezers | R-134a | 1,430 | 0.12 | 0.60 | 0.00 | 1.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Strip Mall | Other commercial A/C and heat pumps | R-410A | 2,088 | < 0.005 | 4.00 | 4.00 | 18.0 |
| Strip Mall | Stand-alone retail refrigerators and freezers | R-134a | 1,430 | 0.04 | 1.00 | 0.00 | 1.00 |
| Strip Mall | Walk-in refrigerators and freezers | R-404A | 3,922 | < 0.005 | 7.50 | 7.50 | 20.0 |

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

| Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|

### 5.15.2. Mitigated

| Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|

## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

| Equipment Type | Fuel Type | Number per Day | Hours per Day | Hours per Year | Horsepower | Load Factor |
|---|---|---|---|---|---|---|

### 5.16.2. Process Boilers

| Equipment Type | Fuel Type | Number | Boiler Rating (MMBtu/hr) | Daily Heat Input (MMBtu/day) | Annual Heat Input (MMBtu/yr) |
|---|---|---|---|---|---|

## 5.17. User Defined

| Equipment Type | Fuel Type |
|---|---|

# 5.18. Vegetation

## 5.18.1. Land Use Change

### 5.18.1.1. Unmitigated

| Vegetation Land Use Type | Vegetation Soil Type | Initial Acres | Final Acres |
|---|---|---|---|

### 5.18.1.2. Mitigated

| Vegetation Land Use Type | Vegetation Soil Type | Initial Acres | Final Acres |
|---|---|---|---|

## 5.18.1. Biomass Cover Type

### 5.18.1.1. Unmitigated

| Biomass Cover Type | Initial Acres | Final Acres |
|---|---|---|

### 5.18.1.2. Mitigated

| Biomass Cover Type | Initial Acres | Final Acres |
|---|---|---|

## 5.18.2. Sequestration

### 5.18.2.1. Unmitigated

| Tree Type | Number | Electricity Saved (kWh/year) | Natural Gas Saved (btu/year) |
|---|---|---|---|

### 5.18.2.2. Mitigated

| Tree Type | Number | Electricity Saved (kWh/year) | Natural Gas Saved (btu/year) |
|---|---|---|---|

# 6. Climate Risk Detailed Report

## 6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

| Climate Hazard | Result for Project Location | Unit |
|---|---|---|
| Temperature and Extreme Heat | 5.47 | annual days of extreme heat |
| Extreme Precipitation | 5.55 | annual days with precipitation above 20 mm |
| Sea Level Rise | — | meters of inundation depth |
| Wildfire | 0.00 | annual hectares burned |

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

## 6.2. Initial Climate Risk Scores

| Climate Hazard | Exposure Score | Sensitivity Score | Adaptive Capacity Score | Vulnerability Score |
|---|---|---|---|---|
| Temperature and Extreme Heat | 1 | 0 | 0 | N/A |
| Extreme Precipitation | N/A | N/A | N/A | N/A |
| Sea Level Rise | 1 | 0 | 0 | N/A |
| Wildfire | 1 | 0 | 0 | N/A |
| Flooding | N/A | N/A | N/A | N/A |
| Drought | N/A | N/A | N/A | N/A |
| Snowpack Reduction | N/A | N/A | N/A | N/A |

| | | | | |
|---|---|---|---|---|
| Air Quality Degradation | 0 | 0 | 0 | N/A |

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

## 6.3. Adjusted Climate Risk Scores

| Climate Hazard | Exposure Score | Sensitivity Score | Adaptive Capacity Score | Vulnerability Score |
|---|---|---|---|---|
| Temperature and Extreme Heat | 1 | 1 | 1 | 2 |
| Extreme Precipitation | N/A | N/A | N/A | N/A |
| Sea Level Rise | 1 | 1 | 1 | 2 |
| Wildfire | 1 | 1 | 1 | 2 |
| Flooding | N/A | N/A | N/A | N/A |
| Drought | N/A | N/A | N/A | N/A |
| Snowpack Reduction | N/A | N/A | N/A | N/A |
| Air Quality Degradation | 1 | 1 | 1 | 2 |

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

## 6.4. Climate Risk Reduction Measures

# 7. Health and Equity Details

## 7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

| Indicator | Result for Project Census Tract |
|---|---|
| Exposure Indicators | — |

| | |
|---|---|
| AQ-Ozone | 42.6 |
| AQ-PM | 77.6 |
| AQ-DPM | 30.2 |
| Drinking Water | 92.5 |
| Lead Risk Housing | 99.4 |
| Pesticides | 0.00 |
| Toxic Releases | 81.7 |
| Traffic | 28.8 |
| Effect Indicators | — |
| CleanUp Sites | 17.1 |
| Groundwater | 27.8 |
| Haz Waste Facilities/Generators | 43.7 |
| Impaired Water Bodies | 0.00 |
| Solid Waste | 0.00 |
| Sensitive Population | — |
| Asthma | 89.6 |
| Cardio-vascular | 80.9 |
| Low Birth Weights | 75.3 |
| Socioeconomic Factor Indicators | — |
| Education | 78.6 |
| Housing | 79.9 |
| Linguistic | 63.7 |
| Poverty | 79.7 |
| Unemployment | 91.3 |

## 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

| Indicator | Result for Project Census Tract |
|---|---|
| Economic | — |
| Above Poverty | 24.49634287 |
| Employed | 52.68831002 |
| Median HI | 20.32593353 |
| Education | — |
| Bachelor's or higher | 19.73566021 |
| High school enrollment | 100 |
| Preschool enrollment | 50.16040036 |
| Transportation | — |
| Auto Access | 9.239060695 |
| Active commuting | 75.29834467 |
| Social | — |
| 2-parent households | 22.10958553 |
| Voting | 23.70075709 |
| Neighborhood | — |
| Alcohol availability | 30.47606827 |
| Park access | 2.194276915 |
| Retail density | 54.85692288 |
| Supermarket access | 38.62440652 |
| Tree canopy | 22.12241755 |
| Housing | — |
| Homeownership | 42.65366354 |
| Housing habitability | 18.94007443 |
| Low-inc homeowner severe housing cost burden | 2.681894007 |
| Low-inc renter severe housing cost burden | 30.60438855 |
| Uncrowded housing | 30.86102913 |

| | |
|---|---|
| Health Outcomes | — |
| Insured adults | 2.194276915 |
| Arthritis | 30.2 |
| Asthma ER Admissions | 9.5 |
| High Blood Pressure | 19.3 |
| Cancer (excluding skin) | 66.1 |
| Asthma | 16.4 |
| Coronary Heart Disease | 21.3 |
| Chronic Obstructive Pulmonary Disease | 20.5 |
| Diagnosed Diabetes | 5.9 |
| Life Expectancy at Birth | 27.4 |
| Cognitively Disabled | 28.0 |
| Physically  Disabled | 24.6 |
| Heart Attack ER Admissions | 23.4 |
| Mental Health Not Good | 17.8 |
| Chronic Kidney Disease | 10.6 |
| Obesity | 9.9 |
| Pedestrian Injuries | 90.9 |
| Physical Health Not Good | 13.9 |
| Stroke | 7.6 |
| Health Risk Behaviors | — |
| Binge Drinking | 76.5 |
| Current Smoker | 21.4 |
| No Leisure Time for Physical Activity | 18.6 |
| Climate Change Exposures | — |
| Wildfire Risk | 0.0 |
| SLR Inundation Area | 0.0 |

| | |
|---|---|
| Children | 55.0 |
| Elderly | 56.5 |
| English Speaking | 20.7 |
| Foreign-born | 74.0 |
| Outdoor Workers | 61.7 |
| Climate Change Adaptive Capacity | — |
| Impervious Surface Cover | 15.6 |
| Traffic Density | 72.3 |
| Traffic Access | 87.4 |
| Other Indices | — |
| Hardship | 66.1 |
| Other Decision Support | — |
| 2016 Voting | 14.3 |

## 7.3. Overall Health & Equity Scores

| Metric | Result for Project Census Tract |
|---|---|
| CalEnviroScreen 4.0 Score for Project Location (a) | 81.0 |
| Healthy Places Index Score for Project Location (b) | 16.0 |
| Project Located in a Designated Disadvantaged Community (Senate Bill 535) | Yes |
| Project Located in a Low-Income Community (Assembly Bill 1550) | Yes |
| Project Located in a Community Air Protection Program Community (Assembly Bill 617) | No |

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

## 7.4. Health & Equity Measures

No Health & Equity Measures selected.

## 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

## 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

# 8. User Changes to Default Data

| Screen | Justification |
|---|---|
| Land Use | Project plans |
| Construction: Construction Phases | Developer information |
| Construction: Off-Road Equipment | — |
| Construction: Trips and VMT | — |
| Operations: Hearths | Project plans |

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# MATES V TOXIC EMISSIONS OVERVIEW

About Air Toxics Cancer Risk

Information about community profile statistics
Information about emission sources
Download PDF

**Residential Air Toxics Cancer Risk at MATES Monitoring Sites**

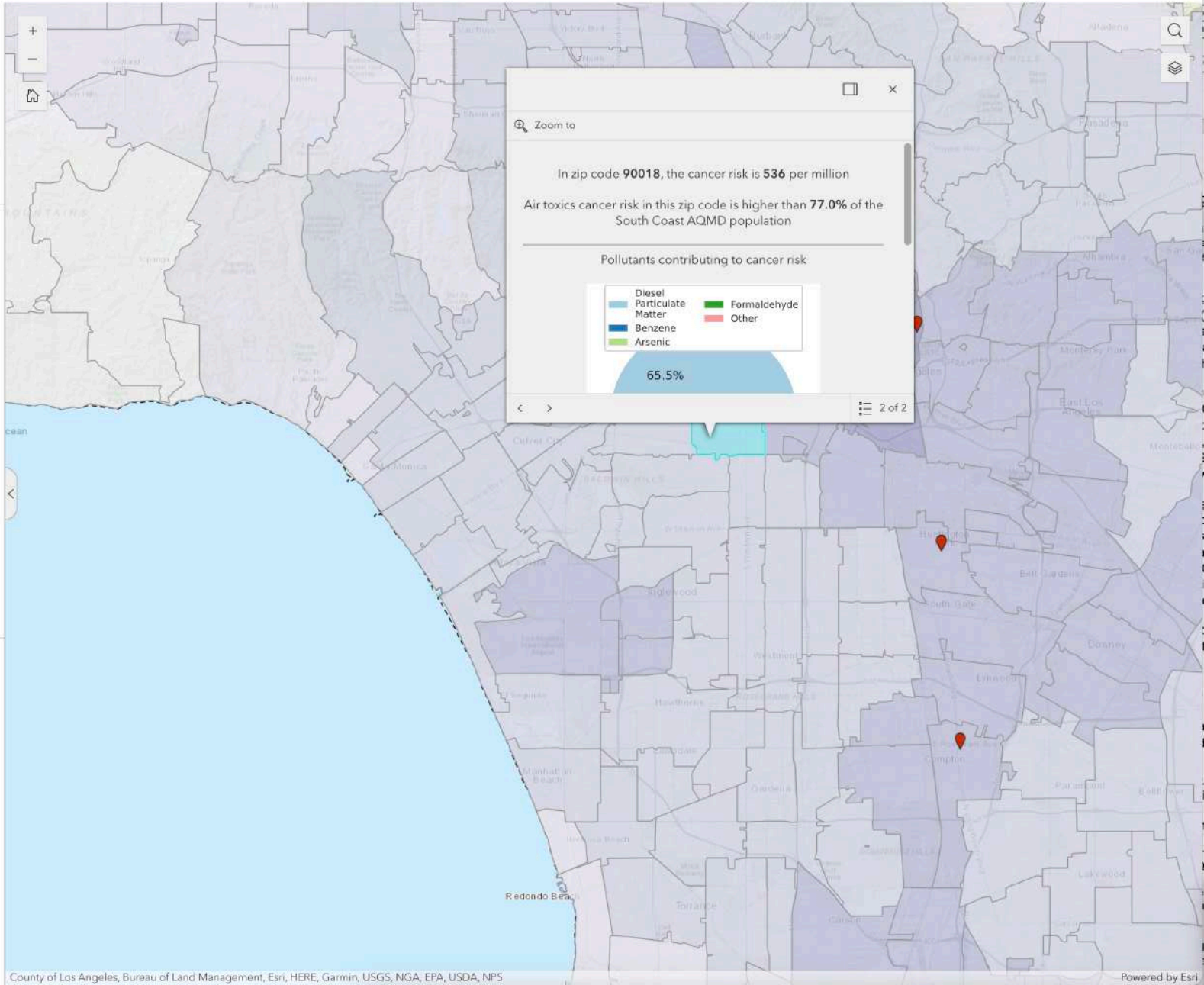
**Residential Air Toxics Cancer Risk Calculated from Model Data**

Cancer Risk [per million]

- 1601 - 4800
- 1451 - 1600
- 1301 - 1450
- 1151 - 1300
- 1001 - 1150
- 851 - 1000
- 701 - 850
- 551 - 700
- 401 - 550
- 251 - 400
- 101 - 250
- 0 - 100

**South Coast AQMD Boundary**

The air toxics cancer risk data presented in the MATES Data Visualization is calculated using a population-weighted average.



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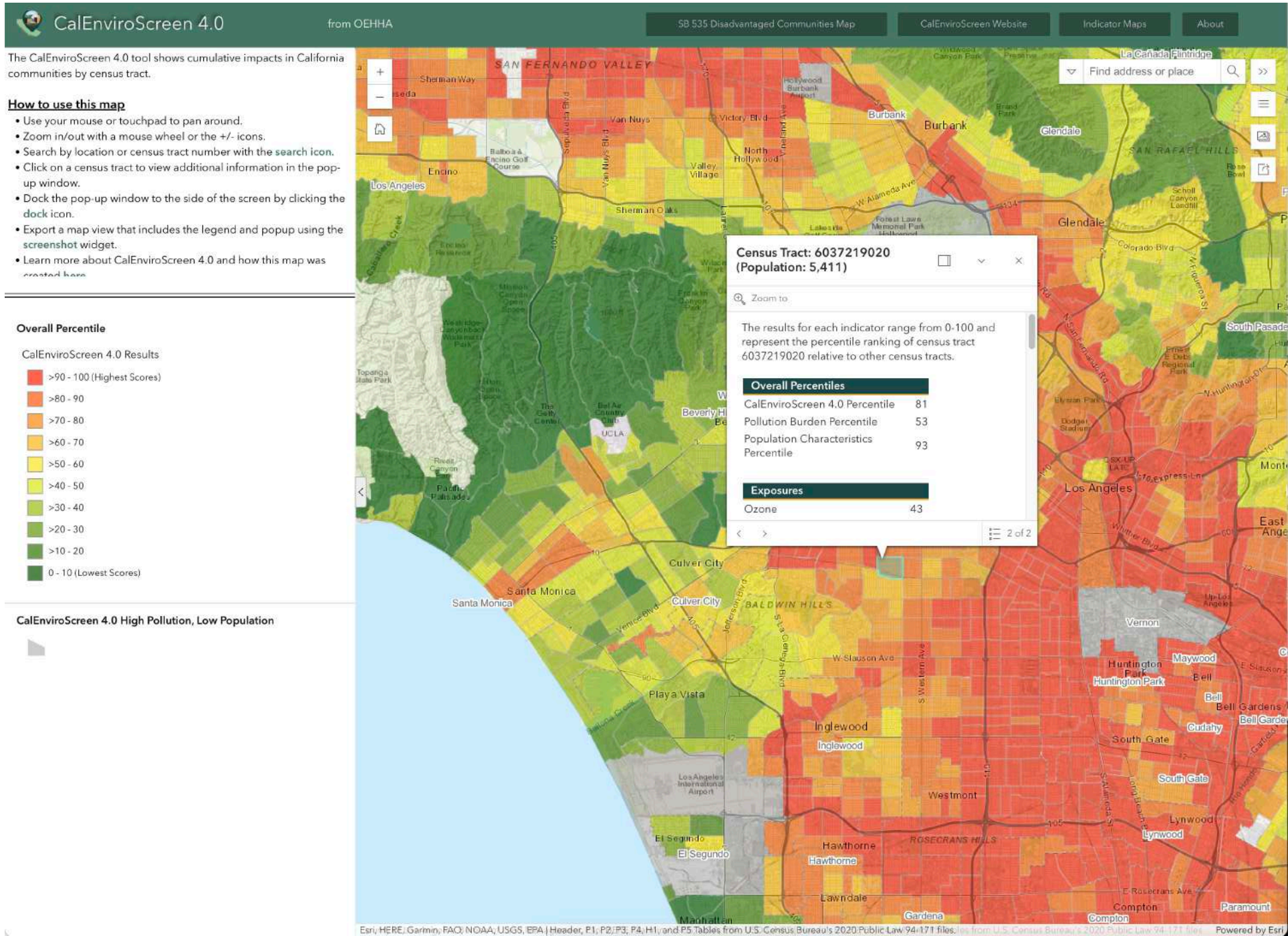
# CALENVIROSCREEN 4.0 OUTPUT


CalEnviroScreen 4.0
from OEHHA
SB 535 Disadvantaged Communities Map
CalEnviroScreen Website
Indicator Maps
About
The CalEnviroScreen 4.0 tool shows cumulative impacts in California communities by census tract.
How to use this map
• Use your mouse or touchpad to pan around.
• Zoom in/out with a mouse wheel or the +/- icons.
• Search by location or census tract number with the search icon.
• Click on a census tract to view additional information in the pop-up window.
• Dock the pop-up window to the side of the screen by clicking the dock icon.
• Export a map view that includes the legend and popup using the screenshot widget.
• Learn more about CalEnviroScreen 4.0 and how this map was created here
Overall Percentile
CalEnviroScreen 4.0 Results
>90 - 100 (Highest Scores)
>80 - 90
>70 - 80
>60 - 70
>50 - 60
>40 - 50
>30 - 40
>20 - 30
>10 - 20
0 - 10 (Lowest Scores)
CalEnviroScreen 4.0 High Pollution, Low Population
Find address or place
Census Tract: 6037219020
(Population: 5,411)
Zoom to
The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6037219020 relative to other census tracts.
Overall Percentiles
CalEnviroScreen 4.0 Percentile 81
Pollution Burden Percentile 53
Population Characteristics Percentile 93
Exposures
Ozone 43
2 of 2
SAN FERNANDO VALLEY
Sherman Way
Van Nuys
Victory Blvd
Burbank
Glendale
Encino
Los Angeles
Sherman Oaks
North Hollywood
Valley Village
W Alameda Ave
Colorado Blvd
SAN RAFAEL HILLS
La Cañada Flintridge
Culver City
Santa Monica
BALDWIN HILLS
Playa Vista
Inglewood
Westmont
Hawthorne
ROSECRANS HILLS
El Segundo
Lawndale
Gardena
Compton
Vernon
Huntington Park
Maywood
Bell
Cudahy
South Gate
Lynwood
Paramount
Esri, HERE, Garmin, FAO, NOAA, USGS, EPA | Header, P1, P2, P3, P4, H1, and P5 Tables from U.S. Census Bureau's 2020 Public Law 94-171 files
Powered by Esri

# ATTACHMENT 4

# TREE REPORT

## PREPARED FOR

Kevin Tsai Architecture

1439 W. Jefferson Blvd

Los Angeles CA  90007

## PROPERTY

2800 W. Jefferson Blvd

Los Angeles, CA 90018

## CONTACT

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December 20, 2023

## PREPARED BY

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# TREE REPORT

2800 W. Jefferson Blvd. , Los Angeles, CA 90018

## SUMMARY

| PROJECT OVERVIEW | |
|---|---|
| Site Address | **2800 W. Jefferson Blvd, Los Angeles CA 90018** |
| Location and/or Specific Plan | **Jefferson Park - Mid City** |
| Project Description | **New Single Family Residence** |
| Date of Site Visit | **12/16/23** |
| Number of Protected Trees on Site | **0** |

This Tree Report was prepared at the request of the property owner, who is preparing to build a multi-family housing on this property. The subject property is 21,250 square feet and is located in the Jefferson Park / Mid-City area of Los Angeles. It is currently developed with a commercial auto service center.

### PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp.) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica var. californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

**There are NO trees or shrubs on this property that would be considered protected within the City of Los Angeles Native Tree Protection Ordinance.**

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

## CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

There are NO trees located in the parkway perimeter that are considered **City of Los Angeles Street Trees.**

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

**There are NO trees on site that are considered Non-Protected Significant in size.**

# ASSIGNMENT

The Assignment included:

- Field Observation and Inventory of Trees on Site
- Photographs of the subject trees are included in Appendix B
- Evaluation of potential construction impacts
- Matrix of proposed tree removals and trees to remain

# LIMITS OF THE ASSIGNMENT

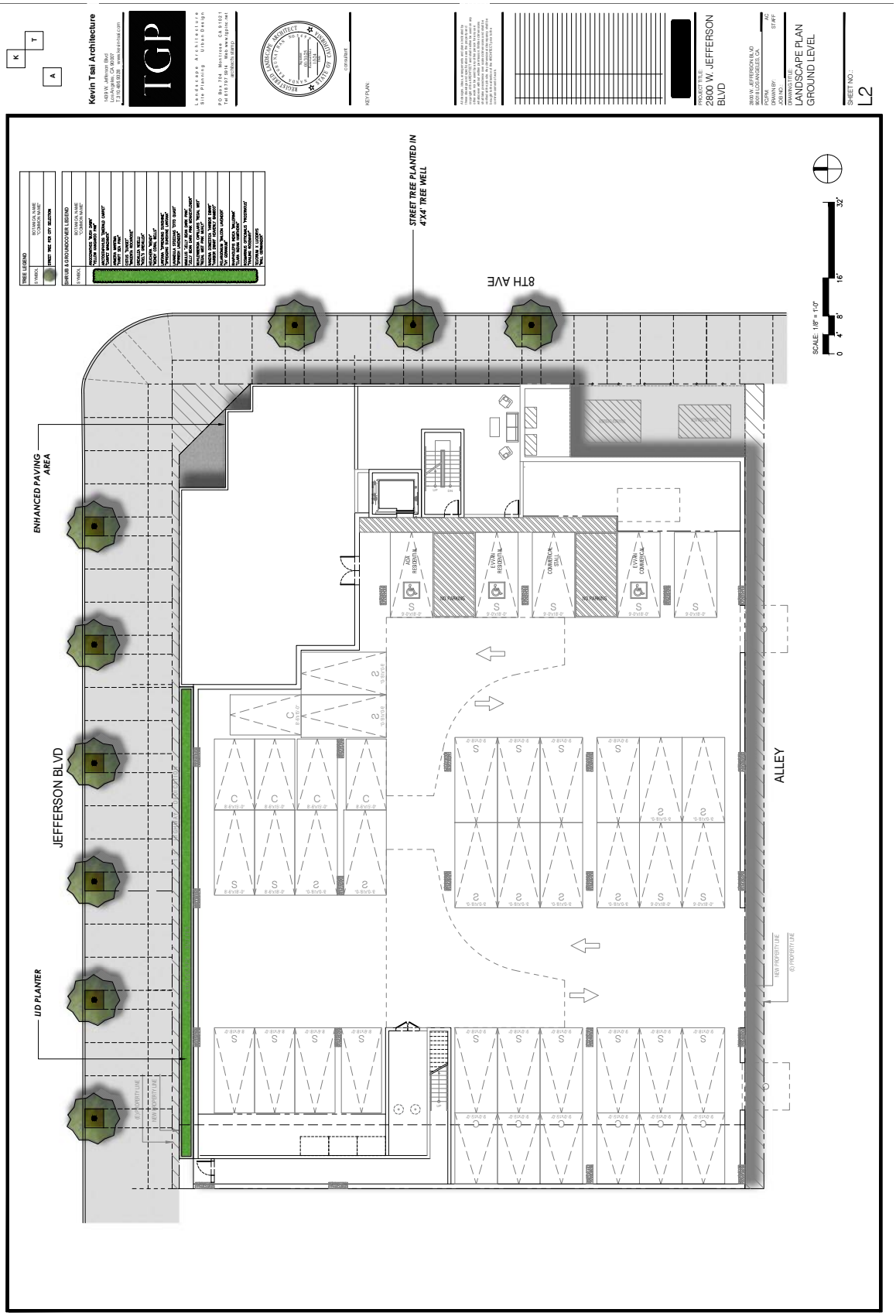
The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

# TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

# **APPENDIX A.1 -** AERIAL of subject site

# **APPENDIX A.2 -** Site Plan and proposed new tree locations



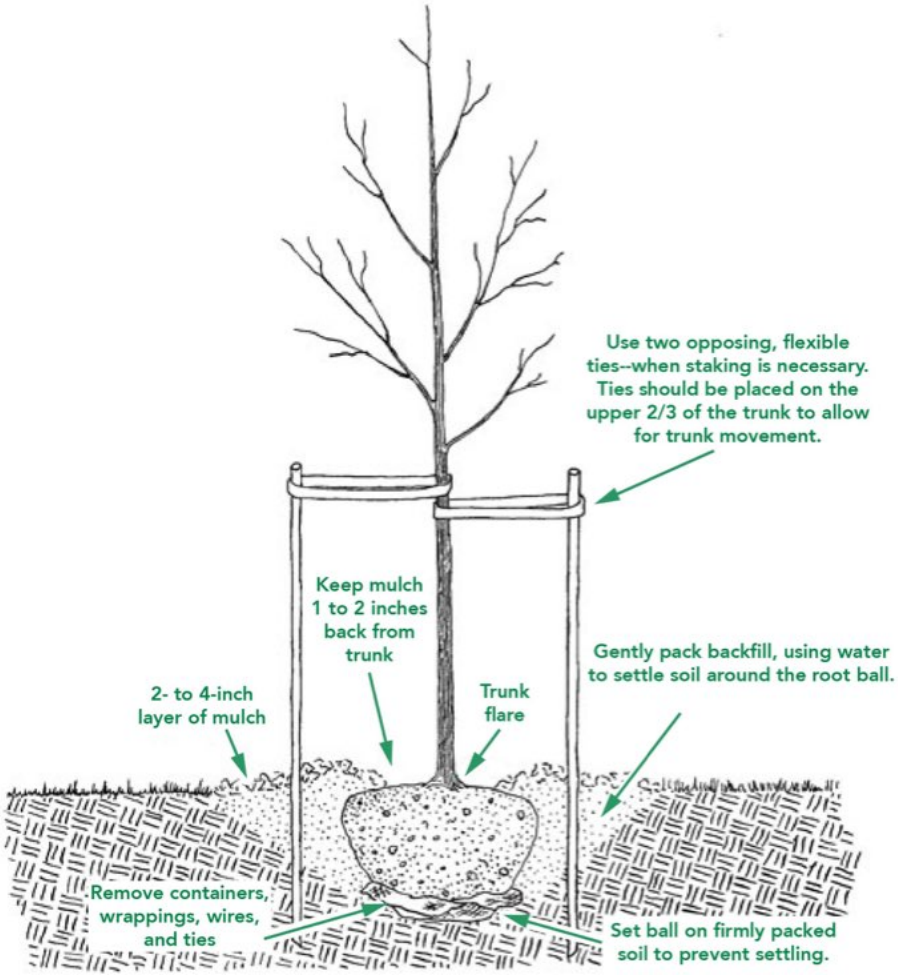
# **APPENDIX B -** PHOTOGRAPHS

**PHOTO 1 -** Empty tree wells on Jefferson Blvd in front of subject property.

# **APPENDIX B -** PHOTOGRAPHS

**PHOTO 2 -** Empty parkways on side street, 8th Avenue, on the side of the subject property.

## NEW TREE PLANTING




The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

## NEW TREE PLANTING, continued

**1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

**2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

**3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

**4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

**5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

**6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

**7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

**8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

# TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

## Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

**Cleaning** is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## TREE MAINTENANCE AND PRUNING, continued

### How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,

**Lisa Smith**

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782B
ISA Tree Risk Assessor Qualified- Instructor
American Society of Consulting Arborists, Member

# ATTACHMENT 5

# ARCHAEOLOGICAL, PALEONTOLOGICAL, AND TRIBAL CULTURAL RESOURCES ASSESSMENT REPORT
## for
## 2800-2814 West Jefferson Boulevard
## Los Angeles, California

***Prepared for:***

**Steve and Hannah Lim**
**112 Old Course Dr.**
**Newport Beach, CA 92660**

***Prepared by***

**Langan Engineering and Environmental Services, Inc.**
**104 W. Anapamu Street, Suite 204B**
**Santa Barbara, California 93101**

**Heather McDaniel McDevitt, RPA**
**SOI Qualified Principal Investigator/Cultural Resources Practice Director**

**June 2025**

LANGAN

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## IMAGES

**Image 1** 1937 Kirkman-Harriman Pictorial and Historical Map of Los Angeles County

## ATTACHMENTS

**Attachment A** Figures (Figure 1. Site Vicinity Map; Figure 2. Project Area)
**Attachment B** CHRIS (**CONFIDENTIAL**) and MNHLA Records Search Results
**Attachment C** Native Heritage Commission Sacred Lands File Search Results

## 1.0 INTRODUCTION

Langan was retained to complete an archaeological, paleontological and tribal cultural resources assessment in consideration of the proposed 2800-2814 West Jefferson Boulevard Project (Project) located in the City of Los Angeles (City), California (see Figure 1, Site Vicinity Map). The purpose of this assessment is to identify known archaeological, paleontological and tribal cultural resources within the proposed Project site and surrounding area and to determine whether the proposed Project has the potential to result in a significant impact to these resource types, known and unknown, pursuant to the California Environmental Quality Act (CEQA). Langan understands that the City of Los Angeles (City) is the lead agency requiring this assessment of the proposed Project for purposes of CEQA compliance. This assessment has been conducted to meet the requirements outlined in the *2021-2029 Citywide Housing Element Streamlining Checklist Form* (Form) and in accordance with the *Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report* Mitigation Monitoring Program (MMP)

This report includes the following components in consideration of the proposed Project site and surrounding areas in relation to proposed construction and site improvements: (1) summary of the existing environmental conditions; (2) summary of the California Historical Resources Information System (CHRIS) database records search results employing a 1-mile search radius; (3) summary of the Natural History Museum of Los Angeles County (MNHLA) paleontological collections database records search results; (4) summary of the historic aerial photographs and topographic maps review findings; (5) summary of the Native American Heritage Commission (NAHC) Sacred Land Files search results; (6) summary of archival document review findings; (7) results of the intensive-level pedestrian survey of the proposed Project site; (8) assessment of the potential for the proposed Project site to contain archaeological, paleontological and tribal cultural resources; (9) an assessment of potential impacts to archaeological, paleontological and tribal, unique archaeological resources, and human remains in compliance with the California Environmental Quality Act (CEQA), and (10) management recommendations. This study was conducted by Langan's cultural and paleontological resources staff overseen by Practice Director, Heather McDaniel McDevitt, who exceeds the Secretary of the Interior standards for a principal investigator knowledgeable in pre and postcontact and historic archaeology with over 18 years' experience conducting archaeological investigations within the southern California region where the proposed Project site is located. The paleontological resource component of this assessment was overseen by Daniel Danehy who meets the Society of Vertebrate Paleontology (SVP) Standards.

## 2.0 PROJECT DESCRIPTION

The proposed Project involves the demolition and removal of the four existing structures: a one-story commercial body shop structure and a one-story commercial garage structure; and a one-story single-family structure and an associated garage; paved areas and landscaping. The proposed Project also includes the construction of a 70,852 sq ft, six-story mixed-use building with 70 multi-family residential dwelling units and 2,000 square-feet commercial use on the ground floor, and 45 parking spaces on the ground floor. The Project includes 10 studio, 20 1-bedroom, 35 2-bedroom, and five 3-bedroom units. The Project would include five levels of residential units, a ground floor level with commercial uses and residential amenities and parking. After demolition of current structural conditions, removal and recompaction of up to five feet of uncertified fill, that was placed in the cavities of the previously removed underground storage tanks, will be completed in preparation for on-grade foundation construction. Ground disturbance is proposed to occur across the entirety of the proposed Project site at depths of no greater than six feet below the current grade.

## 3.0 PROJECT SITE CHARACTERISTICS

### 3.1 Project Location and Present Land Use

The proposed Project, located at 2800-2814 West Jefferson Boulevard (Assessor's Parcel Numbers [APN] 5044-015-004, -005, and -006), is situated within public land Section 00 of Township 2 South, Range 14 West, Section 00 on the Hollywood, California 7.5-minute USGS Quadrangle (Appendix A: Figure 1). Based on the proposed Project site's location within the West Adams District in the City of Los Angeles the Project is subject to the West Adams-Baldwin Hills-Leimert Community Plan (Community Plan). The West Adams-Baldwin Hills-Leimert Community Plan Area (CPA) includes a community of neighborhoods, including West Adams, Leimert Park, Jefferson Park, Hyde Park, Arlington Heights, and Mid-City. The West Adams District is bordered by Hollywood and the eastern end of the Santa Monica Mountains to the north, Inglewood on the south, and Santa Monica Bay on the west.

The proposed Project site is located approximately 3 miles southwest of Downtown Los Angeles, 10 miles northeast of the Pacific Ocean and 0.67 miles south of Interstate 10. The proposed Project site is located on the southwest corner of Jefferson and 8$^{th}$ streets and is abutted by an alley on the south and another commercial property on the west and is currently occupied by an automotive body shop business and a single-family residence.

### 3.2 Environmental Setting

The approximately 0.5-acre proposed Project site is located in the West Adams submarket of the City of Los Angeles. The Project site sits near the Santa Monica fault line in the flood plain of the Los Angeles Basin. The meandering Los Angeles River has over the many years deposited its alluvial sediments across the landscape on which the proposed Project site is situated. Aquifers and marshlands would have dotted the area throughout much of the Holocene Period. This earlier environment is even evinced in the name given to the historic rancho of which the Jefferson Park

area was once a part, namely Rancho Las Cienegas, which is Spanish for "swamps" (Historic Jefferson Park 2020).

The natural vegetation within the proposed Project site and vicinity prior to European colonization would have included California sycamore (*Platanus racemosa*), the arroyo willow (*Salix lasiolepis*), Coyote willow (*Salix exigua*), and California cottonwood (*Populus fremontii*). These, riparian and flood plain species would have had ample water sources within and in the vicinity of the proposed Project site (Calflora 2025). Additionally, the prairie-mountain slope interface of the valley floor would have provided a multitude of faunal sources such as rabbits, rodents, antelope, and mule deer (Odocoileus hemionus) that would have been hunted employing bows and arrows constructed from elderberry (Sambucus mexicana), willows, and wild rose (Rosa californica) (sfvaudubon 2025).

### 3.3 Geology, Soil, and Topography

The proposed Project site is situated on an alluvial plain abutting the eastern terminus of the Santa Monica Mountain range, near the southern boundary of the peninsular and Transverse Ranges Geomorphic Provinces. Detailed regional mapping of the proposed Project area defines the area as young alluvium deposited during the Upper Pleistocene and Holocene periods. The geology of the region therefore largely consists of unconsolidated sedimentary rock that is younger than some of the Middle Pleistocene alluvium in the surrounding areas. Pleistocene-era and Holocene alluvial formations do have the potential to support the presence of buried archaeological resources. The alluvium identified within the proposed Project site and surrounding area would have formed contemporaneously with the earliest humans to colonize the Americas during the Upper Pleistocene and early Holocene. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2024a) has identified the following soil type within the proposed Project site: Urban land-Biscailuz-Pico complex.

. The associated soil series are described in the NRCS Web Soil Survey as follows:

- Urban land-Biscailuz-Pico complex: According to the to the Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2022), soils within the proposed Project site are made of the Urban land-Biscailuz-Pico complex at 0 to 2 percent slopes (45 percent urban land, 30 percent Biscailuz, 15 percent Pico, and 10 percent minor components). The above soil complex is mapped as extending across the entirety of the proposed Project site. The Biscailuz and Pico soils are derived from discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. The Biscailuz are somewhat poorly drained soils while the Pico soils are well drained soils with profiles comprised mainly of loams and sandy loams. The C Horizon for both soils begins at a depth of between 49 and 55 inches (USDA 2022).

### 3.4 Geotechnical Report Review

The geotechnical report, *Report of Geotechnical Investigation and Percolation testing Proposed Mixed-Use Building APN: 5044-015-004, -005 & -006 Lots 4-5 In Block "F" of West Jefferson and Seventh Avenue Tract 2800-2814 Jefferson Boulevard and 3411 South 8th Avenue Los Angeles, California 90018* (Applied Earth Sciences 2023), details the methods and results of subsurface explorations within the proposed Project site. Applied Earth Sciences conducted site reconnaissance and field exploration on November 14, 2023 consisting of a percolotaion test and three (3) borings with a track-mounted hollow stem auger drill rig at depths varying from 16 to 51 feet below grade. The following earth materials were encountered within the proposed Project site:

- **Undocumented Artificial Fill (Map Symbol - Af):** Undocumented fill was encountered in all three borings at approximate depths ranging from two to five feet below current grade (bcg). Based on the testing results, the reports states that fill is reasonably assumed to underlie most of the site. The fill generally consisted of sand, grayish brown, silty sand noted as moderately compact, slightly moist.

- **Native Soil (Map Symbol - Qa):** Native soils were encountered in all three borings at approximate depths from two feet bcg and deeper. Based on the background research, it is reasonably assumed that the native soils present under and interspersed within the fill soil has been previously disturbed to depths greater than five feet bgs. Native soils generally consisted of light grayish brown, silty fine grained sand slightly moist to moist and medium dense.

The geotechnical investigation also revealed that the proposed Project site previously included four underground tanks that were removed and backfilled in 1991 with approximately 80 cubic yards of fill. Although the depth of disturbance incurred from the removal of the tanks was not recorded, based on Applied Earth Sciences estimates derived from their testing the disturbance extends five feet below grade and potentially deeper. Applied Earth Sciences provided the following recommendations for soil preparation and construction: removal and recompaction of existing fill to at least five feet below current grade that will require some over-excavation of native soils outside the areas of previous tank fill; and placement of a conventional spread footing foundation system of minimum five inches with #4 reinforcement bars at 16-inch interval.

### 3.5 Paleontological Records Search Results

A search of the Natural History Museum of Los Angeles County (NHMLA) database of the closest known fossil localities relative to the proposed Project site was requested to determine if the project site is underlain by documented paleontological resources or by soils or geologic units potentially containing paleontological resources. The NHMLA records indicate that no fossil localities have been documented as lying directly within the proposed Project site. However, nearby paleontological resource localities have been recorded in the surrounding area and within

the same sedimentary deposits that have the potential of occurring within the proposed Project, either at the surface or at depth. It is important to note that the proposed depths at which the Project will disturb are not expected to impact intact native soils. Table 1 lists the documented fossil localities in the NHMLA collection nearest the proposed Project site.

**Table 1. Paleontological Resources Localities Present Near the Project Site (NHML 2025)**

| Locality Number | Location | Formation | Taxa | Proximity and Depth |
|---|---|---|---|---|
| LACM VP 7137 | Just west of the intersection of Vineyard Ave & Venice Blvd | Unknown formation (Pleistocene, gray sandy clay) | Bison (*Bison*); mastodon & camel material was reportedly encountered but destroyed by work and not collected | ~2552 m (8374 ft) north-northwest; depth: unknown (collected during storm sewer excavations) |
| LACM VP 1893 | Between Gramercy and Western Ave in Santa Monica Fwy cut | Unknown formation (Pleistocene, sands & gravel) | Bison (*Bison antiquus*), Mammoth (Mammuthus) | ~1946 m (6386 ft) southwest; depth: unrecorded |
| LACM VP 7758 | South Region Middle School No. 8; S. Western Ave & 46th St | Unknown formation (Pleistocene) | Three-spined stickleback (*Gasterosteus*); Rodents (*Perognathus, Thomomys,Microtus*) | ~3045 m (9989 ft) southeast; depth: 16 feet bgs |
| LACM VP 3369 | Rodeo Rd & Sycamore Ave | Unknown formation (Pleistocene, greenish clay-silt) | Horse family (Equidae) | ~2891 m (9484 ft) west-southwest; depth: 6 feet bgs |
| LACM VP 3366 | Near intersection of Exposition Blvd & Sycamore St | Unknown formation (Pleistocene) | Camel (*Camelops*) | ~2872 m (9422 ft) west; depth: Unknown (collected during Limpo Outfall Sewer) |

*VP, Vertebrate Paleontology; bgs, below ground surface*

The region largely consists of unconsolidated sedimentary rock, the product of Pleistocene and Holocene alluvial formations. Pleistocene-era and Holocene alluvial formations do have the potential to support the presence of buried paleontological as well as archaeological resources. However, the soils mapped to a depth of 55 inches (4.6 feet) within the proposed Project site and surrounding area are categorized as belonging to the Urban land-Biscailuz-Pico complex . The Biscailuz and Pico soils are defined as discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock (USDA 2022).

Due to the presence of fill soils and disturbed native soils to depths greater than five feet bgs and the proposed depths of disturbance, the likelihood that soils possessing intact paleontological

resource deposits is unlikely. Although the Biscailuz and Pico soils are unlikely to produce intact paleontological remains, the Pleistocene and Holocene parent material from which the native soils are derived may contain displaced paleontological resources. Based on the documented presence of paleontological resources within Pleistocene-era soils located as near as ~1.6 miles north-northwest , ~0.3 miles southwest , ~2 miles southeast , ~1.8 miles west-southwest and ~1.8 miles west of the proposed Project site at depths of 6 feet and 16 feet, if native soils of the Pleistocene-era are reached there is potential for finding intact paleontological resources in the underlying Pleistocene stratum.

## 4.0 REGULATORY CONTEXT

### 4.1 State Regulations

#### The California Environmental Quality Act

The California Environmental Quality Act (CEQA) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If a lead agency determines that an archaeological site is a historical resource, the provisions of PRC Section 21084.1 and CEQA Guidelines Section 15064.5 apply. If an archaeological site does not meet the criteria for a historical resource contained in the CEQA Guidelines, then the site may be treated in accordance with the provisions of PRC Section 21083, if it meets the criteria of a unique archaeological resource. As defined in PRC Section 21083.2, a unique archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;

- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological site meets the criteria for a unique archaeological resource as defined in PRC Section 21083.2, then the site is to be treated in accordance with the provisions of PRC Section 21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (California Public Resources Code Section 21083.2). If preservation in place is not feasible, mitigation measures shall be required. The CEQA Guidelines note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resource Code Section 5020.1(q)). According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

1. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings is considered to have impacts that are less than significant (CEQA Guidelines Section 15064.5(b)(3)).

**The California Register of Historical Resources**

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The California Register was enacted in1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria (California Public Resources Code Section 5024.1(b)). Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties

identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);

- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

**California Health and Safety Code Section 7050.5**

California Health and Safety Code Sections 7050.5, 7051, and 7054 address the illegality of interference with human burial remains (except as allowed under applicable PRC Sections), and the disposition of Native American burials in archaeological sites. These regulations protect such remains from disturbance, vandalism, or inadvertent destruction, and establish procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including treatment of the remains prior to, during, and after evaluation, and reburial procedures.

**California Public Resources Code (PRC)**

California PRC Section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the Native American Heritage Commission (NAHC), upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods. In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the landowner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

## 4.2 Local

**Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report Mitigation Monitoring Program (MMP)**

***Archaeological Resources***

***4.4-2 Archaeological Resources***

Discretionary projects that involve ground disturbance in native soils or soils of unknown origin,

shall implement the following procedures to identify archaeological resources located in a development site and implement applicable impact reduction techniques to reduce substantial adverse effects associated with the inadvertent discovery of archaeological resources.

A. The project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (PQS) in archaeology to complete a cultural resources assessment of the development site. A cultural resources assessment may include an archaeological pedestrian survey of the development site, if possible, and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the South Central Coastal Information Center (SCCIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC).
B. If prehistoric or historic archaeological remains are identified as a result of the SCCIC or SLF searches, the remains shall be avoided and preserved in place where feasible.
C. Where preservation is not feasible, each resource shall be evaluated for significance and eligibility to the California Register. Phase 2 evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains.
D. Excavation at Native American sites shall be monitored by a geographically affiliated tribal representative, as agreed upon in any formal consultation proceedings with the geographically affiliated tribe or as indicated by the NAHC. If no tribal monitor is available, the monitoring shall be done by a qualified archaeologist.
E. Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the remains shall be determined using radiocarbon dating and other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards.
F. Following laboratory analysis, the significance of the sites shall be evaluated according to the criteria of the California Register. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation (OHP) publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (http://ohp.parks.ca.gov/pages/1054/files/armr.pdf).
G. Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated by an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.
H. If the resources meet California Register significance standards, the City shall ensure that all feasible recommendations for impact reduction of archaeological impacts are incorporated into the final design and permits issued for development. Necessary Phase

3 data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the Secretary of the Interior's PQS for archaeology according to a research design reviewed and approved by the City prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the OHP Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof.

I. If recommended by a cultural resources assessment, prior to issuance of a grading permit and prior to the start of any ground-disturbing activity, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's PQS to oversee an archaeological monitor who shall be present during construction excavations, such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the project site. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified archaeologist. Prior to commencement of excavation activities, Archaeological Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the qualified archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

J. In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the qualified archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project development activities shall be evaluated by the qualified archaeologist. If a resource is determined by the qualified archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the qualified archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If, in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the qualified archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory

processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes.

K. As applicable, the final Phase 1 Inventory, Phase 2 Testing and Evaluation, or Phase 3 Data Recovery reports shall be submitted to the City prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.

**Paleontological Resources**

***4.5-1(a) Paleontological Procedures for Discretionary Projects***

For all discretionary projects that involve excavation or grading activities at depths greater than previous disturbance on the respective site(s), prior to the start of construction, the following shall be conducted as discussed in detail below: prepare a resource assessment and records search for the presence of paleontological resources to determine if the project site is underlain by paleontological resources; monitor all excavation and grading activities in areas underlain by soils or geologic units potentially containing paleontological resources; and identify, record, and evaluate all paleontological resources uncovered during project construction and submit a paleontological assessment report to the City for review and approval. In addition, during project construction, the following shall be conducted as discussed in detail below: cease all construction activities in the event of the discovery of paleontological resources; conduct fossil recovery as necessary by a qualified paleontologist; avoid handling of paleontological resources by parties other than the qualified paleontologist responsible for conducting fossil recovery; and resume construction activities only upon clearance by the qualified paleontologist. These procedures, as detailed below, shall be implemented to avoid impacts to paleontological resources or reduce potential impacts to a less-than-significant level:

- Prior to excavation and grading activities, a qualified paleontologist shall prepare a resource assessment and records search for the potential presence of paleontological resources. This assessment shall be informed by records from the Natural History Museum of Los Angeles County.
- If the assessment determines the project site is underlain by soils or geologic units with a medium to high potential for containing paleontological resources, a qualified paleontologist shall prepare a monitoring plan, and worker education plan. The paleontologist's assessment and any required monitoring or required worker education plan shall be submitted to the City for review and approval prior to the commencement of construction activities. Any monitoring plan shall include requiring compliance with Mitigation Measure 4.5-1(d) for discovery, salvage and treatment.

***4.5-1(b) Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring***

If required by cultural resources assessment under MM 4.5-1(a), prior to the start of construction, a

paleontological monitor shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff, and notice that the identified qualified paleontologist is the only one authorized to handle paleontological find(s), including but not limited to collection and removal. Approved plans shall include statement of WEAP requirement.

### *4.5-1(c) Construction Monitoring*

If required pursuant to a monitoring plan prepared under MM 4.5-1(a), a paleontologist or designated paleontological monitor shall monitor ground disturbance activities, including the initial five feet below the ground surface, as areas with high paleontological sensitivity may contain resources at shallow depths and within the first five feet. If the paleontological monitor determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated if any new or unforeseen deeper ground disturbances are required. After ground disturbing activities are completed, the paleontologist or designated monitor shall complete and submit a report to the City verifying compliance with the monitoring plan. Monitoring plan shall show on the plans.

### *4.5-1(d) Fossil Discovery, Salvage, and Treatment*

All discretionary projects shall be subject to the following mitigation measure:

Discovery. If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and prepared an appropriate mitigation plan, in accordance with federal, state, and local guidelines, Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist, and if construction activities are cleared by the qualified paleontologist to continue. If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s).

Fossil Salvage and Treatment. The qualified paleontologist or designated paleontological monitor shall recover intact fossils consistent with the mitigation plan and notify the City of any fossil salvage and recovery efforts. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with a mitigation plan prepared by the paleontological monitor. The qualified paleontologist shall prepare a report according to current professional standards including those of the SVP that describes the resource, how it was assessed, and disposition. The report shall be submitted to the City.

The requirements in this mitigation measure shall be shown on plans.

**Tribal Cultural Resources**

***4.15-1(a) Native American Consultation and Monitoring for Discretionary Projects***

All discretionary projects that involve ground disturbing activities in previously undisturbed soils, shall prepare a cultural resources assessment and do a record search with a study area of no less than 0.5 mile around the project area. Projects conducted in culturally and historically sensitive areas, as determined by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeologist, should include a record search with a study area of no less than 1 mile around the project area.

Notification shall be provided to California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project site and have submitted a written request to the Department of City Planning to be notified of proposed projects in that area. Should projects have potential to impact cultural resources, as determined during the environmental assessment or Tribal consultation, a Cultural Resources Monitoring Program (CRMP) shall be prepared by Qualified Archaeologist, in consultation with all interested Tribes, prior to the commencement of any and all ground-disturbing activities for the Project, including any archaeological testing. The CRMP shall include compliance with 4.15-1(b) and will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources and shall be consistent with the treatment of unique archaeological resources in PRC 21083.2.

***4.15-1(b) Discovery of Potential Tribal Cultural Resource***

In the event that Tribal Cultural Resources are discovered during Project activities, whether or not a tribal monitor is present, and there is no CRMP or the CRMP does not cover treatment of inadvertent discovery, all work within a 50-foot buffer of the find shall cease and a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology shall assess the find. Tribes that are culturally and historically affiliated with the Project area and have requested consultation shall be notified, should any potential tribal cultural resource be discovered during project implementation. Construction personnel shall not collect or move any tribal resources. Construction activity may continue unimpeded on other portions of the project site. Unless agreed otherwise during the tribal consultation process or in a CRMP, if tribal cultural resources are discovered during construction, the applicant and/or owner shall retain a Qualified Tribal Monitor (as approved by the Tribe) if requested by the Tribe. Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) should be provided to consulting Tribes. Any tribal cultural resources discovered shall be treated with appropriate dignity and protected and preserved as appropriate with the agreement of the Tribal Representative and in accordance with federal, state, and local guidelines. If not otherwise provided in the CRMP, the Lead Agency and/or applicant shall, in good faith, provide all consulting Tribes the opportunity to consult on the disposition and treatment of resources. The location of the find of tribal cultural resources and the type and nature of the find will not be published,

except to provide information to the Qualified Archaeologist, tribal representatives, and public agencies with jurisdiction or responsibilities related to the resources. An agreement will be reached with the Tribal Representative to mitigate or avoid any significant impacts to identified tribal cultural resources. Absent an agreement with the Tribal Representative, as provided in Public Resources Code Section 21083.2, the find should be preserved in place or left in an undisturbed state unless the Project would damage the resource. When preserving in place or leaving in an undisturbed state is not possible, excavation should not occur until testing or studies prepared by a Qualified Archaeologist have adequately documented the recovery of scientifically consequential information from and about the resource. Construction activity may continue unimpeded on other portions of the project site if cleared by the Qualified Tribal Monitor or Qualified Archaeologist. Ground Disturbance Activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a Tribal Representative or, if no Tribal Representative is identified, a Qualified Archaeologist. The measure shall be shown on plans.

## 5.0 BACKGROUND RESEARCH

### 5.1 California Historical Resources Information System Record Search Results

On February 2, 2025, a search of the California Historical Resources Information System (CHRIS) database was conducted at the South Central Coastal Information Center (SCCIC), located at the California State University, Fullerton. This records search included previously recorded cultural resources and investigations conducted within approximately 1-mile radius of the present proposed Project site as well as their digitized collections of mapped pre and post contact and historic archaeological resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Additional consulted sources included historic maps of the project site, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The confidential records search results are provided in Confidential Appendix B.

A search of Native American Heritage Commission Sacred Land Files (SLF) was requested. Results of the search have not been received and timing is unknown based on the extensive backlog for these searches. Once the SLF results are received, they will be provided to the City for review and this report can be updated, if required.

*Previously Conducted Cultural Resources Investigations*

Results of the cultural resources records search indicate that twenty-seven (27) cultural resource studies have been conducted within 1 mile of the proposed Project site between 1950 and 2014. All twenty-seven (27) cultural resource study reports on file with CHRIS were conducted outside the proposed Project site suggesting that the proposed Project site has not been previously studied. Table 2, below, details all twenty-seven (27) previous cultural resources studies.

**Table 2. Previous Technical Studies Within 1-mile of the Proposed Project Site**

| Report Number | Authors | Year | Title | Type of Study | Addresses Project Site (Y/N) |
|---|---|---|---|---|---|
| LA-00171 | McIntyre, Michael J. | 1988 | Archaeological Reconnaissance Report Johnson Peak Cable Tv Arr | Archaeological, Field study | Outside |
| LA-00751 | Belous, Russell E. and Charles E. Rozaire | 1950 | Preliminary Report on the Archaeology of the La Ballona Creek Area, Los Angeles County | Archaeological, Field study | Outside |
| LA-02838 | Wlodarski, Robert J. | 1993 | Results of a Phase 1 Archaeological Study for the Proposed East Central Interceptor Sewer [ecis] Project, East-west Alignment, Los Angeles County, California | Archaeological, Field study | Outside |
| LA-02967 | Brooks, Sheilagh and Richard H. Brooks | 1990 | The Haverty Human Skeletons: Morphological, Depositional, and Geochronological Characteristics | Archaeological, Other research | Outside |
| LA-03019 | Wlodarski, Robert J. | 1994 | Results of a Phase I Archaeological Study for the Proposed East Central Interceptor Sewer [ecis] Project, East-west Alignment, Los Angleles County, California | Archaeological, Field study | Outside |
| LA-03437 | Demcak, Carol R. | 1996 | Report of Archaeological Survey for L.A. Cellular Site #649.7, 1997 W. Jefferson Boulevard, Los Angeles, Los Angeles County | Archaeological, Field study | Outside |
| LA-03501 | Dillon, Brian D. | 1990 | Archaeological Record Search and Impact Evaluation for the Los Angeles Wastewater Program Management (nos-ncos) Project Los Angeles, California | Literature search, Management/ planning | Outside |
| LA-03968 | McLean, Deborah K. | 1998 | Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility LA 022-03, 2349 Crenshaw Boulevard, City and County of Los Angeles, California | Archaeological, Field study | Outside |
| LA-04869 | Rhodes, Artis | 1977 | Historic Property Survey | Archaeological, Field study | Outside |
| LA-05102 | Lapin, Philippe | 2000 | Cultural Resource Assessment for Pacific Bell Wireless Facility LA 580-03, in the County of Los Angeles, California | Literature search | Outside |
| LA-06399 | McKenna, Jeanette A. | 2001 | A Cultural Resources Evaluation of the South Seas House, the | Evaluation | Outside |

| Report Number | Authors | Year | Title | Type of Study | Addresses Project Site (Y/N) |
|---|---|---|---|---|---|
| | | | Joseph Dupuy Residence Located at 2301` West 24th Street, Los Angeles, Los Angeles County, California | | |
| LA-06407 | Christy, Juliet L. and Roberta S. Greenwood | 2002 | Archaeological Investigation of Fire Station No. 94 - Crenshaw Los Angeles, California | Archaeological, Field study | Outside |
| LA-06423 | Christy, Juliet L. | 2001 | Plase I Archaeological Study East Central Interceptor Sewer (ECIS) Buckingham Road Sewer Project Los Angeles, California | Archaeological, Field study | Outside |
| LA-06425 | Duke, Curt | 2002 | Cultural Resource Assessment Cingular Wireless Facility No. Sm 132-01 Los Angeles County, California | Literature search | Outside |
| LA-06505 | Smith, Philomene C. | 2000 | Highway Project of Replacing the Existing Overhead Reflective Sign Panels In-kind With Reto-reflective Panels | Archaeological, Field study | Outside |
| LA-06814 | Dice, Michael H. | 2002 | Records Search Results for Bechtel At&t Telecommunications Facility 951004120a (cienega), 2905 Exposition Place, Los Angeles, Los Angeles County, California | Literature search | Outside |
| LA-07384 | Kyle, Carolyn E. | 2004 | Culutral Resource Assessment for At&t Wireless Facility 950-004-215a Located at 2230 W. Jefferson Boulevard City of Los Angeles, Los Angeles County, California | Archaeological, Field study | Outside |
| LA-07881 | Wlodarski, Robert J. | 2006 | Record Search and Field Reconnaissance Phase for the Proposed Royal Street Communications Wireless Telecommunications Site La0201a (3rd Ave. Storage Building), Located at 1919 3rd Avenue, Los Angeles, California 90018 | Archaeological, Field study | Outside |
| LA-08001 | Wood, Catherine M. | 2006 | Archaeological Survey Report Rosa Parks Villas 2507 S. Bronson Avenue and 2440 Crenshaw Boulevard, Los Angeles, California | Archaeological, Field study | Outside |

| Report Number | Authors | Year | Title | Type of Study | Addresses Project Site (Y/N) |
|---|---|---|---|---|---|
| LA-08010 | Harper, Caprice D. (Kip) and Marvin, Judith | 2003 | Cultural Resource Assessment Cingular Wireless Facility No. Sm 246-01 City and County of Los Angeles, California | Archaeological, Field study | Outside |
| LA-08417 | Jones, Jason D. | 2006 | Verizon Cellular Communications Tower Site - Bonnie 1345 South Burlington Avenue, Los Angeles, California | Architectural/ Historical, Evaluation | Outside |
| LA-08507 | Wood, Catherine M. | 2007 | Archaeological Survey Report for the Crenshaw Gateway Development, 4337-4347 West Adams Boulevard, Los Angeles, California | Archaeological, Field study | Outside |
| LA-09228 | Bonner, Wayne H. | 2007 | Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11394A (American Tower CA-5031), 2905 Exposition Place, Los Angeles, Los Angeles County, California | Archaeological, Field study | Outside |
| LA-10807 | Orfila, Rebecca | 2010 | Archaeological Survey For The Southern California Edison Company: Replacement of Twenty-One Deteriorated Power Poles on Circuits Near Carpinteria (Santa Barbara County), Santa Paula (Ventura County), Covina and Lancaster (Los Angeles County), CA. | Archaeological, Field study | Outside |
| LA-11354 | Wuellner, Margarita J., Jon L. Wilson, and Amanda Kainer | 2011 | Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California | Other research | Outside |
| LA-12180 | Bonner, Wayne H. and Kathleen A. Crawford | 2013 | Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02580A (LA580 Holy Name of Jesus) 1997 West Jefferson Boulevard, Los Angeles, Los Angeles County, California | Archaeological, Architectural/ Historical, Evaluation, Field study | Outside |
| LA-12717 | Bonner, Wayne H. and Kathleen A. Crawford | 2014 | Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate CLV0023 (Crenshaw/Washington) 1916 South Crenshaw Boulevard, Los Angeles, Los Angeles | Archaeological, Architectural/ Historical, Evaluation, Field study | Outside |

| Report Number | Authors | Year | Title | Type of Study | Addresses Project Site (Y/N) |
|---|---|---|---|---|---|
| | | | County, California CASPR No. 3551699484 | | |

***Previously Recorded Cultural Resources***

SCCIC records indicate that a total of two (2) previously recorded cultural resources have been recorded within 1 mile of the proposed Project site, neither of which are located within the proposed Project site. Both of these resources are historic built environment resources, non-archaeological resources. Assessing these type of cultural resources is not within the purview of this study and, therefore, will not be addressed in this report. Table 3, below, summarizes these historic built environment resources identified within the records search area. A bibliography of these resources is included in Appendix B of this report.

**Table 3. Previously Recorded Resources Within 1-mile of the Proposed Project Site**

| Resource ID (CA-LAN-) | Age | NRHP Eligibility | Description | Recording Events | Proximity to Project Site |
|---|---|---|---|---|---|
| P-19-187808 | Historic | Not listed | Jefferson St Historic District | 10/31/2001 Historic Resources Group | 236 meters (773 feet) east |
| P-19-189049 | Historic | Not listed | B H Boven House | 1/29/2001 R. Starzak, G. Miller Myra L. Frank & Associates, Inc | 1189 meters (3901 feet) southeast |

## 5.2 Review of Historic Aerial Photographs and Topographical Maps

Langan reviewed both historical aerial photographs and topographic maps employing the Nationwide Environmental Title Research, LLC (NETR) and University of California, Santa Barbara's (UCSB) database. This analysis was conducted to 1) better understand the natural environment in relation to the proposed Project; 2) identify natural and human-made changes to the proposed Project site over time; and 3) better determine the potential for intact cultural deposits to exist within the proposed Project site.

### Historic Aerial Photographs

A review of historic aerial photographs from the following years was conducted as part of the archival research effort and includes the following years: 1927, 1928, 1936, 1938, 1941, 1948, 1952, 1954, 1964, 1972, 1980, 1985, 1989, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010 2012. 2014, 2016, 2018, 2020 and 2022 (NETR 2024b,

UCSB 2025). Through careful comparative review of historic aerials, changes to the landscape of a study area may be revealed. Disturbance to the study area is specifically important as it helps determine if soils within the study area are capable of harboring intact archaeological deposits. Additionally, historic aerials have the potential to reveal whether a study area was subjected to alluvial deposits by way of flooding, debris flows or mudslides, as well as placement of artificial or foreign fill soils that may have buried intact archaeological deposits. Table 4 summarizes the results of the aerial photograph review for all available years that include the proposed Project site and surrounding properties.

### Historic Topographic Maps

Topographic maps depict elevation of the study area as well as the areas surrounding it and illustrate the location of roads and some buildings. Although topographic maps are not comprehensive, they are another tool in determining whether a study area has been disturbed and at times to what approximate depth. A review of available topographic maps was conducted and includes the following years: 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1916, 1921, 1924, 1926, 1932, 1955, 1963, 1968, 1975, 1982, 1995, 2012, 2015, 2018 and 2022 (NETR 2024a). While topographic maps are informative, they do not illustrate the minute changes that can occur to a landscape overtime and at times, are inconsistent with what is depicted year to year. Most often, structures depicted in topographical maps are limited to those with community or social significance (e.g. Firehouses or Hospitals), including additions or changes to roads and/or waterways. Nonetheless, the information gathered contributes to the understanding of the chronological development of a study area.

**Table 4. Historic Aerial and Topographic Map Review (NETR 2024, UCSB 2025)**

| Year | Description |
|---|---|
| **Historic Aerials** | |
| 1927 | Proposed Project site: appears to be developed albeit the footage is too coarse to ascertain how many structures are present.<br>Surrounding area: area is nearly primarily developed by residential structures with exception of some vacant lots to the west and to the south, south of W Exposition Blvd. |
| 1928 | Proposed Project site: appears largely vacant with a dividing wall between the west one-third and the east two-thirds of the property. Although there may be more structures, three are clearly defined. Two small structures located in the eastern portion of the property, and one on the western side on the lot's south side.<br>Surrounding area: nearly fully developed by residential structures with exception of some vacant lots to the west starting the next block to the west. The area to the south of W Exposition Blvd is also vacant. |
| 1936-1938 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred. |

| Year | Description |
|---|---|
| 1941 | Proposed Project site: footage is grainy but the lot appears to be occupied by additional structures. Limited vacant area is present on the north side of the property next to W.Jefferson Road, possibly a parking area.<br>Surrounding area: area is now fully developed by residential structures. Area to the south of W Exposition Blvd is fully developed. |
| 1948 | Proposed Project site: there appears to be five trees on the project site. Structures appear to be configured same as the 1941 photograph.<br>Surrounding area: increased residential development in the surrounding communities. |
| 1952 | Proposed Project site: unknown feature at the north end of the site.<br>Surrounding area: increased residential development in the surrounding communities. |
| 1954 | Proposed Project site: trees appear to be removed from the site.<br>Surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 1964 | Proposed Project site: structures and features appear to be consistent with current configuration. One large structure located in the center of the site and another at the southern east corner. The rest appears to be a paved lot.<br>Surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 1972 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 1980 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 1985-1989 | Proposed Project site and surrounding area: due to the poor quality of the photographs its unclear is any changes have occurred. |
| 1991-1997 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred since the 1989 aerial photograph. |
| 1998 | Proposed Project site: structure at the southwest corner is no longer present.<br>Surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 1999 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 2000 | Proposed Project site: new structure at the southwest corner of the site.<br>Surrounding area: Surrounding area: no significant changes to suggest ground disturbance has occurred. |
| 2003 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred. |

| Year | Description |
|---|---|
| 2004 | Proposed Project site: no significant changes to suggest ground disturbance has occurred.<br>Surrounding area: Construction activities located on the property immediately west of the Project site. |
| 2005-2009 | Proposed Project site and surrounding area: due to the poor quality of the photographs it is unclear if any changes have occurred. |
| 2010 | Proposed Project site: no significant changes to suggest ground disturbance has occurred.<br>Surrounding area: small structure present on the property immediately west of the Project site. |
| 2012-2022 | Proposed Project site and surrounding area: no significant changes to suggest ground disturbance has occurred. |
| **Topographic Maps** | |
| 1894 | Proposed Project site: map depicts the Project site undeveloped and free of structures.<br>Surrounding area: road traveling north to south is located 100 ft to the west. Five structures are depicted within a quarter mile. A body of water is depicted to the west. A railroad line is depicted a half mile to the south. The area is labeled "Cienega" on the map. |
| 1896-1915 | Proposed Project site and surrounding area: no change to the 1894 map. |
| 1921 | Proposed Project site: the map depicts a structure within the proposed project site.<br>Surrounding area: increased development including new roadways and structures similar to current alignments. Increased development to the west. |
| 1924 | Proposed Project site: no change to the 1921 map.<br>Surrounding area: development in the surrounding area continues. The school on 6th Ave is constructed 300 ft northeast of the Project site. |
| 1926 | Proposed Project site: the map depicts two structures on the proposed project site.<br>Surrounding area: map depict similar information to the 1934 map. |
| 1932 | Proposed Project site and surrounding area: no change to the 1926 map. |
| 1955 | Proposed Project site: map does not depict anything present within the Project site.<br>Surrounding area: map depicts two churches on either side of "Sixth Ave Sch" less than 500 ft northeast of the Project site. Another church is depicted a quarter mile west on 12th Ave. A large "Gas Tank" is depicted a quarter mile south of the Project site. |
| 1963 | Proposed Project site and surrounding area: no change to the 1955 map. |
| 1968 | Proposed Project site: map does not depict anything within the Project site.<br>Surrounding area: map no longer depicts the church west of "Sixth Ave Sch". The large "Gas Tank" is no longer depicted a quarter mile south of the Project site. |

| Year | Description |
|---|---|
| 1975 | Proposed Project site: map does not depict anything within the Project site.<br>Surrounding area: map depicts a new structure built at the "Sixth Ave Sch" |
| 1982-1995 | Proposed Project site and surrounding area: no change to the 1975 map. |
| 2012 | Proposed Project site and surrounding area: this map only depicts roadways consistent with current configurations. A fire station is depicted a quarter mile south of the Project site on 7th Ave. |
| 2015-2022 | Proposed Project site and surrounding area: no change to the 2012 map. |

Based on review of historic photographic aerials and topographic maps, the proposed Project site has been developed since at least 1927 Earlier topographic maps depict the project site as bound by development to the east and a watershed to the west, an area labeled "Las Cienegas" to the north and "Paso De La Tijera" to the south. Development increased steadily during the mid-1920's and by the 1960's the site and surrounding area appear to be developed consistent with current configuration and land use as an auto mechanic shop in a densely populated urban environment.

### 5.3 1937 Kirkman-Harriman Historical Map Review

Langan reviewed relevant scholarly and ethnographic literature for information pertaining to past indigenous/Native American use of the proposed Project site and immediate vicinity. This review included consideration of sources commonly identified through Tribal consultation, notably the 1937 *Kirkman-Harriman Pictorial and Historical Map of Los Angeles County, A.D. 1860* (Kirkman-Herriman Map) (see Image 1, below). The Kirkman-Harriman map (1937) was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833) and as a result is highly generalized due to scale and age and may be somewhat inaccurate with regard to distance and location of mapped features. Additionally, the map contains no specific primary references; however, it does match with the details documented by the Portola expedition (circa 1769-1770). While the map is a valuable representation of post-mission history, it has some limitations, as mentioned, and substantiation of the specific location and uses of the represented individual features by review of archaeological or other primary documentation should be conducted on a case-by-case basis.

**Image 1: Kirkman-Harriman Pictorial and Historical Map of Los Angeles County**

Based on a comparative review of the Kirkman-Harriman map (1937) overlayed in Google Earth, following are observations of features relative to the proposed Project site:

- The Project site is located on an unnamed freshwater watercourse that appears to generally run northeast to southwest to the Pacific Ocean in the area of Playa de Rey. The general hydrography and waterways of this type could have provided for seasonal or permanent hamlets, trade locations, and ceremonial religious sites in prehistoric times.
- Two Native America villages, both unnamed on the map, are located along the watercourse and southwest of the proposed Project site, the nearest mapped approximately 3.35 miles to the west-southwest.
- The route taken by the Portola expedition is mapped approximately one mile to the north and the August 3, 1709 camp site of the same expedition is located to the northwest. Rancho La Tijera is located a little under two miles to the south. There is also a large nexus of road crossings located approximately five miles to the northeast in the area labeled "Los Angeles". La Brea is located just under two miles to the north-northwest and a battle location is marked approximately 2.5 miles to the northwest.
- The nearest road is 0.1 miles north of the Project site, is unnamed and links Playa de Rey with the aforementioned Los Angeles City center. La Brea Road is mapped approximately 0.65 miles to the north.

No evidence of the historical features illustrated on the 1938 Kirkman-Harriman map was revealed by the SCCIC records search. However, the records search radius is limited to one mile and the Project area has been largely developed since then. Cultural resource laws requiring investigations that could have resulted in discovery of cultural resources prior to or during development did not exist at the time the area was developed. Three features documented on the map, Portola trail, La Brea Road and unnamed road lie within one mile of the proposed Project site. These are the closest historic features to the site documented.

The available evidence suggests that although there are no villages illustrated on the Kirkman-Herriman map (1937) nearer than 3.35 miles from the proposed Project site, the general area was utilized at the very least for centuries. Historic documents, maps, ethnographic data and oral histories document Native American presence in the general vicinity of the proposed Project site during the Ranchero period. Therefore, it is reasonable to consider there is potential to encounter pre- and post-contact Native American and historic resources in areas and depths not previously explored/investigated.

### 5.4 Native American Heritage Commission Sacred Lands File Search

The SLF search was conducted by NAHC Cultural Resources Analyst Andrew Green to determine the presence of any reported Native American cultural resources within proximity to the proposed Project site as listed in the NAHC maintained SLF (see Confidential Appendix C). The NAHC SLF search result was positive. Note: Sacred Land Files maintained by the NAHC represent a curation of a tribal cultural resources (TCR), consistent with California PRC § 21074, for which locations and descriptions have been reported to the NAHC by Tribal entities and Native American representatives. The SLF is curated at a Public Land Survey System (PLSS) section level covering approximately one-square mile (640 acres) and the results are provided at the section level rather than the exact study area or proposed Project site. Accordingly, the results represent what has been identified within a general regional area and do not necessarily equate to the existence of resources within the specific area occupied by the proposed project site.

The NAHC identified 16 Native American individuals who would potentially have specific knowledge as to whether or not cultural resources, meeting the definition of a tribal cultural resource (TCR) consistent with California PRC § 21074, have been identified within or adjacent to the Project site and could be at-risk as a result of Project implementation. To date, Langan has not initiated contact with the individuals on the NAHC's contact list with regard to the proposed Project. It is important to understand that the Sacred Land Files maintained by the NAHC represent a curation of "sacred lands" or TCRs provided by Tribal entities and Native American representatives. For various reasons, Tribal entities and Native American representatives do not always report sacred lands or TCRs to the NAHC. As such, the NAHC's SLF is not a comprehensive list, and searches of the SLF must be considered in concert with other research and not used as a sole source of information regarding the presence of TCRs or cultural resources.

# 6.0 FIELDWORK

## 6.1 Field Survey Methods

An archaeological pedestrian survey of the proposed Project site including APNs 5044-015-004, -005, and -006 was completed by an archaeological technician under the direction of Langan's Principal Investigator, Heather McDaniel McDevitt. The pedestrian survey involved observing exposed soils opportunistically within the proposed Project site. Careful attention was given to all areas with exposed soils at the base of trees and bushes, and along foundations and pavement. In areas where soil was partially exposed or covered by gravel/sand/grass, surface scrapes were implemented, when necessary, to enhance detection of archaeological materials that may have been obscured on the surface. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, groundstone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historic artifacts (e.g., metal, glass, ceramics, building materials). All fieldwork was documented using field notes; digital photography; Samsung tablet technology with close-scale field maps; and aerial photographs. Locational data was collected using the Solocator application. All field practices met the Secretary of Interior's standards and guidelines for a cultural resource pedestrian survey.

## 6.2 Field Survey Results

At the time the survey was conducted, the proposed Project site was almost entirely developed consisting of a paved areas, two commercial structures occupied by an auto body business and a residential structure and associated garage. Periodic patches of exposed soil at the edges of the parking lot and one landscape bed provided the only opportunities for ground surface visibility. Due to the presence of structures and pavement within approximately 95 percent of the proposed Project site, only 5 percent of the site was able to be surveyed. Of the 5 percent surveyable area, fair to good ground surface visibility (20-40 percent) was available. No prehistoric or historic archaeological cultural materials were identified as a result of the survey. Soils observed on site appeared to consist of fill materials and placed topsoils; therefore, observed soils were not consistent with the mapped USDA soils series' characteristics mapped for the proposed Project site. General ground surface visibility was limited in approximately 5 percent of the proposed Project resulting in less than reliable findings for the survey.

# 7.0 FINDINGS AND CONCLUSIONS

## 7.1 Archaeological and Tribal Cultural Resources

Based on background research, the proposed Project site and surrounding area has been developed since at least as early as 1927 resulting in significant modification of the natural landscape. Additionally, fill soils are documented within the proposed Project site to depths between 2 and 5 feet below the current ground surface. Previous removal of four underground tanks and subsequent backfill of fill soils has resulted in previous ground disturbance extending at least five feet below grade and likely deeper. A review of the CHRIS records indicates that no cultural resources have been identified within the proposed Project site; two (2) historic built environment resources have been previously recorded within the 1-mile radius of the proposed Project site; and no archaeological resources have been recorded within 1-mile of the proposed Project site. Although the proposed Project site has not been previously studied, twenty-seven (27) cultural resource studies have been conducted within a 1-mile radius. Despite several surveys occurring within the area no remnants of archaeological resources have been observed. No cultural resources or materials consistent with cultural activity were observed during the intensive pedestrian survey conducted in support of this investigation.

The result of the Sacred Land Files search conducted by the Native American Heritage Commission was positive. However, it is important to understand that the results represent the identification of tribal cultural resource/s (TCR) located within a general regional area and do not necessarily equate to the existence of resources within the specific area occupied by the proposed project site. Historic documents, maps, ethnographic data and oral histories document Native American presence in the general vicinity of the proposed Project site. Therefore, it is reasonable to consider there is potential to encounter pre- and post-contact Native American and historic resources in areas and depths not previously explored/investigated.

In consideration of all these factors, the potential to encounter intact archaeological deposits and human remains is unlikely due to the presence of artificial fill and previous disturbance of soils extending to depths greater than that which is proposed. The presence of intact tribal cultural resources is also unlikely, but displaced tribal cultural resources cannot be completely ruled out. However, there is always a possibility to encounter cultural resources, and human remains during ground disturbance. In the event that unanticipated archaeological resources or human remains are encountered during proposed Project implementation, they must be treated in accordance with CEQA and public safety codes outlined in Section 4. Regulatory Context. As such, the following management recommendations are provided to ensure that impacts to unanticipated cultural resources and human remains would be treated properly resulting in a less than significant impact.

## 7.2 Paleontological Resources

The findings provided by the Natural History Museum of Los Angeles County reveal that no paleontological resource localities have been documented within the proposed Project site. However, nearby paleontological resource localities have been recorded in the surrounding area

and within the same sedimentary deposits that have the potential of occurring within the proposed Project. The soils mapped within the proposed Project site and surrounding area are categorized as Biscailuz and Pico soils (USDA 2024a) that are from discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. Although these soils are unlikely to produce intact paleontological remains, the Pleistocene and Holocene parent material from which the native soils are derived may contain paleontological resources.

The geotechnical testing did reveal that fill soils are present throughout the site to depths between 2 and 5 feet below current grade. The geotechnical investigation also revealed that the proposed Project site previously included four underground tanks that were removed and backfilled in 1991 with approximately 80 cubic yards of fill. Although the depth of disturbance incurred from the removal of the tanks was not recorded, based on Applied Earthworks estimates based on subsurface soils testing previous disturbance extends five feet below grade and potentially deeper. Based on the documented presence of paleontological resources within Pleistocene-era soils located as near as ~1.6 miles north-northwest , ~0.3 miles southwest , ~2 miles southeast , ~1.8 miles west-southwest and ~1.8 miles west of the proposed Project site at depths of 6 feet and 16 feet, if undisturbed native soils of the Pleistocene-era are reached there is potential for finding intact paleontological resource deposits in the underlying Pleistocene stratum.

### 7.3 Summary

In consideration of impacts to archaeological, paleontological and tribal cultural resources in accordance with the *Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report Mitigation Monitoring Program (MMP)* and completion *of the 2021-2029 Citywide Housing Element Streamlining Checklist Form* (Form):

- No prehistoric or historic archaeological remains or human remians were identified and the likelihood for yet unidentified resources of the same to exist with the proposed Project site is unlikely;
- The result of the Sacred Land Files search conducted by the Native American Heritage Commission was positive. This finding does not necessarily equate to the existence of tribal cultural resources within the proposed project site but that they are located within the general vicinity.
- No paleontological resources were identified within the proposed Project site. However, resources of the same have been identified within close proximity and the proposed Project site is underlain by soils or geologic units consistent within which paleontological resources have been found and therefore, have the potential of containing intact paleontological resources at depths greater than five feet bgs.

## 8.0 MANAGEMENT RECOMMENDATIONS

Based on the findings of our investigation, it is highly unlikely any archaeological and tribal cultural resources and human remains will be discovered during Project construction. However, there is a potential that paleontological resources may be encountered during project implementation, specifically the over-excavation of soils deeper than five feet bgs.

To ensure appropriate adherence *to Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report Mitigation Monitoring Program* (MMP). Langan recommends the following site-specific measures to ensure proper treatment of any unknown archaeological, paleontological and tribal cultural resources and human remains in the event of an inadvertent discovery during proposed Project construction. Provided the prescribed measures are properly implemented, the potential impact to archaeological, paleontological and tribal cultural resources and human remains is considered to be less then significant.

Prior to commencement of construction activities for all phases of project implementation, the project applicant/owner/developer should retain qualified archaeological principal investigator who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology and has experience and is well-acquainted with the history of the ancestral tribes geographically connected to the Project site referred to here on as "Principal Investigator/Archaeologist". Additionally, a paleontological principal investigator who meets the Society of Vertebrate Paleontology (SVP) Standards should be retained referred to here on as "Principal Investigator/Paleontologist".

**Precautionary Pre- and Post-Construction Tasks.** Potential impacts to archaeological, paleontological and tribal cultural resources and human remains should be minimized through implementation of pre- and post- construction tasks. These tasks include the development of an inadvertent discovery and treatment plan (Plan) and a Workers Environmental Awareness Program (WEAP) Training.

- The applicant/owner/developer should retain a Principal Investigator/Archaeologist and Principal Investigator/Paleontologist, as defined above, to briefly outline a program of treatment and mitigation in the case of an inadvertent discovery of archaeological, paleontological and tribal cultural resources during ground-disturbing phases (including but not limited to preconstruction site mobilization, grubbing, grading, foundation excavations, structural construction, trenching, and landscaping) and to provide for the proper identification, evaluation, treatment, and protection of any archaeological, paleontological and tribal cultural resources and human remains during the construction of the Project. This Plan should define the process to be followed for the identification and management of archaeological, paleontological and tribal cultural resources and human remains located within the Project site during construction. Additionally, the Plan should provide protocols and procedures to guide paleontological monitoring of grading activities occurring five feet below current ground surface. in areas underlain by soils or geologic units potentially containing paleontological resources. These protocols and

procedures should ensure compliance with the MMP mitigation measures 4.4-2 (j and k), 4.5-1(d), 4.5-1(b and c). Existence of and importance of adherence to this Plan should be stated on all construction plans.

- In accordance with MMP mitigation measure 4.4-2, and 4.5-1(b), prior to commencement of construction activities for all phases of project implementation, the project applicant/owner/developer should retain a Principal Investigator/Archaeologist and Principal Investigator/Paleontologist to prepare and present a Worker Environmental Awareness Program (WEAP). All construction personnel should be briefed regarding unanticipated discoveries prior to the start of construction activities. A basic presentation should be prepared and presented by the Principal Investigator/Archaeologist and Principal Investigator/Paleontologist, or their representative. The purpose of the WEAP training is to provide specific details on the kinds of archaeological, paleontological, and tribal cultural resource materials and human remains that may be identified during implementation of the Project and explain the importance of and legal basis for their protection. Each worker should also learn the proper procedures to follow in the event that the same resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the retained Principal Investigator/Archaeologist, Principal Investigator/Paleontologist, and if appropriate, Tribal representative. Necessity of training attendance should be stated on all construction plans and evidence of attendance should be documented with a sign in sheet available for review upon request by the Lead agency.

- In accordance with MMP mitigation measure 4.5-1(a), if ground disturbance occurs five feet below current grade, a Principal Investigator/Paleontologist should be retained to ensure adherence with the Plan regarding paleontological monitoring. Note: no paleontological monitoring is required for ground disturbance occurring in soils shallower than five feet below current ground surface.

**Inadvertent Discovery Response.** In accordance with MMP mitigation measure 4.4-2, 4.5-1(a), and 4.15-1(b), in the event that archaeological, paleontological and tribal cultural resources are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find should immediately stop until the Principal Investigator/Archaeologist and Principal Investigator/Paleontologist can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (14 CCR 15064.5(f); California PRC Section 21082), the Principal Investigator/Archaeologist or Principal Investigator/Paleontologist may simply record the resource and allow work to continue. If the resource proves significant pursuant to CEQA, preparation of an appropriate mitigation plan, in accordance with federal, state, and local guidelines, should be prepared. Additional work, such as testing, data recovery, or fossil recovery may be warranted. If the discovery is Native American in nature, consultation with a Tribal representative ancestrally connected to the Project area should be conducted; additionally, Native American monitoring by may be necessary.

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains

are found, the County Coroner must be notified immediately. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (at the least within 100 feet of the discovery) should occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner must notify the Native American Heritage Commission (NAHC). In accordance with California Public Resources Code, Section 5097.98, the NAHC will notify the Most Likely Descendent (MLD) from the deceased Native American. The MLD should complete their inspection and will then determine, in consultation with the property owner, the disposition of the human remains.

## 9.0 REFERENCES

Applied Earth Sciences. 2024. *Report of Geotechnical Investigation and Percolation testing Proposed Mixed-Use Building APN: 5044-015-004, -005 & -006 Lots 4-5 In Block "F" of West Jefferson and Seventh Avenue Tract 2800-2814 Jefferson Boulevard and 3411 South 8th Avenue Los Angeles, California 90018*. Prepared for Steve Lim.

Bell, Alyssa. 2025. *Expedited Paleontological Resources Records Search for the 2800 W Jefferson Blvd Project*. Prepared for Langan Engineering and Environmental. Museum of Natural History of Los Angeles County.

Calflora 2025. https://www.calflora.org/. Accessed February 11, 2025.

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San Fernando Valley Audubon Society. 2025. *Native People and Their Ecological Effects*. https://sfvaudubon.org/natural-history-of-the-san-fernando-valley/. Accessed February 23, 2025.

UCSB (University of California, Santa Barbra). 2022. Historic Aerial Photographs of Highland, California dating from 1930, 1938, 1966, and 1977. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource, Accessed June 2022. http://mil.library.ucsb.edu/ap_indexes/FrameFinder.

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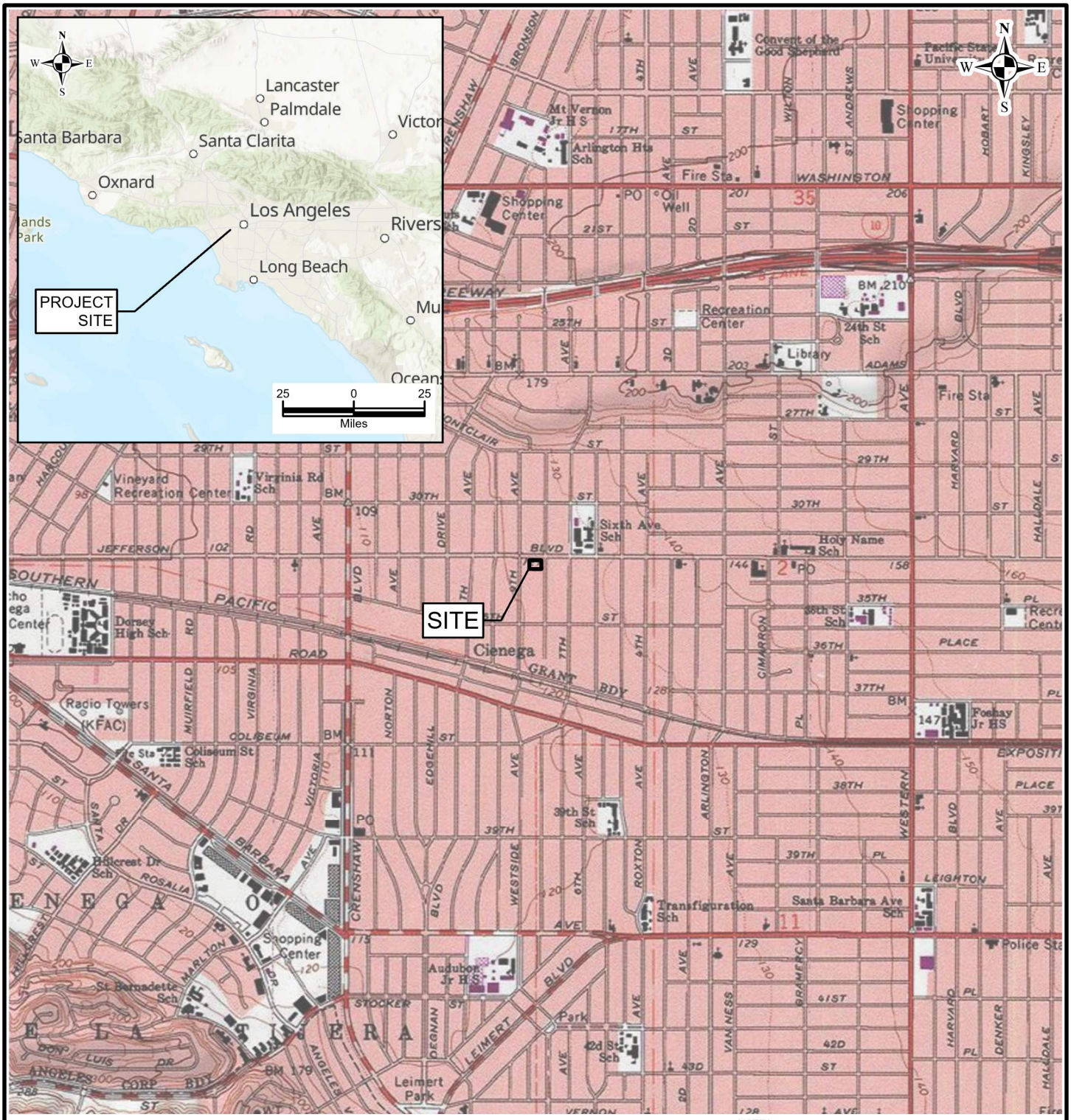
# ATTACHMENT A

## FIGURE 1. SITE VICINITY MAP

## FIGURE 2. PROJECT AREA




## Legend

Approximate Site Boundary (0.488 acres)

NOTES:
1. HOLLYWOOD USGS QUADRANGLE MAP TOPOGRAPHIC BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE COPYRIGHT: © 2013 NATIONAL GEOGRAPHIC SOCIETY, I-CUBED.
2. ALL FEATURES SHOWN ARE APPROXIMATE.
3. SITE LOCATED IN HOLLYWOOD QUADRANGLE, TOWNSHIP 2S, RANGE 14W, SECTION 00.

2,000 0 2,000
SCALE IN FEET


**LANGAN**
Langan CA, Inc.
1960 East Grand Avenue, Suite 585
El Segundo, California 90245
T: 213.314.8100 F: 213.314.8101 www.langan.com


| | |
|---|---|
| Project | 2800-2814 WEST JEFFERSON BOULEVARD APN: 5044015005, 5044015004 & 5044015006 LOS ANGELES LOS ANGELES COUNTY CALIFORNIA |
| Figure Title | PROJECT VICINITY |
| Project No. | 781027501 |
| Date | 2/25/2025 |
| Scale | 1" = 2,000' |
| Drawn By | AC |
| Figure No. | 1 |

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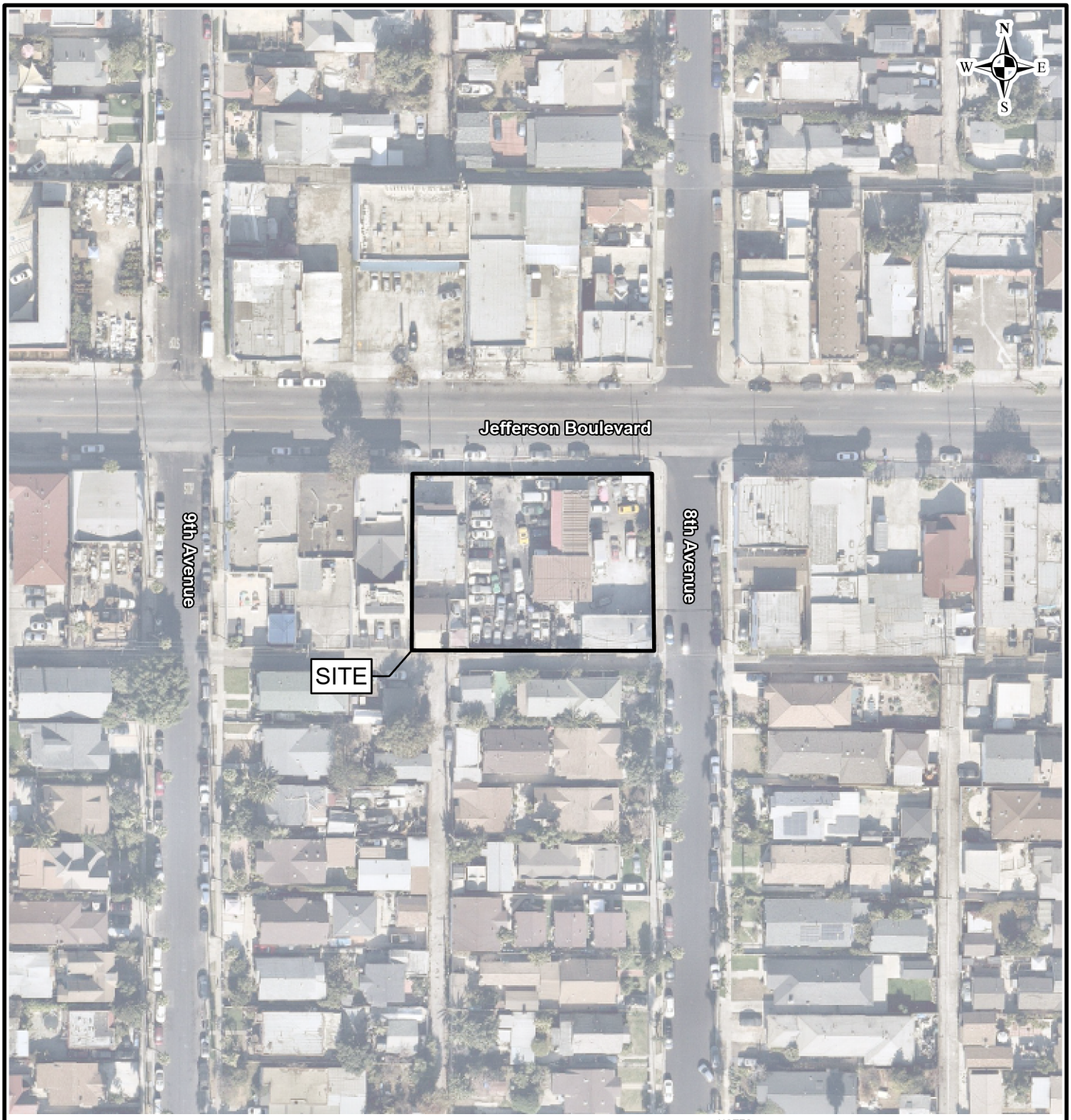
Path: \\langan.com\data\SBA\data5\781027501\Project Data\ArcGIS\APRX\781027501.aprx




**Legend**

Approximate Site Boundary (0.488 acres)

NOTES:
1. ARIAL IMAGERY PROVIDED BY NEARMAP, AERIAL FLOWN 01/01/2025.
2. ALL FEATURES SHOWN ARE APPROXIMATE.
3. SITE LOCATED IN HOLLYWOOD QUADRANGLE, TOWNSHIP 2S, RANGE 14W, SECTION 00.

100 0 100
SCALE IN FEET

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Project
**2800-2814 WEST JEFFERSON BOULEVARD**
**APN: 5044015005, 5044015004 & 5044015006**
LOS ANGELES
LOS ANGELES COUNTY CALIFORNIA

Figure Title
**PROJECT LOCATION**

| | |
|---|---|
| Project No. | 781027501 |
| Date | 2/25/2025 |
| Scale | 1" = 100' |
| Drawn By | AC |

Figure No. 2

© 2025 Langan

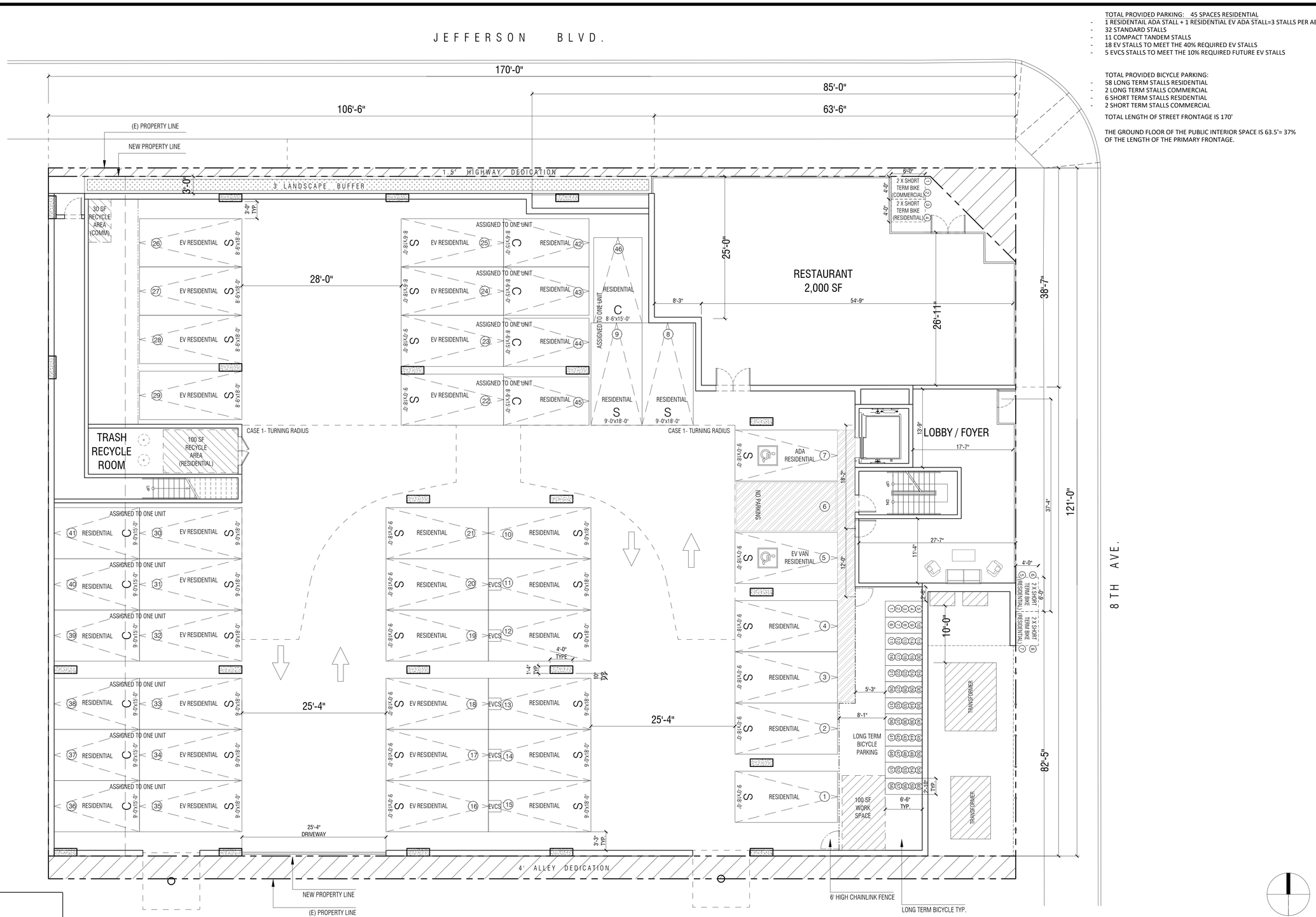
Path: \\langan.com\data\SBA\data5\781027501\Project Data\ArcGIS\APRX\781027501.aprx

TOTAL PROVIDED PARKING: 45 SPACES RESIDENTIAL
- 1 RESIDENTAIL ADA STALL + 1 RESIDENTIAL EV ADA STALL=3 STALLS PER AB 1100
- 32 STANDARD STALLS
- 11 COMPACT TANDEM STALLS
- 18 EV STALLS TO MEET THE 40% REQUIRED EV STALLS
- 5 EVCS STALLS TO MEET THE 10% REQUIRED FUTURE EV STALLS

TOTAL PROVIDED BICYCLE PARKING:
- 58 LONG TERM STALLS RESIDENTIAL
- 2 LONG TERM STALLS COMMERCIAL
- 6 SHORT TERM STALLS RESIDENTIAL
- 2 SHORT TERM STALLS COMMERCIAL

TOTAL LENGTH OF STREET FRONTAGE IS 170'

THE GROUND FLOOR OF THE PUBLIC INTERIOR SPACE IS 63.5'= 37% OF THE LENGTH OF THE PRIMARY FRONTAGE.




NORTH

0 8' 16' 32'

1ST FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


K T A

Kevin Tsai Architecture

834 S. Broadway, Los Angeles, CA 90014
T. 310.486.9328 www.kevin-tsai.com


LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/19
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant


All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.


| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
2800 JEFFERSON

OLYMPIC MIXED-USE

PIC/PM: XX
DRAWN BY: XX
JOB NO: 24-05

DRAWING TITLE:
1ST FLOOR PLAN

SHEET:
A201

# ATTACHMENT B

## CHRIS RECORDS SEARCH RESULTS – CONFIDENTIAL

(available to qualified individuals upon request)

## MNHLA RECORDS SEARCH RESULTS

(Note: the MNHLA records search refers to the Topanga Quadrangle in error. The project site was assessed based on the address and APNs and not on the quadrangle. Therefor the error does not affect the validity of the findings)

# Resource List

**2800 Jefferson Blvd**

| Primary No. | Trinomial | Other IDs | Type | Age | Attribute codes | Recorded by | Reports |
|---|---|---|---|---|---|---|---|
| P-19-187808 | | OHP Property Number - 145751; Resource Name - Jefferson St Historic District | District | Historic | HP02 | | LA-09228, LA-12180, LA-12787 |
| P-19-189049 | | Resource Name - B H Boven House | Building | Historic | HP02 | | LA-10887, LA-12787 |

# Report List

**2800 Jefferson Blvd**

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|---|---|---|---|---|---|---|
| LA-00171 | | 1988 | McIntyre, Michael J. | Archaeological Reconnaissance Report Johnson Peak Cable Tv Arr | U.S. Forest Service | |
| LA-00751 | | 1950 | Belous, Russell E. and Charles E. Rozaire | Preliminary Report on the Archaeology of the La Ballona Creek Area, Los Angeles County | | 19-000053, 19-000055, 19-000056, 19-000057, 19-000058, 19-000059, 19-000060, 19-000061, 19-000062, 19-000063, 19-000064, 19-000065, 19-000066, 19-000067, 19-000068, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000074, 19-000171, 19-000172 |
| LA-02838 | | 1993 | Wlodarski, Robert J. | Results of a Phase 1 Archaeological Study for the Proposed East Central Interceptor Sewer [ecis] Project, East-west Alignment, Los Angeles County, California | Historical, Environmental, Archaeological, Research, Team | 19-002121 |
| LA-02967 | | 1990 | Brooks, Sheilagh and Richard H. Brooks | The Haverty Human Skeletons: Morphological, Depositional, and Geochronological Characteristics | University of Nevada, Las Vegas | 19-000171, 19-000172 |
| LA-03019 | | 1994 | Wlodarski, Robert J. | Results of a Phase I Archaeological Study for the Proposed East Central Interceptor Sewer [ecis] Project, East-west Alignment, Los Angleles County, California | Historical, Environmental, Archaeological, Research, Team | 19-000055, 19-000056, 19-000068, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000080, 19-000171, 19-000172, 19-001336 |
| LA-03437 | | 1996 | Demcak, Carol R. | Report of Archaeological Survey for L.A. Cellular Site #649.7, 1997 W. Jefferson Boulevard, Los Angeles, Los Angeles County | Archaeological Resource Management Corp. | |
| LA-03501 | | 1990 | Dillon, Brian D. | Archaeological Record Search and Impact Evaluation for the Los Angeles Wastewater Program Management (nos-ncos) Project Los Angeles, California | | 19-000007, 19-000053, 19-000055, 19-000056, 19-000057, 19-000067, 19-000068, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000074, 19-000080, 19-000097, 19-000132, 19-000159, 19-000171, 19-000172, 19-000181, 19-000887, 19-001112, 19-001261, 19-001336, 19-001399, 19-001595 |
| LA-03968 | | 1998 | McLean, Deborah K. | Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility LA 022-03, 2349 Crenshaw Boulevard, City and County of Los Angeles, California | LSA Associates, Inc. | |
| LA-04869 | | 1977 | Rhodes, Artis | Historic Property Survey | City of Los Angeles Department of Public Works | |

# Report List

**2800 Jefferson Blvd**

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|---|---|---|---|---|---|---|
| LA-05102 | | 2000 | Lapin, Philippe | Cultural Resource Assessment for Pacific Bell Wireless Facility LA 580-03, in the County of Los Angeles, California | LSA Associates, Inc. | |
| LA-06399 | | 2001 | McKenna, Jeanette A. | A Cultural Resources Evaluation of the South Seas House, the Joseph Dupuy Residence Located at 2301` West 24th Street, Los Angeles, Los Angeles County, California | McKenna et al. | |
| LA-06407 | | 2002 | Christy, Juliet L. and Roberta S. Greenwood | Archaeological Investigation of Fire Station No. 94 - Crenshaw Los Angeles, California | Greenwood and Associates | |
| LA-06423 | | 2001 | Christy, Juliet L. | Plase I Archaeological Study East Central Interceptor Sewer (ECIS) Buckingham Road Sewer Project Los Angeles, California | Greenwood and Associates | |
| LA-06425 | | 2002 | Duke, Curt | Cultural Resource Assessment Cingular Wireless Facility No. Sm 132-01 Los Angeles County, California | LSA Associates, Inc. | |
| LA-06505 | | 2000 | Smith, Philomene C. | Highway Project of Replacing the Existing Overhead Reflective Sign Panels In-kind With Reto-reflective Panels | Caltrans District 7 | |
| LA-06814 | | 2002 | Dice, Michael H. | Records Search Results for Bechtel At&t Telecommunications Facility 951004120a (cienega), 2905 Exposition Place, Los Angeles, Los Angeles County, California | Michael Brandman Associates | |
| LA-07384 | | 2004 | Kyle, Carolyn E. | Culutral Resource Assessment for At&t Wireless Facility 950-004-215a Located at 2230 W. Jefferson Boulevard City of Los Angeles, Los Angeles County, California | Kyle Consulting | |
| LA-07881 | | 2006 | Wlodarski, Robert J. | Record Search and Field Reconnaissance Phase for the Proposed Royal Street Communications Wireless Telecommunications Site La0201a (3rd Ave. Storage Building), Located at 1919 3rd Avenue, Los Angeles, California 90018 | Cellular, Archaeological Resource, Evaluations | |
| LA-08001 | | 2006 | Wood, Catherine M. | Archaeological Survey Report Rosa Parks Villas 2507 S. Bronson Avenue and 2440 Crenshaw Boulevard, Los Angeles, California | Jones & Stokes | |
| LA-08010 | | 2003 | Harper, Caprice D. (Kip) and Marvin, Judith | Cultural Resource Assessment Cingular Wireless Facility No. Sm 246-01 City and County of Los Angeles, California | LSA Associates, Inc. | 19-187464 |

# Report List

**2800 Jefferson Blvd**

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|---|---|---|---|---|---|---|
| LA-08417 | | 2006 | Jones, Jason D. | Verizon Cellular Communications Tower Site - Bonnie 1345 South Burlington Avenue, Los Angeles, California | URS Corporation | |
| LA-08507 | | 2007 | Wood, Catherine M. | Archaeological Survey Report for the Crenshaw Gateway Development, 4337-4347 West Adams Boulevard, Los Angeles, California | Jones & Stokes | |
| LA-09228 | | 2007 | Bonner, Wayne H. | Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11394A (American Tower CA-5031), 2905 Exposition Place, Los Angeles, Los Angeles County, California | Michael Brandman Associates | 19-187808 |
| LA-10807 | | 2010 | Orfila, Rebecca | Archaeological Survey For The Southern California Edison Company: Replacement of Twenty-One Deteriorated Power Poles on Circuits Near Carpinteria (Santa Barbara County), Santa Paula (Ventura County), Covina and Lancaster (Los Angeles County), CA. | RSO Conslting | 19-001793, 19-002082, 19-187595 |

# Report List

**2800 Jefferson Blvd**

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|---|---|---|---|---|---|---|
| LA-11354 | | 2011 | Wuellner, Margarita J., Jon L. Wilson, and Amanda Kainer | Intensive Historic Resources Survey of the Normandie 5 Redevelopment Area, Los Angeles, California | PCR Services Corporation | 19-165139, 19-173864, 19-176384, 19-188408, 19-189488, 19-189489, 19-189490, 19-189491, 19-189492, 19-189493, 19-189494, 19-189495, 19-189496, 19-189497, 19-189498, 19-189499, 19-189500, 19-189501, 19-189502, 19-189503, 19-189504, 19-189505, 19-189506, 19-189507, 19-189508, 19-189509, 19-189510, 19-189511, 19-189512, 19-189513, 19-189514, 19-189515, 19-189516, 19-189517, 19-189518, 19-189519, 19-189520, 19-189521, 19-189522, 19-189523, 19-189524, 19-189525, 19-189526, 19-189527, 19-189528, 19-189529, 19-189530, 19-189531, 19-189532, 19-189533, 19-189534, 19-189535, 19-189536, 19-189537, 19-189538, 19-189539, 19-189540, 19-189541, 19-189542, 19-189543, 19-189544, 19-189545, 19-189546, 19-189547, 19-189548, 19-189549, 19-189550, 19-189551, 19-189552, 19-189553, 19-189554, 19-189555, 19-189556, 19-189557, 19-189558, 19-189559, 19-189560, 19-189561, 19-189562, 19-189563, 19-189564, 19-189565, 19-189566, 19-189567, 19-189568, 19-189569, 19-189570, 19-189571, 19-189572, 19-189573, 19-189574, 19-189575, 19-189576, 19-189577, 19-189578, 19-189579, 19-189580, 19-189581, 19-189582, 19-189583, 19-189584, 19-189585, 19-189586, 19-189587, 19-189588, 19-189589, 19-189590, 19-189591, 19-189592, 19-189593, 19-189594, 19-189595, 19-189596, 19-189597, 19-189598, 19-189599, 19-189600, 19-189601, 19-189602, 19-189603, 19-189604, 19-189605, 19-189606, 19-189607, 19-189608, 19-189609, 19-189610, 19-189611, 19-189612, 19-189613, 19-189614, 19-189615, 19-189616, 19-189617, 19-189618, 19-189619, 19-189620, 19-189621, |

# Report List

**2800 Jefferson Blvd**

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|---|---|---|---|---|---|---|
| | | | | | | 19-189622, 19-189623, 19-189624, 19-189625, 19-189626, 19-189627, 19-189628, 19-189629, 19-189630, 19-189631, 19-189632, 19-189633, 19-189634, 19-189635, 19-189636, 19-189637, 19-189638, 19-189639, 19-189640, 19-189641, 19-189642, 19-189643, 19-189644, 19-189645, 19-189646, 19-189647, 19-189648, 19-189649, 19-189650, 19-189651, 19-189652, 19-189653, 19-189654, 19-189655, 19-189656, 19-189657, 19-189658, 19-189659, 19-189660, 19-189661, 19-189662, 19-189663, 19-189664, 19-189665, 19-189666, 19-189667, 19-189668, 19-189669, 19-189670, 19-189671, 19-189672, 19-189673, 19-189674, 19-189675, 19-189676, 19-189677, 19-189678, 19-189679, 19-189680, 19-189681, 19-189682, 19-189683, 19-189684, 19-189685, 19-189686, 19-189687, 19-189688, 19-189689, 19-189690, 19-189691, 19-189692, 19-189693, 19-189694, 19-189695, 19-189696, 19-189697, 19-189698, 19-189699, 19-189700, 19-189701, 19-189702, 19-189703, 19-189704, 19-189705, 19-189706, 19-189707, 19-189708, 19-189709, 19-189710, 19-189711, 19-189712, 19-189713, 19-189714, 19-189715, 19-189716, 19-189717, 19-189718, 19-189719, 19-189720, 19-189721, 19-189722, 19-189723, 19-189724, 19-189725, 19-189726, 19-189727, 19-189728, 19-189729, 19-189730, 19-189731, 19-189732, 19-189733, 19-189734, 19-189735, 19-189736, 19-189737, 19-189778, 19-189779, 19-189780, 19-189781 |
| LA-12180 | | 2013 | Bonner, Wayne H. and Kathleen A. Crawford | Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02580A (LA580 Holy Name of Jesus) 1997 West Jefferson Boulevard, Los Angeles, Los Angeles County, California | MBA | 19-167287, 19-187808, 19-187809, 19-187810, 19-187959, 19-187960, 19-189455, 19-190264 |

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

February 16, 2025

Langan
Attn: Marc Abramiuk

re: Expedited paleontological resources records search for the 2800 W Jefferson Blvd Project

Dear Marc:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the 2800 W Jefferson Blvd Project area as outlined on the portion of the Topanga USGS topographic quadrangle map that you sent to me via e-mail on February 13, 2025. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

| Locality Number | Location | Formation | Taxa | Depth |
|---|---|---|---|---|
| LACM VP 7137 | Just west of the intersection of Vineyard Ave & Venice Blvd | Unknown formation (Pleistocene, gray sandy clay) | Bison (*Bison*); mastodon and camel material was reportedly encountered but destroyed by work and not collected | Unknown (collected during storm sewer excavations) |
| LACM VP 1893 | Between Gramercy and Western Ave in Santa Monica Freeway cut | Unknown formation (Pleistocene, sands & gravel) | Bison (*Bison antiquus*), Mammoth (*Mammuthus*) | Unrecorded |
| LACM VP 7758 | South Region Middle School No. 6; S. Western Ave & 46th St | Unknown formation (Pleistocene) | Three-spined stickleback (*Gasterosteus*); Rodents (*Perognathus, Thomomys, Microtus*) | 16 feet bgs |
| LACM VP 3369 | Rodeo Rd. & Sycamore Ave | Unknown formation (Pleistocene, greenish clay-silt) | Horse family (Equidae) | 6 feet bgs |
| LACM VP 3366 | Near intersection of Exposition Blvd. & Sycamore St., Los Angeles | Unknown formation (Pleistocene) | Camel (*Camelops*) | Unknown (collected during the Limpo Outfall Sewer) |

*VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface*

This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Federal (43 Code of Federal Regulations Part 49.110) or Society of Vertebrate Paleontology standards.

Sincerely,

Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

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# ATTACHMENT C

# NATIVE AMERICAN HERITAGE COMMISSION SACRED LANDS FILE SEARCH RESULTS

# NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
**Reginald Pagaling**
*Chumash*

VICE-CHAIRPERSON
**Buffy McQuillen**
*Yokayo Pomo, Yuki, Nomlaki*

SECRETARY
**Sara Dutschke**
*Miwok*

PARLIAMENTARIAN
**Wayne Nelson**
*Luiseño*

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*Ohlone-Costanoan*

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**Stanley Rodriguez**
*Kumeyaay*

COMMISSIONER
**Reid Milanovich**
*Cahuilla*

COMMISSIONER
**Bennae Calac**
*Pauma-Yuima Band of Luiseño Indians*

COMMISSIONER
**Vacant**

ACTING EXECUTIVE SECRETARY
**Steven Quinn**

**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

June 20, 2025

Jennifer De Alba
Langan

Via Email to: jdealba@langan.com

**Re: 2800-2814 West Jefferson Boulevard (781027501) Project, Los Angeles County**

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno/Tongva San Gabriel Band of Mission Indians on the attached list for more information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
*Cultural Resources Analyst*

Attachment

**Native American Heritage Commission**
**Native American Contact List**
**Los Angeles County**
**6/20/2025**

| Tribe Name | Fed (F) Non-Fed (N) | Contact Person | Contact Address | Phone # | Fax # | Email Address | Cultural Affiliation | Counties | Last Updated |
|---|---|---|---|---|---|---|---|---|---|
| Cahuilla Band of Indians | F | Anthony Madrigal, Tribal Historic Preservation Officer | 52701 CA Highway 371<br>Anza, CA, 92539 | (951) 763-5549 | | anthonymad2002@gmail.com | Cahuilla | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 6/28/2023 |
| Cahuilla Band of Indians | F | Erica Schenk, Chairperson | 52701 CA Highway 371<br>Anza, CA, 92539 | (951) 590-0942 | (951) 763-2808 | chair@cahuilla-nsn.gov | Cahuilla | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 2/1/2024 |
| Cahuilla Band of Indians | F | BobbyRay Esparza, Cultural Director | 52701 CA Highway 371<br>Anza, CA, 92539 | (951) 763-5549 | | besparza@cahuilla-nsn.gov | Cahuilla | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 6/28/2023 |
| Gabrieleno Band of Mission Indians - Kizh Nation | N | Christina Swindall Martinez, Secretary | P.O. Box 393<br>Covina, CA, 91723 | (844) 390-0787 | | admin@gabrielenoindians.org | Gabrieleno | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 8/18/2023 |
| Gabrieleno Band of Mission Indians - Kizh Nation | N | Andrew Salas, Chairperson | P.O. Box 393<br>Covina, CA, 91723 | (844) 390-0787 | | admin@gabrielenoindians.org | Gabrieleno | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 8/18/2023 |
| Gabrieleno/Tongva San Gabriel Band of Mission Indians | N | Anthony Morales, Chairperson | P.O. Box 693<br>San Gabriel, CA, 91778 | (626) 483-3564 | (626) 286-1262 | GTTribalcouncil@aol.com | Gabrieleno | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 12/4/2023 |
| Gabrielino Tongva Indians of California Tribal Council | N | Christina Conley, Cultural Resource Administrator | P.O. Box 941078<br>Simi Valley, CA, 93094 | (626) 407-8761 | | christina.marsden@alumni.usc.edu | Gabrielino | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 3/16/2023 |
| Gabrielino Tongva Indians of California Tribal Council | N | Robert Dorame, Chairperson | P.O. Box 490<br>Bellflower, CA, 90707 | (562) 761-6417 | (562) 761-6417 | gtongva@gmail.com | Gabrielino | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 3/16/2023 |
| Gabrielino/Tongva Nation | N | Sandonne Goad, Chairperson | 106 1/2 Judge John Aiso St., #231<br>Los Angeles, CA, 90012 | (951) 807-0479 | | sgoad@gabrielino-tongva.com | Gabrielino | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 3/28/2023 |
| Gabrielino-Tongva Tribe | N | Sam Dunlap, Cultural Resource Director | P.O. Box 3919<br>Seal Beach, CA, 90740 | (909) 262-9351 | | tongvatcr@gmail.com | Gabrielino | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 5/30/2023 |
| Gabrielino-Tongva Tribe | N | Charles Alvarez, Chairperson | 23454 Vanowen Street<br>West Hills, CA, 91307 | (310) 403-6048 | | Chavez1956metro@gmail.com | Gabrielino | Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura | 5/30/2023 |
| Santa Rosa Band of Cahuilla Indians | F | Vanessa Minott, Tribal Administrator | P.O. Box 391820<br>Anza, CA, 92539 | (951) 659-2700 | (951) 659-2228 | vminott@santarosa-nsn.gov | Cahuilla | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 4/8/2024 |
| Santa Rosa Band of Cahuilla Indians | F | Steven Estrada, Tribal Chairman | P.O. Box 391820<br>Anza, CA, 92539 | (951) 659-2700 | (951) 659-2228 | sestrada@santarosa-nsn.gov | Cahuilla | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 4/8/2024 |
| Santa Rosa Band of Cahuilla Indians | F | Mercedes Estrada, Cultural Director | P.O. Box 391820<br>Anza, CA, 92539 | (951) 659-2700 | (951) 659-2228 | mestrada@santarosa-nsn.gov | Cahuilla | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 5/21/2025 |
| Soboba Band of Luiseno Indians | F | Joseph Ontiveros, Tribal Historic Preservation Officer | P.O. Box 487<br>San Jacinto, CA, 92581 | (951) 663-5279 | (951) 654-4198 | jontiveros@soboba-nsn.gov | Cahuilla<br>Luiseno | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 7/14/2023 |
| Soboba Band of Luiseno Indians | F | Jessica Valdez, Cultural Resource Specialist | P.O. Box 487<br>San Jacinto, CA, 92581 | (951) 663-6261 | (951) 654-4198 | jvaldez@soboba-nsn.gov | Cahuilla<br>Luiseno | Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego | 7/14/2023 |

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2800-2814 West Jefferson Boulevard (781027501) Project, Los Angeles County.

Record: PROJ-2025-003324
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

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**ATTACHMENT 6**

# PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT 2800 AND 2802 WEST JEFFERSON BOULEVARD, LOS ANGELES, CALIFORNIA

Prepared For:

## STEVE AND HANNAH LIM

2800 West Jefferson Boulevard
Los Angeles, California 90018

Project No. 12779.001

October 14, 2020

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

October 14, 2020

Project No. 12779.002

Steve and Hannah Lim
2800 and 2802 West Jefferson Boulevard
Los Angeles, California 90018

Attention: Steve and Hannah Lim

**Subject: Phase I and Limited Phase II Environmental Site Assessment**
**2800 and 2802 West Jefferson Boulevard**
**Los Angeles, California**

Leighton and Associates, Inc. (Leighton) is pleased to present this Phase I and Limited Phase II Environmental Site Assessment Report of the property located at 2800 and 2802 West Jefferson Boulevard in the city of Los Angeles, California (subject site). Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International (ASTM) Standard E1527-13.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service to Steve and Hannah Lim.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.

Brynn McCulloch, PG 8798
Principal Geologist

Distribution: (1 PDF) Addressee

17781 Cowan ▪ Irvine, CA 92614-6009
949.250.1421 ▪ 949.250.1114 Fax

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Leighton

# 1.0 INTRODUCTION

## 1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I and Limited Phase II Environmental Site Assessment (ESA) of the property located at 2800 and 2802 West Jefferson Boulevard, Los Angeles, California (subject site – Figure 1) in accordance with the authorization of Steve and Hannah Lim.

## 1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible and pursuant to the processes prescribed in ASTM International (ASTM) E1527-13, recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the subject site.

RECs are defined, according to ASTM E1527-13 as "*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs.*"

HRECs are defined, according to ASTM E1527-13 as "*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.*"

CRECs are defined, according to ASTM E1527-13 as "*a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.*" (ASTM E1527-13, 2013).

The purpose of the Phase I ESA was also to provide appropriate inquiry into the previous ownership and use of the subject site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act

(CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35)(B).

The purpose of our Limited Phase II ESA was is to determine what, if any, environmental impacts are present in the subsurface soil and soil gas as a result of the historic industrial use (gas station, automotive repair shop, etc.) of the subject site.

## 1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposals dated May 8 and June 24, 2020 and included the following tasks:

- A reconnaissance-level visit of the subject site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews;
- The collection of soil and soil gas samples from the subject site for chemical analysis; and
- Preparation of this report presenting our findings.

## 1.4 Significant Assumptions

Leighton assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

## 1.5 Limitations and Exceptions

Leighton performed the Phase I and Limited Phase II ESA in conformance with the scope and limitations of ASTM E1527-13. Other than the non-scope items shown in Section 1.6 that were not applicable, there were no exceptions to, or deletions from, this practice.

Property specific activities performed by Leighton and information collected regarding these activities are summarized within this report. The findings of the Phase I and Limited Phase II ESA are presented in Section 8.0. Opinions, and conclusions drawn by Leighton, based on the information collected as part of the Phase I ESA, are presented in Sections 9.0 and 10.0, respectively. References are included as Appendix A. Subject site photographs are presented in Appendix B. Completed interview forms are included as Appendix C. The Environmental Lien and Activities and Use Limitations (AUL) Search report is included in Appendix D. The Environmental Radius Report and Vapor Encroachment Screen are included as Appendix E. Historical documentation is provided in Appendix F. The geophysical survey report is included in Appendix G. The laboratory analytical report is included in Appendix H. Boring Logs are included in Appendix I.

This Phase I and Limited Phase II ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I and Phase II ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products

discovered on the subject site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

## 1.6 Special Terms and Conditions

The scope of work for this Phase I and Phase II ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as water, building materials, paint, or other media; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I and Phase II ESA also did not include an assessment of the environmental compliance status of the subject site or of businesses operating at the subject site.

## 1.7 User Reliance

This report is for the exclusive use of Steve and Hannah Lim. Use of this report by any other party shall be at such party's sole risk.

## 1.8 Important Information about Geoenvironmental Reports

Steve and Hannah Lim are referred to Appendix J regarding important information provided by Geoprofessional Business Association (GBA) on geoenvironmental studies and reports.

# 2.0 SITE DESCRIPTION

## 2.1 Location and Legal Description

The subject site is located at the southwest corner of West Jefferson Boulevard and 8th Avenue, at the addresses of 2800 and 2802 West Jefferson Boulevard, Los Angeles, California (Figure 1, Site Location Map). The Los Angeles County Assessor's office designated the subject site as Assessor Parcel Numbers (APNs) 5044-015-005 and 5044-015-006. A legal description for the subject site is included in the Environmental Lien and AUL Search Report attached in Appendix D. Other addresses associated with the subject site include: 2806 and 2810 West Jefferson Boulevard and 3401 and 3411 8th Avenue.

## 2.2 Subject Site Vicinity General Characteristics

The subject site is primarily developed for commercial and residential use. An elementary school is located approximately 425 feet east of the subject site.

## 2.3 Current Use of the Subject Site

The subject site is comprised of approximately 0.37 acres that is currently developed for commercial use. Two companies occupy the subject site; Tony's Body Shop, located at the address of 2802 West Jefferson Boulevard and Lim's Auto Service, located at the address of 2800 West Jefferson Boulevard (Appendix B, Photos 1 through 20).

## 2.4 Descriptions of Structures, Roads and Other Improvements on the Property

The subject site is developed with two structures, one approximately 2,336 square foot structure built circa 1958 and one approximately 1,300 square foot structure built circa 1927. A small shed is located in the southwest corner of the subject site and used to store hazardous materials.

The following utilities provide service to the subject site:

| | |
|---|---|
| Natural Gas: | Southern California Gas Company |
| Source of Potable Water: | Los Angeles Department of Water and Power |
| Electric: | Los Angeles Department of Water and Power |
| Sewage Disposal: | Los Angeles Department of Sanitation |

Heating/Cooling System: N/A
Solid Waste Disposal: City of Los Angeles

## 2.5 Current Uses of Adjoining Properties

The subject site is currently bordered to the north by West Jefferson Boulevard, followed by commercial businesses such as House of Lumber, a tire sales shop, and a church; to the east by 8th Avenue, followed by an auto parts store and a residential property; to the south by an alleyway, followed by residential properties; and to the west by residential properties and a tax service office.

# 3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Steve and Hannah Lim. As a part of the ASTM E1527-13 process, Mr. Steve Lim, current owner of the subject site, completed a questionnaire for the subject site. A copy of this questionnaire is provided in Appendix C.

## 3.1 Environmental Liens or Activity and Use Limitations

Mr. Lim was not aware of environmental liens or AULs associated with the subject site. Environmental liens or AULs were not identified in the Environmental Lien and AUL Search Report provided by NETR, dated June 8, 2020. A copy of the Environmental Lien and AUL Search Report is included in Appendix D.

## 3.2 Specialized Knowledge

Mr. Lim does not have any specialized knowledge or experience with the subject site or nearby properties.

## 3.3 Commonly Known or Reasonably Ascertainable Information

Mr. Lim noted that underground storage tanks were previously removed from the property. He was also aware of the current and historic use of the subject site as a gasoline service station and automotive repair shops.

## 3.4 Valuation Reduction for Environmental Issues

Mr. Lim indicated that the purchase price of the subject site is based on fair market value.

## 3.5 Owner, Property Manager, and Occupant Information

Tthe subject site is currently owned and managed by Steve Lim and Hannah Lim. The subject is occupied by Tony's Body Shop and Lim's Auto Service.

## 3.6 Reason for Performing Phase I ESA

According to Mr. Lim the reason for requesting this Phase I ESA is for the potential sale of the subject site.

## 3.7 Other

Mr. Lim provided Leighton with a previous Phase I ESA that was conducted for the subject site (summarized in Section 4.2.5).

# 4.0 RECORDS REVIEW

## 4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject site. A summary of this information is presented in the following subsections.

### 4.1.1 Topography

The subject site is located in Section 2 of Township 2 South, Range 14 West of the San Bernardino Baseline and Meridian. Topographic map coverage of the subject site vicinity is provided by the United States Geological Survey (USGS) Hollywood, California Quadrangle (2012). The elevation of the subject site is approximately 126 feet above mean sea level and the topography of the subject site is relatively flat. The topography of the surrounding vicinity slopes gently toward the southwest.

### 4.1.2 Surface Water

Surface water was not observed on or near the subject site. The Pacific Ocean is located approximately 8.6 miles to the southwest of the subject site.

### 4.1.3 Geology and Soils

The subject site is located in the Los Angeles Basin in the northwestern portion of the Peninsular Ranges Geomorphic Province of Southern California. The Peninsular Ranges province extends approximately 900 miles southward from the Santa Monica Mountains to the tip of Baja California (Yerkes, et al., 1965) and is characterized by elongated, northwest-trending mountain ridges and sediment-floored valleys. The province includes numerous northwest trending fault zones, most of which either die out, merge with, or are terminated by faults that form the southern margin of the Transverse Ranges province. These northwest trending fault zones include the San Jacinto, Whittier-Elsinore, Palos Verdes, and Newport-Inglewood fault zones.

Approximately 65 million years ago (at the end of the Cretaceous Period)

a deep, structural trough existed off the current coast of southern California (Yerkes, 1972). Over time, sedimentation would slowly fill the trough with tremendous amounts of sediments. About 7 million years ago, as sedimentation continued, an eastward shift of the boundary between the Pacific and North American plates to its present position would begin shaping the Los Angeles basin from this deep trough. Today the Los Angeles basin refers to the area defined by the Santa Monica, Whittier and Palos Verdes faults, and San Joaquin Hills. Basin depth is limited to the sediments deposited over the basement rock in the last 7 million years (Wright, 1991). The deepest part of the Los Angeles basin contains Tertiary to Quaternary-aged (65 million years and younger) marine and nonmarine sedimentary rocks that are about 24,000 feet thick (Yerkes, et al, 1965; Wright, 1991). During the Pleistocene epoch (the last two million years) the region was flooded as sea level rose in response to the worldwide melting of the Pleistocene glaciers.

More specifically, the subject site is located approximately 1.8 miles northeast of the Baldwin Hills and 5.8 miles west of the Los Angeles River channel. Regional geologic mapping of the subject site and vicinity indicates that near-surface native soils beneath the subject site consist of Quaternary-aged (Holocene) young alluvial fan deposits comprised of varying proportions of gravel, sand, silt and clay (Dibblee Jr., 1991).

### 4.1.4 Hydrogeology

According to the California Department of Water Resources, groundwater was measured in 2020 at a depth of approximately 9.79 feet below ground surface (bgs) in a well located approximately 1.38 miles to the south of the subject site (WDR, 2020). Based on the topography of the surrounding area, the groundwater presumably flows to the southwest.

### 4.1.5 Oil and Gas Fields

Leighton reviewed the California Geologic Energy Management Division (CalGEM) Well Finder online mapping system on July 14, 2020. Evidence of oil wells or oil field-related facilities was not indicated on the subject site or within 0.25-miles of the subject site.

## 4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the EDR Radius Map™ Report with GeoCheck® environmental database report system. Details and descriptions of the database search are provided in the EDR database report. The database report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. A copy of this report is included in Appendix E.

### 4.2.1 Subject Site

The subject site addresses of 2800 and 2802 West Jefferson Boulevard were identified in the EDR database report as the following:

| Address | Information |
|---|---|
| 2800 W. Jefferson Blvd | **HWTS**<br>Lims Auto Service, Angel Garcia, L.A #1 Auto Center Transimission, is listed in the Hazardous Waste Tracking System for the disposal of hazardous waste. |
| | **HAZNET:**<br>Angel Garcia was listed in the Facility and Manifest Database in 1991. The California Waste Code was listed as unspecified oil containing waste. |
| | **EDR HIST AUTO:**<br>The subject site is listed as Coles Auto Towing and Garage (1978-1979), Chuvalos Body and Paint (1989-1993), Kings Body Auto Repair (1993-1996), Tony Auto Center (1999-2007), Bryans Auto Service (2000), BTS Transmission (2005-2008), Lims Auto Service (2010-2014), and Max Speed Transmission (2010-2014). |
| | **RCRA Non-Gen/NLR:**<br>L.A #1 Auto Center Transmission is listed in the database as a non-generator. The database lists the facility as a recycler of hazardous waste and treater, storer, or disposer of hazardous waste. Non-Generators do not presently generate hazardous waste. No violations were found. |
| | **Los Angeles HM:**<br>Lims Auto is listed in the Active & Inactive Hazardous Materials Inventory. The status is inactive and the last run date was 6/1/2019. |
| | **FINDS:**<br>L.A #1 Auto Center Transmission and Lim Auto were listed in the Facility Index System database as stationary. No other information was provided. |

| | |
|---|---|
| | **SWEEPS UST:**<br>Frank's Body Shop was listed in the Statewide Environmental Evaluation and Planning System underground storage tank database. The number of storage tanks and/or contents was not reported. No other information was provided. |
| | **ECHO:**<br>L.A #1 Auto Center Transmission was listed in the integrated compliance and enforcement information database. Violations were not identified in the three-year compliance history. |
| 2802 W. Jefferson Blvd | **EDR HIST AUTO:**<br>The subject site is listed as Jeffers C H (auto shop 1929-1933), Bowman A W JR (gas station 1929-1933), Fisher E W (gas station 1937-1942), Olson Chevron Service (1971-1973), Tony Auto Center (1996-1998), and Jefferson Auto Repair/Body (2002-2008). |
| | **CERS HAZ Waste:**<br>Tony's Auto Body Work was listed in the database as a hazardous waste generator. Two violations were noted, one for failure to keep a copy of each properly signed manifest for the required period and one for failure to obtain and/or maintain an Active EPA ID. Both violations were returned to compliance. |
| | **Los Angeles HM:**<br>Tony's Auto Body Work is listed the Active & Inactive Hazardous Materials Inventory. The status is inactive and the last run date was 6/1/2019. |
| | **HWTS:**<br>Tony's Body Shop is listed in the Hazardous Waste Tracking System. The last active date was 3/20/2008. |
| | **FINDS:**<br>Tony's Auto Body Work was listed in the Facility Index System database as stationary. No other information was provided. |

The historic use of the subject site as automotive repair shops and gasoline service stations implying the storage and handling of hazardous substances is considered a REC.

### 4.2.2 Offsite

Information in the EDR database report was reviewed for facilities of potential environmental concern to the subject site. Additionally, the State Water Resources Control Board (SWRCB) Geotracker website and Department of Toxic Substances Control (DTSC) Envirostor website were used to supplement the information in the EDR database report.

The database search results for offsite properties, including those found within the “orphaned” unmapped listings, with potential to adversely impact the subject site, are listed in the table below:

## Databases Searched

| Database | Search Distance (radius) | Properties of Potential Concern |
|---|---|---|
| Federal NPL List | 1.0-mile | No |
| Delisted NPL List | 1.0-mile | No |
| Federal CERCLIS List | 0.5-mile | No |
| CERCLIS – No Further Action | 0.5-mile | No |
| CORRACTS | 1.0-mile | No |
| Federal RCRA TSDF List | 0.5-mile | No |
| RCRA Generators List | 0.25-mile | **Yes (6)** |
| US ENG Controls List | 0.5-miles | No |
| US INST Controls List | 0.5-mile | No |
| US Brownfields | 0.5-mile | No |
| Historic CAL-Sites | 1.0-mile | No |
| SWRCY | 0.5-mile | No |
| Response | 1.0-mile | No |
| Envirostor | 1.0-mile | **Yes (5)** |
| SCH | 0.25-mile | No |
| SWF/LF Facilities | 0.5-mile | No |
| LUST Facilities | 0.5-mile | **Yes (9)** |
| CAL FID UST | 0.25-mile | **Yes (9)** |
| SLIC | 0.5-mile | **Yes (3)** |
| UST | 0.25-mile | **Yes (8)** |
| Historical UST | 0.25-mile | **Yes (9)** |
| AST | 0.25-mile | No |
| SWEEPS UST | 0.25-mile | **Yes (9)** |
| DEED | 0.5-mile | No |
| VCP | 0.5-mile | No |
| Drycleaners | 0.25-mile | **Yes (2)** |
| Indian RESERV | 1.0-mile | No |
| Indian LUST | 0.5-mile | No |
| Indian UST | 0.25-mile | No |
| EDR Manufactured Gas Plants | 1.0-mile | **Yes (1)** |
| EDR Historical Auto Stations | 0.25-mile | **Yes (5)** |
| EDR Historical Cleaners | 0.25-mile | **Yes (6)** |

See EDR Radius Report (Appendix E) for list of acronyms and data sources

A historic clothes presser and cleaner facility was located at 2731 West Jefferson Boulevard, approximately 100 feet to the northeast of the subject site, across the intersection of West Jefferson Boulevard and 8th Avenue. The property is listed in the EDR Database as having operated from at least 1929 through 1937. Incidental, undocumented releases of chemicals used in these types of businesses, specifically tetrachloroethylene (PCE, a dry cleaning solvent), is probable and could potentially impact the subject site; therefore, this property is considered an offsite REC and a potential vapor encroachment concern.

The remaining listings identified in the EDR database report were reviewed and not interpreted to represent an adverse effect to the subject site at the time of this report preparation based on one or more of the following:

- Type of release (soil only);
- Closure received from regulatory agency;
- Distance of the facility to the subject site; and
- Direction of groundwater flow (southwest) and location of the facility to the subject site (cross-gradient or down-gradient).

### 4.2.3 Vapor Encroachment

Leighton reviewed the Vapor Encroachment Screen (VES) produced using EDR's Vapor Encroachment Worksheet application that gathers regulatory database information from the accompanying Radius Report and allows the user to integrate groundwater information, regional geology, and other information to evaluate the concern for potential vapor encroachment from onsite activities and from adjacent properties. The VES application was designed by EDR to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E2600-10), also referred to as the Tier 1 VES, as defined by ASTM E2600-10.

Based on the historical use of the subject site as an automotive repair shop and gasoline service station, which use, or potentially have used,

solvents and other petroleum products, vapor encroachment/intrusion is considered a concern associated with the subject site. Additionally, as discussed in Section 4.2.2, one offsite facility with a potential vapor encroachment concern was identified in the EDR database report and other historical records. A copy of the VES report has been included as Appendix E.

### 4.2.4 Regulatory Agency Contacts

On May 22, 2020, Leighton requested regulatory records for the subject site addresses listed in Section 2.1 of this report. The following agencies were contacted or their respective online databases were researched:

- DTSC (Cypress and Chatsworth offices);
- Regional Water Quality Control Board (RWQCB);
- Los Angeles City Fire Department (LAFD);
- Los Angeles County Fire Department (LACoFD);
- South Coast Air Quality Management District (SCAQMD); and
- National Pipeline Mapping System (NPMS).

Records were not found for the subject site at the agencies contacted, with the exception of LACoFD. The files from the LACoFD are summarized below. No oil or gas pipelines were mapped on the subject site and surrounding properties.

Various inspection reports, service requests, and facility information sheets were provided by LACoFD that showed multiple auto repair and/or auto paint shops have occupied the subject site from approximately 1986 to present day. The inspections report lists various minor violation notices, mostly associated with the labeling, managing, and improper disposal of waste (used oil/waste paint materials). Two violations of concern are the illegal disposal of contaminated rags (11-2-1998) and illegally abandoning hazardous waste onsite (9-6-2002).

### 4.2.5 Other Reports

JMK Environmental Solutions (JMK) conducted a Phase I ESA for the subject site on February 4, 2020. JMK noted that the subject site was

developed with residences and a gas station by 1927. A tire and battery store and auto shop was added to the subject site by 1950. The gasoline service station was removed in the 1970s and was replaced by an auto towing business and service garage until the 1980s. Since 1985, the subject site has been operating as an auto repair shop with associated parking lots (JMK, 2002).

JMK identified a permit for the abandonment of five onsite underground storage tanks (USTs) in 1951. In 1959, one UST was installed, one UST was removed, and two USTs were relocated to a different area onsite. One atmospheric tank was installed at the subject site in 1961. In August 1991, five USTs were abandoned, removed from the subject site, and disposed offsite. Soil samples were collected from the resulting tank pit excavation and were analyzed for total petroleum hydrocarbons, benzene, ethylbenzene, toluene, xylenes, and lead. Lead was detected at concentrations ranging from 88.2 milligrams per kilograms (mg/kg) to 389 mg/kg in 6 of the 14 soil samples analyzed. There were no detectable concentrations of the other analytes.

During their site inspection, JMK noted several containers of automotive fluids, excessive oil slicks, and surface staining onsite. JMK recommended proper labeling for containers, secondary containment for containers, and overall better housekeeping. JMK concluded that no further investigation or Phase II site assessment was necessary at the subject site (JMK, 2002).

## 4.3 Historical Use Information on the Property

Leighton reviewed selected historical information on the subject site. These references were reviewed for evidence of activities, which would suggest the presence of hazardous substances at the subject site and to evaluate the potential for the subject site to be impacted by offsite sources of contamination. The historical records researched are included in Appendix F. The following paragraphs are a chronological summary of the review.

### 4.3.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past subject site uses. Aerial photographs dated 1923, 1928, 1938, 1948, 1952,

1954, 1964, 1970, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2012, and 2016 provided by EDR, were reviewed. Copies of these photographs are included in Appendix F.

In the **1923** aerial photograph, one small structure is observed in the central portion of the subject site. West Jefferson Boulevard is observed to the north of the subject site, followed by residential properties. 8th Avenue is observed to the east, followed by residential properties. A narrow alleyway is observed to the south, followed by residential properties. Residential properties are observed to the west of the subject site.

In the **1928** aerial photograph, what appears to be a residence is observed in the western portion of the subject site. A gasoline service station is observed in the northeast portion of the subject site and the present-day structure associated with Tony's Body Shop is observed in the southeast portion of the subject site. Significant land use changes are not observed on the surrounding properties, with the exception that commercial property is observed to the east of the subject site, across 8th Avenue.

In the **1938, 1948,** and **1952** aerial photographs, significant changes are not observed on the subject site or surrounding properties, with the exception of an additional residence may be present in the western portion of the subject site.

In the **1954** aerial photograph, the western portion of the subject site has been redeveloped for the current commercial use. The present-day structure associated with Lim's Auto Service is observed in the western portion of the subject site. Significant land use changes are not observed on the eastern portion of the subject site and the surrounding properties.

In the **1964, 1970, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2012,** and **2016** aerial photographs, the subject site and surrounding properties appear to be in their present-day configuration and use.

### 4.3.2 Historical Topographic Maps

Historical topographic maps provided in the EDR Historical Topographic Map Report were reviewed for information regarding past subject site uses, and include the following quadrangles: Los Angeles (1894 and 1900), Santa Monica (1896, 1898, 1902, 1920, and 1921), and Hollywood

(1924, 1926, 1953, 1966, 1972, 1981, 1991, and 2012). Copies of these maps are provided in Appendix F.

**1894, 1896, 1898, 1900,** and **1902:** No structures, tanks, or wells are depicted on the subject site. The subject site is depicted as vacant land. Vacant land and scattered structures are depicted on the surrounding properties.

**1920** and **1921:** At least one structure is depicted in the eastern portion of the subject site. Present-day Jefferson Boulevard is depicted to the north of the subject site and present-day 8th Avenue is depicted to the east of the subject site. Various structures, most likely a mix of residential and commercial, are depicted on the surrounding properties.

**1924** and **1926**: Two small structures are depicted in the eastern portion of the subject site. Jefferson Boulevard is depicted to the north of the subject site and 8th Avenue is depicted to the east of the subject site. Various structures, most likely a mix of residential and commercial, are depicted on the surrounding properties.

**1953, 1966, 1972, 1981, 1991,** and **2012:** The subject site and surrounding properties are depicted in a red or grey-shaded area in which only landmark buildings are shown. No buildings are depicted on the subject site and surrounding properties. Jefferson Boulevard is depicted to the north of the subject site and 8th Avenue is depicted to the east of the subject site.

### 4.3.3 Fire Insurance Maps

Fire insurance maps, or Sanborn maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States. Historical Sanborn maps provided by EDR were reviewed for information regarding past Site uses and are included in Appendix F.

**1922:** The subject site is depicted as vacant land. West Jefferson Boulevard is depicted to the north of the subject site, followed by vacant

land and dwelling. 8th Avenue is depicted to the east of the subject site, followed by dwellings and vacant land. A narrow alleyway is depicted to the south of the subject site, followed by dwellings. Dwellings are depicted to the west of the subject site.

**1950:** The eastern portion of the subject site is depicted as an oil and gas station, a tire and battery shop, and auto shop (presend-day Tony's Body Shop). The central and western portions of the subject site are depicted as two dwellings, one with a detached garage. West Jefferson Boulevard is depicted to the north of the subject site, followed by stores, a used auto sales and repair shop, and dwellings. 8th Avenue is depicted to the east of the subject site, followed by stores, a restaurant, and flats. A narrow alleyway is depicted to the south of the subject site, followed by dwellings. Dwellings are depicted to the west of the subject site.

**1954:** Significant land use changes are not depicted on the subject site, with the exception of the western portion of the subject site is now depicted as vacant land. Significant changes are not depicted for the areas surrounding the subject site.

**1955** and **1956:** Significant changes are not depicted on the subject site or surrounding properties, with the exception of the restaurant to the east of the subject site is now a store.

**1960:** The tire and battery shop are no longer depicted in the eastern portion of the subject site. Both present-day commercial buildings are depicted on the subject site. No dwellings are depicted onsite. Significant land use changes are not depicted for the surrounding properties.

**1966:** Significant land use changes are not depicted on the subject site or surrounding properties, with the exception of an auto frame service shop is depicted to the north of the subject site, across West Jefferson Boulevard.

**1968, 1969,** and **1970:** Significant land use changes are not depicted on the subject site or surrounding properties.

### 4.3.4 Historical City Directories

City Directories have been published for cities and towns across the US since the 1700s. Originally a list of residents, the City Directory developed into a tool for locating individuals and businesses in particular. For each street address listed, the directory recorded the name of the resident or business that operated from this addresses. While City Directory coverage is usually comprehensive for major cities, it may be sporadic for rural areas and small towns. The purpose of the City Directory research was to attempt to determine the businesses that were historically located at the subject site and adjacent addresses.

Leighton reviewed the EDR City Directory Abstract dated June 8, 2020 (Appendix F). Records were reviewed from 1924 to 2014 at approximate 5-year intervals. The subject site address of 2800 West Jefferson Boulevard was listed as various transmission shops, auto repair shops, auto body and paint shops, auto towing garages, and tire sales shops from 1976 to 2014. The subject site address of 2802 West Jefferson Boulevard was listed as a Chevron Service Station from 1951 to 1971 and auto repair shops from 2000 to 2006. City directory listings for the surrounding vicinity appear to be primarily residential with some commercial use (beauty shops, supermarkets, restaurants). Offsite listings of potential environmental concern are summarized in the table below.

| Address | Year | Description |
|---|---|---|
| 3427 8th Avenue | 1929 | Habit Dry Cleaners |
| 2731 West Jefferson Boulevard | 1951 | Cleaners and Dyers |
| | 1958, 1962 | Marine Cleaners |
| 2715 West Jefferson Boulevard | 1967, 1971, 1976 | Nite and Day Cleaners |

### 4.3.5 Building Department Records

On July 16, 2020, building permit records for the subject site addresses were reviewed on the City of Los Angeles's website. Copies of the

relevant permits available online are included in Appendix F and summarized below:

| Address | Description | Date |
|---|---|---|
| 2800 West Jefferson Blvd | New Construction (Canopy for Spray Booth) | 09/21/1983 |
| | Building Alteration (Auto Repair Shop) | 06/18/1991 |
| | Grading Application for backfilling the removal of underground tanks *attached map shows location of tanks | 08/02/1991 |
| | Building Alteration (Auto Body/Repair) | 12/12/1995 |
| | Cert of Occupancy (name change from Service Station to Auto Repair) | 10/03/1997 |
| 2802 West Jefferson Blvd | New Construction (Gas Station) | 04/27/1927 |
| | New Construction (Public Garage) | 11/14/1927 |
| | New Construction (Tire and Battery Shop) | 12/06/1928 |
| | Building Alteration (Office for Service Station) | 10/13/1951 |
| | Building Demo (Service Station) | 08/22/1958 |
| | Building Alteration (Garage) | 06/19/1962 |
| | Cert of Occupancy (Public Garage and Auto Repair) | 03/20/1996 |
| 2800-2808 West Jefferson Blvd | Building Alteration (Service Station and Auto Body Repair/Spray Station) | 12/15/1976 |

### 4.3.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

| Time Period | Land Usage | Reference |
|---|---|---|
| Prior to 1894 | Unknown | None Available |
| Approximately 1894 to 1927 | Vacant land | Topographic Maps<br>Sanborn Maps |
| Approximately 1927 to present | Gas station (1927-1977)<br><br>Various auto body/auto repair shops, including tire and battery shops | Topographic Maps<br>Aerial Photographs<br>Sanborn Maps<br>City Directory<br>Building Permits<br>Site Reconnaissance |

# 5.0 SITE RECONNAISSANCE

## 5.1 Methodology and Limiting Conditions

On June 9, 2020, a representative of Leighton conducted a reconnaissance–level assessment of the subject site, which consisted of observing and documenting existing conditions of the subject site and nature of the neighboring development. Photographs of the subject site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the subject site reconnaissance are also depicted on Figure 2.

## 5.2 General Property Setting

The subject site is comprised of approximately 0.37 acres that is currently developed for commercial use. Two companies occupy the subject site; Tony's Body Shop, located at the address of 2802 West Jefferson Boulevard and Lim's Auto Service, located at the address of 2800 West Jefferson Boulevard (Appendix B, Photos 1 through 20).

The subject site is developed with two structures, one approximately 2,336 square foot structure built circa 1958 and one approximately 1,300 square foot structure built circa 1927. A small shed is located in the southwest corner of the subject site and used to store hazardous materials.

Significant areas within the western and eastern portions of the subject site were covered with disabled vehicles, equipment, and other items, limiting the observations that could be made during our subject site reconnaissance.

## 5.3 Exterior and Interior Observations

### 5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

The following hazardous substance and estimated quantities were observed at the subject site:

| Substance | Container Size | Location |
|---|---|---|
| Waste Oil | Two 200-gallon aboveground storage tank (AST) | Shed in the southwest corner of the subject site |

| | | |
|---|---|---|
| Waste Oil | Two 100-gallon ASTs | South of structure at Lim's Auto Service |
| Motor Oil | Numerous 1-quart to 5-gallon containers of motor oil | Interior of structure at Lim's Auto Service |
| Paint | Three 5-gallon buckets | South of structure at Lim's Auto Service |
| Low Odor Based Solvents | Three 5-gallon buckets | Shed in the southwest corner of the subject site |
| Hydraulic Oil | Two 5-gallon buckets | Shed in the southwest corner of the subject site |
| Acetone | Five 5-gallon buckets | Interior of structure at Tony's Auto Body |
| Paint | Numerous 5-gallon containers | Interior of structure at Tony's Auto Body |

Releases of oil and/or waste oil to the surface paving were observed around the ASTs, vehicle hoists, drums, and the majority of the parking lot located in the western portion of the subject site. The observed releases of hazardous substances are considered an onsite REC.

### 5.3.2 Storage Tanks

Evidence of USTs (such as vent lines, fill or overfill ports) was not observed on the subject site.

Two 200-gallon waste oil ASTs were observed in the shed located in the southwest corner of the subject site.

Two 100-gallon waste oil ASTs were observed south of the structure at Lim's Auto Service.

### 5.3.3 Polychlorinated Biphenyls (PCBs)

Two single-post in-ground vehicle hoists were observed in the southern portion of the building located in the western portion of the subject site (Lim's Auto Service). One hoist was abandoned and no longer in use and the other was still in use. It is possible that PCB-containing hydraulic oil was used to power the hoists at some point in time.

No transformers were observed onsite.

### 5.3.4 Waste Disposal

Hazardous waste is generated at Lim's Auto Service. According to the current manager of the business, the waste is routinely removed from the subject site by a licensed hazardous waste hauler.

General, non-hazardous waste is stored in dumpsters and routinely removed from the subject site by the City of Los Angeles.

### 5.3.5 Dumping

Evidence of dumping was not observed on the subject site.

### 5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, septic systems, wastewater, and cisterns was not observed on the subject site.

Several in-ground drains were observed in the southern area of the western portion of the subject site, one within the spray booth located in Tony's Body Shop building. Two in-ground drains were observed in the southeast area of the western portion of the subject site.

### 5.3.7 Pesticide Use

Evidence of pesticide use was not observed on the subject site.

### 5.3.8 Staining, Discolored Soils, Corrosion

Extensive oil staining was observed on the paved surfaces throughout the western portion of the subject site.

Evidence of discolored soils or corrosion was not observed on the subject site.

### 5.3.9 Stressed Vegetation

Evidence of stressed vegetation was not observed on the subject site.

### 5.3.10 Unusual Odors

Unusual odors were not detected on the subject site.

### 5.3.11 Onsite Wells

Oil, gas production, or water wells were not observed on the subject site.

### 5.3.12 Other Observations

A spray booth was observed in the easternmost portion of the building located at Tony's Body Shop in the eastern half of the subject site.

No other observations of environmental concern were noted on the subject site.

# 6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject site usage. Interviews were conducted either orally or in the form of a written questionnaire. Written responses, if any, are included as Appendix C.

## 6.1 Interview with Owner

Mr. Steve Lim, the subject site owner, completed a Phase I ESA Owner/Site Contact Interview Form. According to Mr. Lim, the subject site has been used as a gas station from 1957 to 1992 and an auto repair facility from 1992 to present day. Mr. Lim was aware of hazardous materials, hazardous waste, USTs, and drums being stored on the subject site, currently and in the past.

## 6.2 Interview with Property Manager

See Section 6.2. Managers of the two onsite businesses were not interviewed as part of this Phase I ESA.

## 6.3 Interviews with Occupants

Leighton did not interview occupants at the subject site.

## 6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject site with the exception of those noted in Section 4.2.

## 6.5 Interviews with Others

Leighton did not conduct additional interviews for this Phase I ESA.

# 7.0 LIMITED PHASE II ESA

On July 8 and 9, 2020, Leighton completed a Limited Phase II ESA of the subject site. The purpose of the Limited Phase II ESA was to assess the subject site for the presence of contaminants of concern associated with the historic and current automotive and gasoline service stations that have occupied the subject site from at least the 1920s to present day. The current and former use of the subject site as a gasoline service station and various auto body/repair shops were identified as a potential REC.

The scope of work for the Limited Phase II ESA is described below.

## 7.1 Pre-Field Activities

### 7.1.1 Health and Safety Plan

A Site Specific Health and Safety Plan (HSP), which included safety aspects of the work to be performed at the subject site was prepared in compliance with the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1910.120 and California Code of Regulations 5192. The HSP was onsite with Leighton personnel at all times. The HSP outlined all subject site procedures, potential hazards, and contained a hospital location map. All onsite Leighton personnel acknowledged acceptance of the plan by signing the HSP.

### 7.1.2 Utility Clearance

Underground Service Alert (USA) was contacted two business days prior to the commencement of fieldwork to mark public underground utility locations. Each proposed boring location was clearly marked in white paint or painted white stakes prior to contacting USA.

In addition, Leighton hired Subsurface Surveys and Associates (SSA) to complete a geophysical survey of the proposed boring location areas. SSA assessed the presence of buried magnetic, metallic, and electrically conductive features such as metal pipelines, buried tanks, debris, electrical lines, and other subsurface features in the area of the proposed boring locations. If conflicts were identified, the boring locations were adjusted to avoid conflicts. Additionally, the northeast corner of the subject

site was clear of vehicles and other large metal objects and was surveyed for the present of USTs or evidence of a backfill UST excavation pit. No evidence of USTs or an excavation pit was identified in the northeast corner of the subject site. A copy of the geophysical survey report is included in Appendix G.

## 7.2 Field Activities

### 7.2.1 Drilling and Soil Sampling

On July 8, 2020, Leighton directed the advancement of 15 soil borings (ENV1 through ENV15) to total depths between 9 and 11 feet bgs (depending on drilling refusal depth) throughout the subject site (Figure 3, Boring Location Map). The borings were advanced using direct push drilling equipment operated by Millennium Environmental, Inc., a State of California licensed drilling contractor.

Soil samples were collected at depths of 0.5, 2.5, and 9 or 10 feet bgs from each boring. Soil samples were retained in acetate sleeves, the ends covered with Teflon paper and plastic end caps. The containers were clearly marked with sample identification, placed in an ice-cooled chest for temporary storage, and transported to Jones Environmental, Inc. (Jones) for chemical analysis. Jones is accredited by the National Environmental Laboratory Accreditation Program (No. 2882). Chain-of-custody protocol was followed throughout all phases of the sample handling process.

### 7.2.2 Soil Gas Sampling

Soil gas probes were installed at depths of 5 and approximately 10 feet bgs in borings ENV1, ENV3, ENV5, ENV6, ENV8, ENV9, ENV11, ENV12, and ENV14. The soil gas probes consisted of inert 1/4-inch nylaflow tubing fitted with a porous airstone at the terminus, which was set within one foot of sand, with one foot of dry bentonite above, followed by hydrated bentonite to six inches below the depth of the upper probe or the ground surface. The surface end of the probe was fitted with a gas-tight leurlock to prevent infiltration of water or air. The soil gas probes were allowed to equilibrate for at least two hours prior to sampling.

On July 9, 2020, a soil gas survey was performed at the subject site to evaluate the presence of volatile organic compounds (VOCs) in soil gas. The soil gas survey was performed in accordance with the California Environmental Protection Agency – Department of Toxic Substances Control (DTSC) and California Regional Water Quality Control Board – Los Angeles and San Francisco Region's (LARWQCB and SFRWQCB) Advisory – Active Soil Gas Investigations, July 2015.

Soil gas sample collection and chemical analysis was performed using an onsite mobile laboratory operated by Jones. At each sampling location an appropriately decontaminated glass syringe was attached to the probe and the probe was purged prior to sample collection. A default three-purge volumes was removed from the soil gas probes prior to sampling. Soil gas samples were obtained by drawing the sample through a luerlock connection, which connects the sampling probe to the sample. Soil gas samples were immediately injected into the onsite mobile laboratory gas chromatograph/purge and trap system after collection.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was applied onto a cloth in the area of the soil gas probes at each point of connection in which ambient air could enter the sampling system. These connection points included the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. The tracer gas was not detected at concentrations exceeding 10x the target analyte reporting limit in the soil gas samples collected indicating that significant ambient air had not compromised the soil gas analytical test data. One duplicate soil gas sample, collected for quality control purposes, was obtained and analyzed during the soil gas survey.

Upon completion of soil gas sampling activities, the probes were removed from the boreholes and the borings were backfilled with hydrated bentonite chips to a depth of approximately 4 inches bgs. The surface was returned to its original finish.

## 7.3 Laboratory Analysis

Select soil samples were analyzed for the following constituents:

- Total Petroleum Hydrocarbons (TPH) by EPA Method 8015B;

- VOCs by EPA Method 8260;
- Title 22 Metals by EPA Method 6010B/7000; and
- Polychlorinated Biphenyls (PCBs) by EPA Method 8082A.

Based on the initial laboratory results indicating elevated lead concentrations, soil samples ENV2-2.5, ENV3-0.5, ENV10-0.5, ENV15-0.5, and ENV15-2.5 were analyzed for soluble lead using the Soluble Threshold Limit Concentration (STLC) Waste Extraction Test (WET) method. Additionally, soil samples ENV2-2.5, ENV3-0.5, and ENV15-2.5 were analyzed for leachable lead using Toxicity Characteristic Leaching Procedure (TCLP). ; sample ENV4-0.5 was analyzed for soluble arsenic by STLC; and sample ENV15-2.5 was analyzed for soluble zinc STLC. The laboratory analytical reports are included in Attachment H.

Based on the initial laboratory results indicating elevated arsenic and zinc concentrations, soil sample ENV4-0.5 was analyzed for soluble arsenic and soil sample ENV15-2.5 was analyzed for soluble zinc using the STLC WET method.

Soil gas samples collected on July 9, 2020 were immediately injected into an onsite mobile laboratory gas chromatograph/purge and trap system, operated by Jones, after collection. Each soil gas sample, including the duplicate, was analyzed for the tracer gas and VOCs by modified EPA Method 8260B.

Copies of the chain of custody forms and complete analytical reports are included in Appendix H.

## 7.4 Results

### 7.4.1 Geology/Hydrogeology

During this investigation, Leighton encountered mostly silty sand with varying amounts of clay in the upper 9 feet bgs. Gravelly sand was encountered at approximately 9 feet bgs, which caused refusal from the drill rig. Groundwater was not encountered during this investigation. Boring logs can be found in Appendix I.

### 7.4.2 Soil Analytical Results

The soil analytical results were compared to the following regulatory screening criteria:

- The EPA Residential Regional Screening Levels (RSLs, May 2020);
- The DTSC Office of Human and Ecological Risk (HERO) Note Number 3 Screening Levels (DTSC-SL) (June 2020); and
- The DTSC Southern California Background concentration of 12 milligrams per kilogram (mg/kg) for arsenic.

The complete laboratory reports are included in Appendix H. A summary of soil analytical results is presented in Tables 1 and 2 and presented below.

Title 22 Metals

Title 22 Metals were detected in each of the samples analyzed during this investigation. None of the soil samples contained metals that exceeded their respective screening criteria and/or southern California background concentrations, with the exception of lead and arsenic.

Lead was detected in 44 of the 46 soil samples analyzed during this investigation at concentrations ranging from 1.2 mg/kg to 577 mg/kg. Four soil samples (ENV2-2.5, ENV3-0.5, ENV10-0.5, and ENV15-2.5) exceeded the residential RSL of 80 mg/kg for lead at concentration of 256 mg/kg, 106 mg/kg, 98, mg/kg, and 577 mg/kg, respectively.

Lead exceeded ten times the STLC in five of the 46 samples analyzed and twenty times the TCLP in three of the 45 samples analyzed. The five samples that exceeded ten times the STLC were analyzed for soluble lead by the STLC Waste Extraction Test (WET) and the three samples that exceeded twenty times the TCLP were analyzed for leachable lead by TCLP. Three of the five STLC lead concentrations were above the laboratory reporting limit with concentrations that ranged from 0.021 milligrams per liter (mg/L) to 1.2 mg/L. All five samples were below the California hazardous waste limit of 5 mg/L. TCLP lead was not detected in the three soil samples analyzed.

Arsenic was detected in five of the 45 soil samples analyzed during this investigation at concentrations ranging from 16.2 mg/kg to 51.4 mg/kg. All

five soil samples (ENV1-0.5, ENV2-0.5, ENV4-0.5, ENV9-0.5, and ENV12-0.5) exceeded the Southern California Regional Background Arsenic Concentration of 12 mg/kg at concentrations of 46.9 mg/kg, 29.6 mg/kg, 51.4 mg/kg, 19.1 mg/kg, and 16.2 mg/kg, respectively.

Arsenic exceeded ten times the STLC in one of the 45 samples analyzed during this investigation. The sample (ENV4-0.5) that exceeded ten times the STLC was analyzed for soluble arsenic by the STLC WET. Soluble arsenic was not detected above the laboratory reporting limit.

Zinc exceeded ten times the STLC in one of the 45 samples analyzed during this investigation. The sample (ENV15-2.5) that exceeded ten times the STLC was analyzed for soluble zinc by the STLC WET. Soluble zinc was detected at a concentration of 0.580 mg/L. The sample was below the California hazardous waste limit of 250 mg/L

TPH

TPH as gasoline, also referred to as gasoline range organics (GRO), was not detected above the laboratory reporting limits in the 45 soil samples analyzed during this investigation.

TPH as diesel, also referred to as diesel range organics (DRO), was detected in four of the 45 soil samples analyzed during this investigation at concentrations ranging from 11.7 mg/kg to 28.7 mg/kg. The detected concentrations of DRO did not exceed the most conservative residential RSL of 96 mg/kg.

TPH as motor oil, also referred to as oil range organics (ORO), was detected in eight of the 45 soil samples analyzed during this investigation at concentrations ranging from 12.7 mg/kg to 180 mg/kg. The detected concentrations of ORO did not exceed the residential RSL of 2,400 mg/kg.

VOCs

Trichloroethene was detected in one of the 36 soil samples analyzed during this investigation at a concentration of 1.3 micrograms per kilogram (µg/kg). This concentration did not exceed the residential RSL of 940 µg/kg. No other VOCs were detected above the laboratory limit during this investigation.

PCBs

PCBs were not detected above the laboratory limit in the soil samples analyzed during this investigation.

### 7.4.3 Soil Gas Analytical Results

The soil gas analytical results were compared to the following residential indoor air screening levels assuming a slab attenuation factor of 0.001 according to the currently accepted DTSC 2011 Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air and a more conservative slab attenuation factor typically applied to existing buildings of 0.03 presented in the Draft Supplement Guidance: Screening and Evaluating Vapor Intrusion Supplement Guidance issued by the DTSC in February 2020:

- The DTSC HERO Note Number 3 (June 2020); and
- The RSLs (May 2020), if no DTSC screening level was available.

The results of the laboratory analyses of the soil gas samples collected during this investigation are summarized in Table 3 and below:

Benzene was detected in 10 of the 19 soil gas samples analyzed during this investigation at concentrations ranging from 0.010 micrograms per liter (µg/L) to 0.027 µg/L. The detected concentrations of benzene do not exceed the residential screening level using the currently accepted attenuation factor of 0.001 for future residential structures. All detected concentrations exceed the residential screening level using the more conservative attenuation factor of 0.03.

Chloroform was detected in 10 of the 19 soil gas samples analyzed during this investigation at concentrations ranging from 0.009 µg/L to 0.051 µg/L. The detected concentrations of chloroform do not exceed the residential screening level using the currently accepted attenuation factor of 0.001 for future residential structures. All detected concentrations exceed the residential screening level using the more conservative attenuation factor of 0.03.

Tetrachloroethene (PCE) was detected in 15 of the 19 soil gas samples analyzed during this investigation at concentrations ranging from 0.009 µg/L

and 0.678 µg/L. The detected concentration of PCE in soil gas sample ENV3-5.0 exceedd the residential screening level of 0.46 µg/L using the currently accepted attenuation factor of 0.001 for future residential structures. Eight of the detected concentrations exceed the residential screening level using the more conservative attenuation factor of 0.03.

Toluene was detected in 15 of the 19 soil gas samples analyzed during this investigation at concentrations ranging from 0.008 µg/L to 0.073 µg/L. The detected concentrations of toluene do not exceed the residential screening level of 310 µg/L.

1,2,4-Trimethylbenzene was detected in two of the 19 soil gas samples analyzed during this investigation at concentrations of 0.019 µg/L to 0.034 µg/L. The detected concentrations of 1,2,4-Trimethylbenzene do not exceed the residential screening level of 63 µg/L.

1,3,5-Trimethylbenzene was detected in one of the 19 soil gas samples analyzed during this investigation at a concentration of 0.016 µg/L. The detected concentrations of 1,3,5-Trimethylbenzene do not exceed the residential screening level of 63 µg/L.

m,p-Xylene was detected in two of the 19 soil gas samples analyzed during this investigation at concentrations of 0.017 µg/L to 0.033 µg/L. The detected concentrations of m,p-xylene do not exceed the residential screening level of 100 µg/L.

o-Xylene was detected in two of the 19 soil gas samples analyzed during this investigation at concentrations of 0.015 µg/L to 0.017 µg/L. The detected concentrations of o-xylene do not exceed the residential screening level of 100 µg/L.

# 8.0 FINDINGS

Leighton performed a Phase I and Limited Phase II ESA of the property located at 2800 and 2800 West Jefferson Boulevard, Los Angeles, California (subject site – Figure 1) in accordance with Steve and Hannah Lim's authorization.

## 8.1 Onsite

Historically, the subject site was occupied by a gasoline service station (1927 to 1977) and various auto body/repair shops, including tire and battery shops (1920s to present day).

Currently, the subject site is comprised of approximately 0.37 acres that is currently developed for commercial use. Two companies occupy the subject site; Tony's Body Shop, located at the address of 2802 West Jefferson Boulevard and Lim's Auto Service, located at the address of 2800 West Jefferson Boulevard (Appendix B, Photos 1 through 20).

The subject site is developed with two structures, one approximately 2,336 square foot structure built circa 1958 and one approximately 1,300 square foot structure built circa 1927. A small shed is located in the southwest corner of the subject site and used to store hazardous materials.

Significant areas within the western and eastern portions of the subject site were covered with disabled vehicles, equipment, and other items, limiting the observations that could be made during our subject site reconnaissance.

The following hazardous substance and estimated quantities were observed at the subject site:

| Substance | Container Size | Location |
|---|---|---|
| Waste Oil | Two 200-gallon aboveground storage tank (AST) | Shed in the southwest corner of the subject site |
| Waste Oil | Two 100-gallon ASTs | South of structure at Lim's Auto Service |
| Motor Oil | Numerous 1-quart to 5-gallon containers of motor oil | Interior of structure at Lim's Auto Service |

| | | |
|---|---|---|
| Paint | Three 5-gallon buckets | South of structure at Lim's Auto Service |
| Low Odor Based Solvents | Three 5-gallon buckets | Shed in the southwest corner of the subject site |
| Hydraulic Oil | Two 5-gallon buckets | Shed in the southwest corner of the subject site |
| Acetone | Five 5-gallon buckets | Interior of structure at Tony's Auto Body |
| Paint | Numerous 5-gallon containers | Interior of structure at Tony's Auto Body |

Several in-ground drains were observed in the southern area of the western portion of the subject site, one within the spray booth located in Tony's Body Shop building. Two in-ground drains were observed in the southeast area of the western portion of the subject site.

A spray booth was observed in the easternmost portion of the building located at Tony's Body Shop in the eastern half of the subject site.

Various inspection reports, service requests, and facility information sheets were provided by LACoFD that showed multiple auto repair and/or auto paint shops have occupied the subject site from approximately 1986 to present day. The inspections report lists various minor violation notices, mostly associated with the labeling, managing, and improper disposal of waste (used oil/waste paint materials). Two violations of concern are the illegal disposal of contaminated rags (11-2-1998) and illegally abandoning hazardous waste onsite (9-6-2002).

In August 1991, five USTs were abandoned, removed from the subject site, and disposed offsite. Soil samples were collected from the resulting tank pit excavation and were analyzed for total petroleum hydrocarbons, benzene, ethylbenzene, toluene, xylenes, and lead. Lead was detected at concentrations ranging from 88.2 mg/kg to 389 mg/kg in six of the 14 soil samples analyzed. There were no detectable concentrations of the other analytes.

A search of selected government databases was conducted by Leighton using the EDR Radius Report environmental database report system. The subject site

was identified in the EDR database report as a gasoline service station and various auto body/repair shops that operated USTs and used, stored, and disposed of hazardous substances.

Leighton conducted a concurrent Limited Phase II ESA to assess the subject site for the presence of contaminants of concern associated with the historic and current automotive and gasoline service stations that have occupied the subject site from at least the 1920s to present day. Lead and arsenic were detected at concentrations exceeded their residential RSLs in four and five soil samples, respectively, collected from the subject site. No other analytes were detected at concentrations exceeding their respective residential RSL in the soil samples analyzed during this investigation. Based on the results of waste characterization testing, if soil was to be excavated and disposed offsite, with would likely be classified as non-hazardous waste. There is no discernable trend in the location of the lead and arsenic-impacted soil and appears to occur throughout the subject site; however, the impacts appear to be limited to the upper 5 feet of soil.

VOCs were not detected at concentrations exceeding their respective RSLs for soil gas using the currently accepted attenuation factor of 0.001 for future residential structures with the exception of PCE. The detected concentration of PCE in soil gas sample ENV3-5.0 (0.678 µg/L) **exceeds** the residential screening level of 0.46 µg/L for PCE using an attenuation factor of 0.001. This soil gas sample was collected from a depth of 5 feet bgs and in the vicinity of a surface drain that may be the source of the contamination. The soil gas sample collected at a depth of 10 feet bgs in the same location did not contain PCE at a concentration exceeding the residential screening level for PCE using an attenuation factor of 0.001.

## 8.2 Offsite

Historically, the adjacent properties were primarily used for commerical and residential purposes.

A historic clothes presser and cleaner facility was located at 2731 W Jefferson Boulevard, approximately 100 feet to the northeast of the subject site, across the West Jefferson Boulevard and 8$^{th}$ Avenue intersection. The property is listed in the EDR Database as having operated during at least 1929, 1933, and 1937. Incidental, undocumented releases of chemicals used in these types of businesses, specifically PCE (a dry cleaning solvent), are probable and could

potentially impact the subject site; therefore, this property is considered an offsite REC and a potential vapor encroachment concern.

The subject site currently is bordered to the north by West Jefferson Boulevard, followed by commercial businesses such as House of Lumber, a tire sales shop, and a church; to the east by 8th Avenue, followed by an auto parts store and a residential property; to the south by an alleyway, followed by residential properties; and to the west by residential properties and a tax service office.

## 8.3 Data Gaps

No significant data gaps were identified by Leighton.

# 9.0 OPINION

## 9.1 Onsite

It is Leighton's opinion based on the results of our Limited Phase II ESA, that the exceedances of arsenic and lead in shallow soil samples collected from throughout the subject site are considered a REC. The exceedances of lead and arsenic seem to be confined to the 5 feet bgs. Leighton recommends additional soil sampling throughout the subject site in order to determine the lateral extent of the lead and arsenic impacted soil.

It is Leighton's opinion based on the results of our Limited Phase II ESA, that exceedance of PCE in a shallow soil gas sample collected from the subject site is considered a REC. Leighton recommends additional soil gas sampling near boring ENV3 in order to determine the lateral extent of PCE impacted soil gas.

It is Leighton's opinion that no CRECs or HRECs were identified for the subject site.

## 9.2 Offsite

It is Leighton's opinion that one offsite REC, a historic clothes presser and cleaner facility located at 2731 W Jefferson Boulevard, is considered a REC. Incidental, undocumented releases of chemicals used in these types of businesses, specifically PCE (a dry cleaning solvent), are probable and could potentially impact the subject site.

## 10.0 CONCLUSIONS

Leighton has performed a Phase I and Limited Phase II ESA in conformance with the scope and limitations of ASTM E1527-13 of the property located at 2800 and 2802 West Jefferson Boulevard, Los Angeles, California. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs in connection with the subject site, except the following:

- Lead and arsenic impacted soil is present in the upper 5 feet of soil in various locations throughout the subject site at concentrations exceeding residential use screening criteria. The lateral extent of the lead and arsenic impacted soil has not been defined.

- PCE impacted soil gas was identified in boring ENV3 at a depth of 5 feet bgs at concentrations exceeding currently-accepted residential screening levels. The lateral extent of the PCE in soil gas has not been defined.

It should be noted that significant areas within the western and eastern portions of the subject site were covered with disabled vehicles, equipment, and other items, limiting the observations that could be made during our subject site reconnaissance and the areas that could be assessed during our Limited Phase II ESA.

No evidence of CRECs or HRECs were identified during this assessment.

In general, observations should be made during future subject site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, railroads, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

## 11.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report. Significant data gaps were not identified that affect the ability of Leighton to identify RECs at the subject site.

## 12.0 ADDITIONAL SERVICES

Leighton did not perform work outside the scope of work as defined in Section 1.3 of this report.

# 13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

## 13.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our office locations in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by us.

## 13.2 Individual

The qualifications of the Principal Geologist and the other Leighton environmental professionals involved in this Phase I and Limited Phase II ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM E1527-13. In addition, Brynn McCulloch is a Professional Geologist (PG).

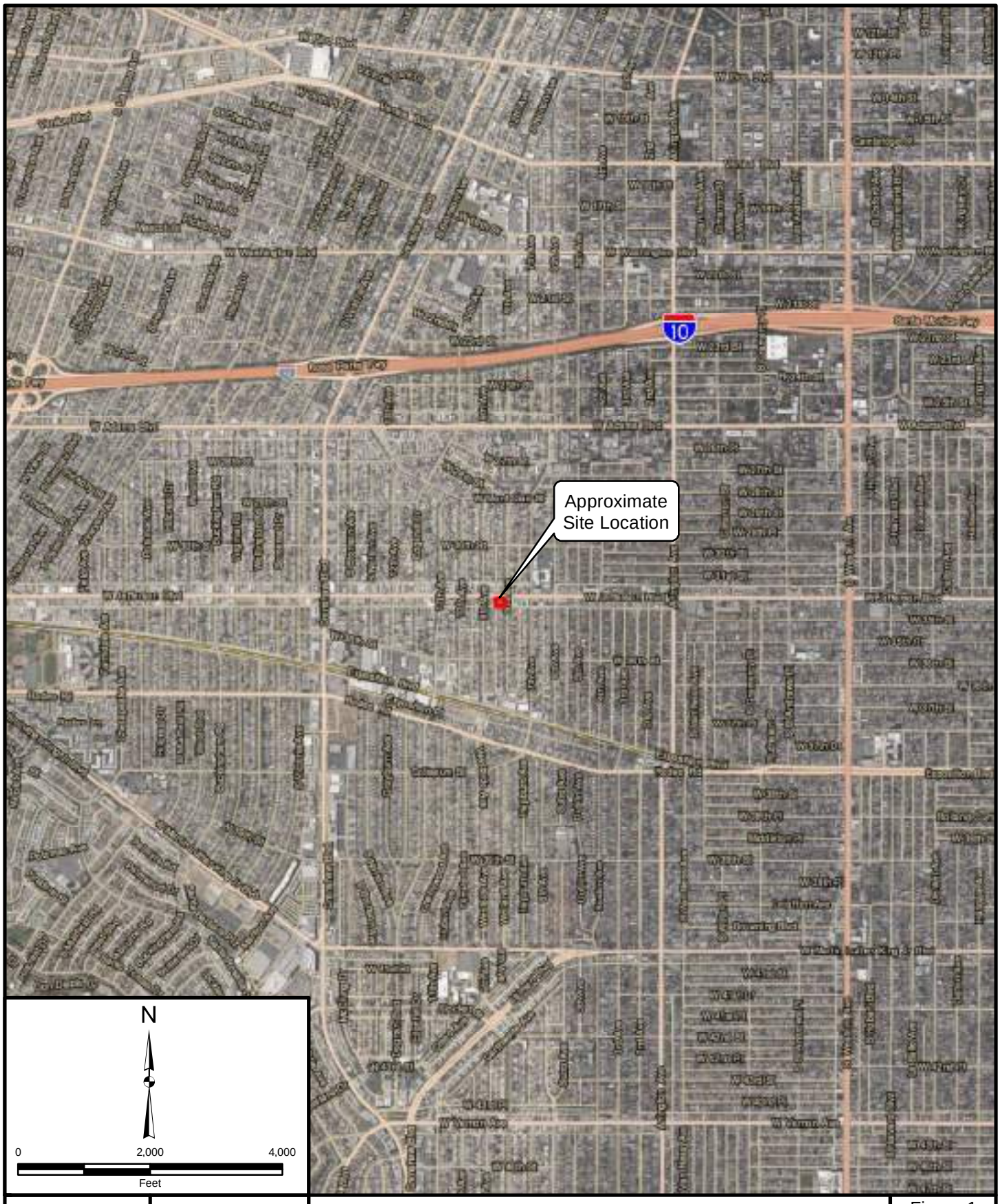
## 13.3 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional, as defined by §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Brynn McCulloch, PG
Principal Geologist

Leighton




| | |
|---|---|
| Project: 12779.001 | Eng/Geol: BFM |
| Scale: 1 " = 2,000 ' | Date: July 2020 |
| Base Map: ESRI ArcGIS Online 2020<br>Author: Leighton Geomatics (mmurphy) | |

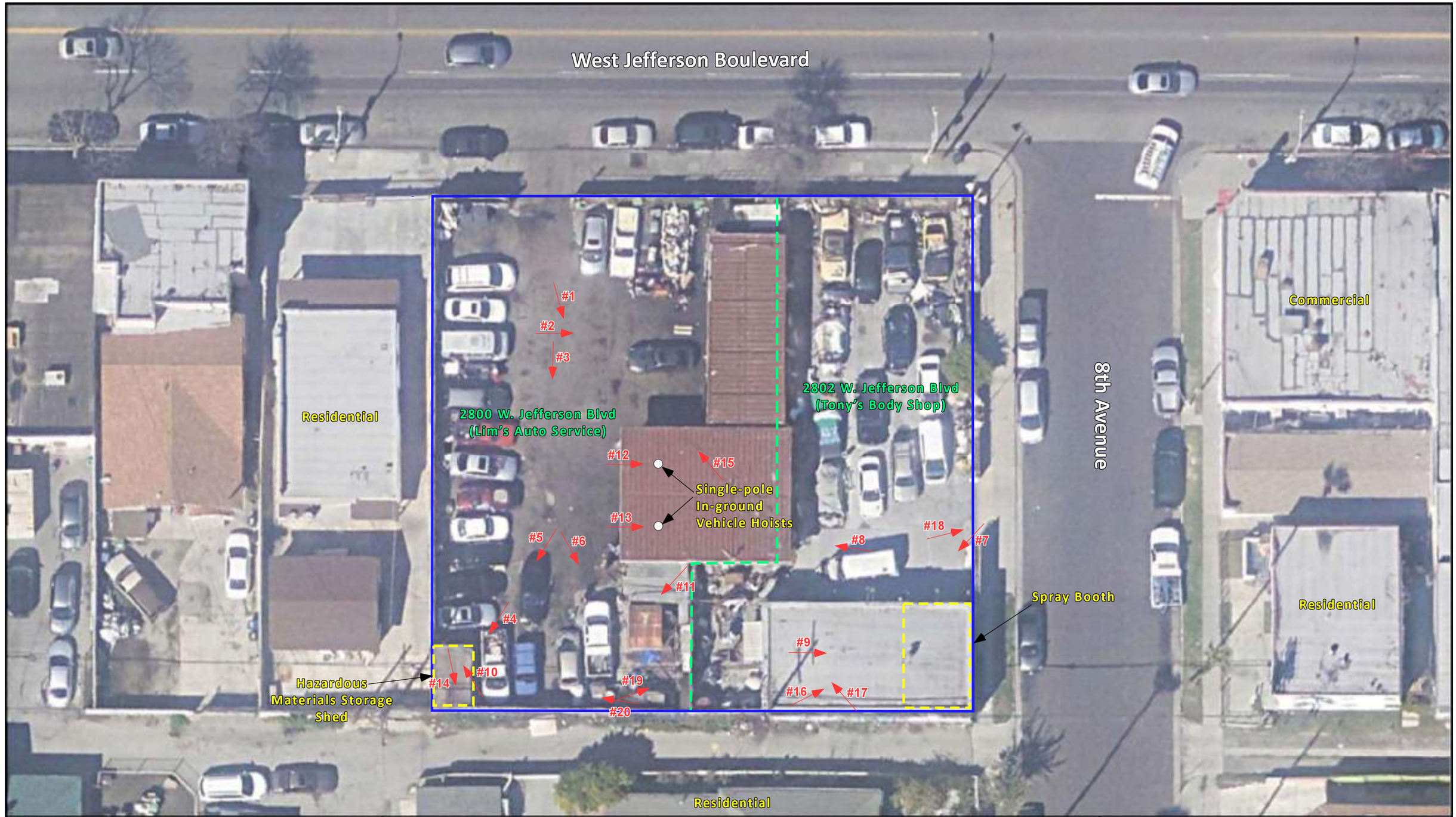
# SITE LOCATION MAP

2800 and 2802 West Jefferson Boulevard
Los Angeles, California

Figure 1

Leighton

Map Saved as P:\Drafting\12779\001\Maps\12779-001_F01_SLM_2020-07-16.mxd on 7/16/2020 3:02:18 PM




LEGEND

Approximate Site Boundary

Approximate Photo Location and Direction

#20

N

# SITE PLAN

2800 and 2802 West Jefferson Boulevard
Los Angeles, California

| | |
|---|---|
| Project No. | 12779.002 |
| Scale | Not to Scale |
| Engr./Geol. | BFM |
| Drafted By | SAG |
| Date | October 2020 |

Figure 2

LEGEND

- Approximate Site Boundary
- ENV1 Approximate Location of Soil and Soil Vapor Boring
- ENV2 Approximate Location of Soil Boring

N

**SITE PLAN**

2800 and 2802 West Jefferson Boulevard
Los Angeles, California

| | |
|---|---|
| Project No. | 12779.002 |
| Scale | Not to Scale |
| Engr./Geol. | BFM |
| Drafted By | SAG |
| Date | July 2020 |

Figure 3

**TABLE 1**
Soil Analytical Results for Title 22 Metals
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet bgs) | Sample Date | Title 22 Metals by EPA Method 6010B/7471A | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Antimony | Arsenic | Arsenic STLC | Barium | Beryllium | Cadmium | Chromium | Cobalt | Copper | Lead | Lead STLC | Lead TCLP | Mercury | Molybdenum | Nickel | Selenium | Silver | Thallium | Vanadium | Zinc | Zinc STLC |
| **Units** | | | mg/kg | mg/kg | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/L | mg/L | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| **SCREENING CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| **USEPA RSL Residential Soil** | | | 31 | 0.68 | - | 15,000 | 160 | 71 | 120,000* | 23 | 3,100 | 400 | -- | -- | 11 | 390 | 1,500 | 390 | 390 | 0.78 | 390 | 23,000 | -- |
| **DTSC-SL Residential Soil** | | | -- | 0.11 | - | -- | 16 | 71 | -- | -- | -- | 80 | -- | -- | 1.0 | -- | 820 | -- | -- | -- | 1,000 | -- | -- |
| **DTSC Background Arsenic 2008**** | | | -- | 12 | - | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| **HAZARDOUS WASTE CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| **TTLC (mg/kg)** | | | 500 | 500 | -- | 10,000 | 75 | 100 | 2,500 | 8,000 | 2,500 | 1,000 | -- | -- | 20 | 3,500 | 2,000 | 100 | 500 | 700 | 2,400 | 5,000 | -- |
| **10x STLC (mg/kg)** | | | 150 | 50 | -- | 1,000 | 7.5 | 10 | 50 | 800 | 250 | 50 | -- | -- | 2 | 3,500 | 200 | 10 | 50 | 70 | 240 | 2,500 | -- |
| **STLC (mg/L)** | | | 15 | 5 | 5 | 100 | 0.75 | 1 | 560 | 80 | 25 | 5 | 5 | -- | 0.2 | 350 | 20 | 1 | 5 | 7 | 24 | 250 | 250 |
| **TCLP (mg/L)** | | | -- | 5 | -- | 100 | -- | 1 | 5 | -- | -- | 5 | -- | 5 | 0.2 | -- | -- | 1 | 5 | -- | -- | -- | -- |
| ENV1-0.5 | 0.5 | 7/8/2020 | <5.0 | 46.9 | -- | 81.5 | <0.5 | 1.3 | 11.7 | 6.4 | 14.3 | 15.2 | -- | -- | 0.033 | 1.1 | 8.0 | <5.0 | <0.5 | <5.0 | 24.8 | 59.3 | -- |
| ENV1-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 87.3 | <0.5 | 2.1 | 11.8 | 7.7 | 12.6 | 6.8 | -- | -- | 0.033 | 1.2 | 8.6 | <5.0 | <0.5 | <5.0 | 22.7 | 92.2 | -- |
| ENV1-10 | 10 | 7/8/2020 | <5.0 | <5.0 | -- | 66.2 | <0.5 | 1.5 | 9.8 | 7.5 | 8.2 | 2.6 | -- | -- | 0.169 | 9.0 | 8.4 | <5.0 | <0.5 | <5.0 | 28.9 | 30.6 | -- |
| ENV2-0.5 | 0.5 | 7/8/2020 | <5.0 | 29.6 | -- | 82.9 | <0.5 | 1.5 | 12.0 | 6.6 | 24.7 | 45.3 | -- | -- | 0.053 | 0.7 | 7.9 | <5.0 | <0.5 | <5.0 | 26.9 | 78.7 | -- |
| ENV2-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 235 | <0.5 | 2.2 | 14.4 | 5.8 | 48.7 | 256 | 0.021 | <0.010 | 0.049 | 1.1 | 9.3 | <5.0 | <0.5 | <5.0 | 22.1 | 442 | -- |
| ENV2-5.0 | 5.0 | 7/8/2020 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 2.0 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| ENV2-9.0 | 9.0 | 7/8/2020 | <5.0 | <5.0 | -- | 53.5 | <0.5 | 1.0 | 7.7 | 4.6 | 8.0 | 2.4 | -- | -- | <0.020 | 0.8 | 4.4 | <5.0 | <0.5 | <5.0 | 23.9 | 25.0 | -- |
| ENV3-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 133 | <0.5 | 2.5 | 13.5 | 7.4 | 54.6 | 106 | 1.2 | <0.010 | 0.088 | 1.0 | 13.6 | <5.0 | <0.5 | <5.0 | 30.1 | 122 | -- |
| ENV3-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 91.8 | <0.5 | 1.5 | 11.8 | 7.9 | 12.4 | 4.2 | -- | -- | 0.039 | 1.0 | 8.3 | <5.0 | <0.5 | <5.0 | 29.5 | 42.2 | -- |
| ENV3-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 77.6 | <0.5 | 1.3 | 9.0 | 6.4 | 11.2 | 8.7 | -- | -- | 0.056 | 0.7 | 6.0 | <5.0 | <0.5 | <5.0 | 27.9 | 31.5 | -- |
| ENV4-0.5 | 0.5 | 7/8/2020 | <5.0 | 51.4 | <0.050 | 97.0 | <0.5 | 1.6 | 12.9 | 8.3 | 14.2 | 7.0 | -- | -- | 0.049 | 0.8 | 9.0 | <5.0 | <0.5 | <5.0 | 31.4 | 53.6 | -- |
| ENV4-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 108 | <0.5 | 2.2 | 14.9 | 10.1 | 16.9 | 3.0 | -- | -- | 0.037 | 1.1 | 10.9 | <5.0 | <0.5 | <5.0 | 34.5 | 53.5 | -- |
| ENV4-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 139 | <0.5 | 2.0 | 17.8 | 11.0 | 25.7 | 4.8 | -- | -- | 0.049 | 2.0 | 12.4 | <5.0 | <0.5 | <5.0 | 41.4 | 55.5 | -- |
| ENV5-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 103 | <0.5 | 1.3 | 10.7 | 6.4 | 13.5 | 1.9 | -- | -- | 0.028 | <0.5 | 7.8 | <5.0 | <0.5 | <5.0 | 23.4 | 46.6 | -- |
| ENV5-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 97.6 | <0.5 | 1.3 | 11.0 | 6.6 | 11.1 | 1.2 | -- | -- | 0.029 | 1.5 | 7.6 | <5.0 | <0.5 | <5.0 | 23.7 | 41.0 | -- |
| ENV5-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 122 | <0.5 | 2.4 | 20.0 | 12.3 | 26.8 | 5.0 | -- | -- | 0.077 | 2.3 | 14.7 | <5.0 | <0.5 | <5.0 | 51.9 | 59.7 | -- |
| ENV6-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 90.3 | <0.5 | 1.1 | 9.2 | 5.6 | 11.7 | <0.5 | -- | -- | <0.020 | <0.5 | 6.6 | <5.0 | <0.5 | <5.0 | 19.3 | 39.9 | -- |
| ENV6-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 89.0 | <0.5 | 1.1 | 9.3 | 5.8 | 11.0 | 1.2 | -- | -- | 0.026 | 1.5 | 6.8 | <5.0 | <0.5 | <5.0 | 19.8 | 39.6 | -- |
| ENV6-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 126 | <0.5 | 2.1 | 17.7 | 12.4 | 19.9 | 3.0 | -- | -- | 0.050 | 3.0 | 14.2 | <5.0 | <0.5 | <5.0 | 42.7 | 59.4 | -- |
| ENV7-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 104 | <0.5 | 1.5 | 12.0 | 7.9 | 13.3 | 3.0 | -- | -- | 0.053 | 1.2 | 9.0 | <5.0 | <0.5 | <5.0 | 27.3 | 47.5 | -- |
| ENV7-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 140 | <0.5 | 2.2 | 18.0 | 11.6 | 18.8 | 3.1 | -- | -- | <0.020 | 3.1 | 13.3 | <5.0 | <0.5 | <5.0 | 41.4 | 59.2 | -- |
| ENV7-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 110 | <0.5 | 1.4 | 10.4 | 7.5 | 10.0 | 1.7 | -- | -- | 0.034 | 0.7 | 7.1 | <5.0 | <0.5 | <5.0 | 29.3 | 37.8 | -- |
| ENV8-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 135 | <0.5 | 2.1 | 16.2 | 11.1 | 15.4 | 3.3 | -- | -- | 0.049 | 1.0 | 12.0 | <5.0 | <0.5 | <5.0 | 39.4 | 54.1 | -- |
| ENV8-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 140 | <0.5 | 2.2 | 18.7 | 12.2 | 20.2 | 4.5 | -- | -- | 0.046 | 1.4 | 14.4 | <5.0 | <0.5 | <5.0 | 44.1 | 58.8 | -- |
| ENV8-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 118 | <0.5 | 2.2 | 16.6 | 11.8 | 21.5 | 4.3 | -- | -- | 0.102 | 2.4 | 12.8 | <5.0 | <0.5 | <5.0 | 45.7 | 54.5 | -- |
| ENV9-0.5 | 0.5 | 7/8/2020 | <5.0 | 19.1 | -- | 121 | <0.5 | 1.6 | 12.6 | 7.5 | 13.8 | 2.2 | -- | -- | 0.042 | 2.0 | 9.2 | <5.0 | <0.5 | <5.0 | 25.9 | 50.8 | -- |
| ENV9-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 141 | <0.5 | 2.3 | 19.1 | 12.8 | 20.9 | 3.9 | -- | -- | 0.060 | 1.6 | 14.1 | <5.0 | <0.5 | <5.0 | 46.5 | 77.3 | -- |
| ENV9-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 133 | <0.5 | 2.2 | 17.4 | 11.2 | 18.2 | 3.7 | -- | -- | 0.025 | 1.8 | 11.8 | <5.0 | <0.5 | <5.0 | 45.6 | 53.9 | -- |
| ENV10-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 175 | <0.5 | 2.4 | 13.4 | 7.3 | 32.6 | 98.0 | 0.090 | -- | 0.797 | 1.7 | 10.8 | <5.0 | <0.5 | <5.0 | 25.9 | 285 | -- |
| ENV10-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 132 | 2.2 | 12.0 | 19.3 | 18.4 | 3.0 | <0.5 | -- | -- | 0.026 | 13.6 | 21.0 | <5.0 | <0.5 | <5.0 | 43.1 | 66.9 | -- |
| ENV10-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 125 | <0.5 | 2.4 | 18.3 | 12.1 | 22.3 | 4.6 | -- | -- | 0.039 | 2.3 | 13.1 | <5.0 | <0.5 | <5.0 | 46.4 | 58.8 | -- |
| ENV11-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 130 | <0.5 | 1.9 | 12.0 | 7.3 | 24.2 | 19.2 | -- | -- | 0.058 | 1.1 | 9.4 | <5.0 | <0.5 | <5.0 | 25.9 | 88.0 | -- |
| ENV11-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 138 | <0.5 | 2.5 | 12.9 | 12.9 | 22.0 | 3.9 | -- | -- | 0.041 | 2.1 | 14.8 | <5.0 | <0.5 | <5.0 | 51.0 | 62.0 | -- |
| ENV11-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 94.8 | <0.5 | 1.7 | 13.2 | 9.0 | 12.5 | 2.7 | -- | -- | 0.031 | 1.0 | 8.8 | <5.0 | <0.5 | <5.0 | 35.2 | 40.6 | -- |

**TABLE 1**
Soil Analytical Results for Title 22 Metals
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet bgs) | Sample Date | Title 22 Metals by EPA Method 6010B/7471A | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Antimony | Arsenic | Arsenic STLC | Barium | Beryllium | Cadmium | Chromium | Cobalt | Copper | Lead | Lead STLC | Lead TCLP | Mercury | Molybdenum | Nickel | Selenium | Silver | Thallium | Vanadium | Zinc | Zinc STLC |
| | | Units | mg/kg | mg/kg | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/L | mg/L | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| **SCREENING CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| | | **USEPA RSL Residential Soil** | **31** | **0.68** | **-** | **15,000** | **160** | **71** | **120,000*** | **23** | **3,100** | **400** | **--** | **--** | **11** | **390** | **1,500** | **390** | **390** | **0.78** | **390** | **23,000** | **--** |
| | | **DTSC-SL Residential Soil** | **--** | **0.11** | **-** | **--** | **16** | **71** | **--** | **--** | **--** | **80** | **--** | **--** | **1.0** | **--** | **820** | **--** | **--** | **--** | **1,000** | **--** | **--** |
| | | **DTSC Background Arsenic 2008**** | **--** | **12** | **-** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** |
| **HAZARDOUS WASTE CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| | | **TTLC (mg/kg)** | **500** | **500** | **--** | **10,000** | **75** | **100** | **2,500** | **8,000** | **2,500** | **1,000** | **--** | **--** | **20** | **3,500** | **2,000** | **100** | **500** | **700** | **2,400** | **5,000** | **--** |
| | | **10x STLC (mg/kg)** | **150** | **50** | **--** | **1,000** | **7.5** | **10** | **50** | **800** | **250** | **50** | **--** | **--** | **2** | **3,500** | **200** | **10** | **50** | **70** | **240** | **2,500** | **--** |
| | | **STLC (mg/L)** | **15** | **5** | **5** | **100** | **0.75** | **1** | **560** | **80** | **25** | **5** | **5** | **--** | **0.2** | **350** | **20** | **1** | **5** | **7** | **24** | **250** | **250** |
| | | **TCLP (mg/L)** | **--** | **5** | **--** | **100** | **--** | **1** | **5** | **--** | **--** | **5** | **--** | **5** | **0.2** | **--** | **--** | **1** | **5** | **--** | **--** | **--** | **--** |
| ENV12-0.5 | 0.5 | 7/8/2020 | <5.0 | 16.2 | -- | **137** | <0.5 | **1.6** | **12.2** | **7.8** | **17.2** | **9.7** | -- | -- | **0.042** | **1.9** | **9.6** | <5.0 | <0.5 | <5.0 | **26.0** | **62.7** | -- |
| ENV12-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | **146** | <0.5 | **2.2** | **19.4** | **12.8** | **21.9** | **4.8** | -- | -- | **0.033** | **1.7** | **14.3** | <5.0 | <0.5 | <5.0 | **47.5** | **63.5** | -- |
| ENV12-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | **92.5** | <0.5 | **1.7** | **12.7** | **8.4** | **13.5** | **2.8** | -- | -- | **0.056** | **2.0** | **8.3** | <5.0 | <0.5 | <5.0 | **34.3** | **40.6** | -- |
| ENV13-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | **103** | <0.5 | **1.7** | **13.7** | **8.7** | **13.6** | **2.4** | -- | -- | **0.028** | **1.2** | **9.5** | <5.0 | <0.5 | <5.0 | **32.0** | **50.2** | -- |
| ENV13-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | **127** | <0.5 | **2.0** | **14.5** | **9.8** | **14.5** | **2.4** | -- | -- | **0.031** | **2.1** | **11.0** | <5.0 | <0.5 | <5.0 | **37.7** | **48.1** | -- |
| ENV13-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | **139** | <0.5 | **2.3** | **19.2** | **12.1** | **28.4** | **5.1** | -- | -- | **0.068** | **1.7** | **14.2** | <5.0 | <0.5 | <5.0 | **45.7** | **54.6** | -- |
| ENV14-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | **109** | <0.5 | **2.0** | **15.4** | **9.8** | **16.3** | **6.2** | -- | -- | **0.034** | **1.8** | **10.6** | <5.0 | <0.5 | <5.0 | **38.9** | **61.8** | -- |
| ENV14-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | **107** | <0.5 | **1.9** | **14.0** | **9.2** | **13.5** | **2.3** | -- | -- | **0.022** | **1.4** | **10.4** | <5.0 | <0.5 | <5.0 | **32.9** | **46.2** | -- |
| ENV14-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | **125** | <0.5 | **2.2** | **18.5** | **11.8** | **26.4** | **4.5** | -- | -- | **0.065** | **2.1** | **14.1** | <5.0 | <0.5 | <5.0 | **44.8** | **54.6** | -- |
| ENV15-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | **154** | <0.5 | **2.1** | **16.2** | **7.8** | **28.6** | **79.1** | <0.010 | -- | **0.030** | **1.2** | **9.3** | <5.0 | <0.5 | <5.0 | **29.8** | **186** | -- |
| ENV15-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | **139** | <0.5 | **2.0** | **11.4** | **6.9** | **35.0** | **577** | <0.010 | <0.010 | **0.030** | **1.5** | **8.7** | <5.0 | <0.5 | <5.0 | **23.9** | **2,920** | **0.580** |
| ENV15-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | **149** | <0.5 | **2.2** | **19.1** | **12.5** | **22.0** | **3.5** | -- | -- | **0.053** | **1.2** | **14.0** | <5.0 | <0.5 | <5.0 | **44.8** | **66.5** | -- |

**Notes:**

USEPA RSL = Environmental Protection Agency Regional Screening Levels (RSLs) for residential soil (May 2020)
DTSC-SL = Department of Toxic Substances Control (DTSC) Screening Level (SL), Office of Human and Ecological Risk (HERO) Note Number 3 (June 2020)
** = DTSC Determination of a Southern California Regional Background Arsenic Concentration in Soil (DTSC, 2008)
mg/kg = Milligrams per Kilogram
bgs = Below ground surface
-- = Not applicable or not analyzed
ND or < 0.5 = Analyte not detected above the referenced detection limit
* = Chromium III RSL
Red values exceed one or more screening level

**TABLE 2**
Soil Analytical Results for TPH, VOCs, and PCBs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet) | Date Sampled | Total Petroleum Hydrocarbons (TPH) EPA Method 8015 | | | Volatile Organic Compounds (VOCs) EPA Method 8260B | | Polychlorinated Biphenyls (PCBs) EPA Method 8082 |
|---|---|---|---|---|---|---|---|---|
| | | | GRO (C4-C12) | DRO (C13-C22) | ORO (C23-C40) | Trichloroethene | All other VOCs | All PCBs |
| | | Units | mg/kg | mg/kg | mg/kg | ug/kg | ug/kg | ug/kg |
| SCREENING CRITERIA | | | | | | | | |
| | | USEPA RSL Residential Soil | 82 | 96 | 2,400 | 940 | Varies | Varies |
| | | DTSC-SL Residential Soil | -- | -- | -- | -- | Varies | Varies |
| ENV1-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV1-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV1-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV2-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **21.6** | -- | -- | -- |
| ENV2-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV2-9.0 | 9.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | **1.3** | ND | -- |
| ENV3-0.5 | 0.5 | 7/8/2020 | <0.2 | **11.7** | **180** | <1.0 | ND | -- |
| ENV3-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV3-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV3-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV4-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV4-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV4-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV4-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV5-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV5-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV5-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV5-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV6-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **12.7** | <1.0 | ND | -- |
| ENV6-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV6-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV6-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV7-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV7-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV7-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV7-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV8-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **70.2** | <1.0 | ND | -- |
| ENV8-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |

**TABLE 2**
Soil Analytical Results for TPH, VOCs, and PCBs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet) | Date Sampled | Total Petroleum Hydrocarbons (TPH) EPA Method 8015 | | | Volatile Organic Compounds (VOCs) EPA Method 8260B | | Polychlorinated Biphenyls (PCBs) EPA Method 8082 |
|---|---|---|---|---|---|---|---|---|
| | | | GRO (C4-C12) | DRO (C13-C22) | ORO (C23-C40) | Trichloroethene | All other VOCs | All PCBs |
| | | Units | mg/kg | mg/kg | mg/kg | ug/kg | ug/kg | ug/kg |
| SCREENING CRITERIA | | | | | | | | |
| | | USEPA RSL Residential Soil | 82 | 96 | 2,400 | 940 | Varies | Varies |
| | | DTSC-SL Residential Soil | -- | -- | -- | -- | Varies | Varies |
| ENV8-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV8-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV9-0.5 | 0.5 | 7/8/2020 | <0.2 | **15.4** | **58.9** | <1.0 | ND | -- |
| ENV9-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV9-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV9-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV10-0.5 | 0.5 | 7/8/2020 | <0.2 | **20.6** | **109** | <1.0 | ND | -- |
| ENV10-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV10-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV10-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV11-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **71.4** | <1.0 | ND | -- |
| ENV11-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV11-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV11-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV12-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV12-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV12-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV12-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV13-0.5 | 0.5 | 7/8/2020 | <0.2 | **28.7** | **103** | <1.0 | ND | -- |
| ENV13-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV13-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV13-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV14-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |
| ENV14-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | ND |
| ENV14-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |
| ENV14-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV15-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |
| ENV15-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | ND |
| ENV15-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |

**TABLE 2**
Soil Analytical Results for TPH, VOCs, and PCBs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet) | Date Sampled | Total Petroleum Hydrocarbons (TPH) EPA Method 8015 | | | Volatile Organic Compounds (VOCs) EPA Method 8260B | | Polychlorinated Biphenyls (PCBs) EPA Method 8082 |
|---|---|---|---|---|---|---|---|---|
| | | | GRO (C4-C12) | DRO (C13-C22) | ORO (C23-C40) | Trichloroethene | All other VOCs | All PCBs |
| **Units** | | | mg/kg | mg/kg | mg/kg | ug/kg | ug/kg | ug/kg |
| **SCREENING CRITERIA** | | | | | | | | |
| **USEPA RSL Residential Soil** | | | **82** | **96** | **2,400** | **940** | **Varies** | **Varies** |
| **DTSC-SL Residential Soil** | | | -- | -- | -- | -- | **Varies** | **Varies** |
| ENV15-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |

**Notes:**

GRO = Gasoline Range Organics
DRO = Diesel Range Organics
ORO = Oil Range Organics
USEPA RSL = Environmental Protection Agency Regional Screening Levels (RSLs) for residential soil (May 2020)
DTSC-SL = Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 (June 2020)
mg/kg = Milligrams per Kilogram
ug/kg = Micrograms per Kilogram
-- = Not Analyzed or Not Applicable
ND = Not Detected Above Laboratory Reporting Limits
Lowest aromatic/aliphatic TPH RSL selected for screening criteria
Red values exceed one or more screening level

**TABLE 3**
Soil Vapor Analytical Results for VOCs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Boring ID | Sample ID | Sample Depth (feet) | Date Sampled | Volatile Organic Compounds (VOCs) EPA Method 8260B (µg/L) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Benzene | Chloroform | Tetrachloroethene | Toluene | Trichloroethene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene | m,p-Xylene | o-Xylene | All Other VOCS |
| **USEPA RSL (0.001 attenuation factor) Residential Indoor Air** | | | | **0.36** | **0.12** | **11** | **5,200** | **0.48** | **63** | **63** | **100** | **100** | **--** |
| **USEPA RSL (0.03 attenuation factor) Residential Indoor Air** | | | | **0.012** | **0.004** | **0.37** | **173** | **0.02** | **2.1** | **2.1** | **3.3** | **3.3** | **--** |
| **DTSC-SL (0.001 attenuation factor) Residential Indoor Air** | | | | **0.097** | **0.12** | **0.46** | **310** | **--** | **--** | **--** | **--** | **--** | **--** |
| **DTSC-SL (0.03 attenuation factor) Residential Indoor Air** | | | | **0.0032** | **0.004** | **0.015** | **10.3** | **--** | **--** | **--** | **--** | **--** | **--** |
| ENV1 | ENV1-5.0 | 5.0 | 7/9/2020 | **0.011** | **0.021** | **0.014** | **0.073** | <0.008 | **0.019** | <0.008 | **0.033** | **0.015** | ND |
| | ENV1-10 | 10 | 7/9/2020 | **0.013** | <0.008 | **0.012** | **0.027** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV3 | ENV3-5.0 | 5.0 | 7/9/2020 | <0.008 | **0.009** | **0.678** | **0.017** | **0.010** | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV3-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.201** | **0.020** | <0.008 | **0.034** | **0.016** | <0.016 | **0.017** | ND |
| ENV5 | ENV5-5.0 | 5.0 | 7/9/2020 | **0.012** | **0.012** | **0.107** | **0.021** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV5-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.266** | **0.049** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV6 | ENV6-5.0 | 5.0 | 7/9/2020 | **0.015** | **0.022** | <0.008 | **0.031** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV6-10.5 | 10.5 | 7/9/2020 | <0.008 | <0.008 | **0.067** | **0.017** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV8 | ENV8-5.0 | 5.0 | 7/9/2020 | **0.027** | **0.051** | **0.013** | **0.042** | **0.011** | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV8-10 | 10 | 7/9/2020 | <0.008 | **0.009** | **0.053** | **0.008** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV9 | ENV9-5.0 | 5.0 | 7/9/2020 | **0.018** | **0.024** | <0.008 | **0.018** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV9-10 | 10 | 7/9/2020 | <0.008 | <0.008 | <0.008 | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV11 | ENV11-5.0 | 5.0 | 7/9/2020 | **0.016** | **0.016** | **0.009** | **0.038** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV11-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.013** | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV11-10 REP | 10 | 7/9/2020 | <0.008 | <0.008 | **0.011** | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV12 | ENV12-5.0 | 5.0 | 7/9/2020 | **0.024** | **0.023** | <0.008 | **0.041** | <0.008 | <0.008 | <0.008 | **0.017** | <0.008 | ND |
| | ENV12-10 | 10 | 7/9/2020 | **0.012** | <0.008 | **0.039** | **0.014** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV14 | ENV14-5.0 | 5.0 | 7/9/2020 | **0.010** | **0.014** | **0.013** | **0.020** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV14-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.076** | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |

**Notes:**
USEPA RSLs = Environmental Protection Agency Regional Screening Levels (RSLs) for residential indoor air (May 2020)
DTSC-SL = Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 (June 2020)
<0.008 = Less than the laboratory reporting limit
-- = No published value or not applicable
ug/L = Micrograms per liter
ND= Not Detected above laboratory limit

# APPENDIX A

# APPENDIX A

## References

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# APPENDIX B

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No. 1** | |
|---|---|
| **View Direction of Photo:**<br>Southeast | i<br> |
| **Description:**<br>View of the structure at Lim's Auto Service in the western portion of the subject site. | |

| **Photo No. 2** | |
|---|---|
| **View Direction of Photo:**<br>East | |
| **Description:**<br>View of the structure at Lim's Auto Service in the western portion of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No. 3** | |
|---|---|
| **View Direction of Photo:**<br>South | |
| **Description:**<br>View of the parking lot located at Lim's Auto Service in the western portion of the subject site. | |

| **Photo No. 4** | |
|---|---|
| **View Direction of Photo:**<br>Southwest | |
| **Description:**<br>View of the hazardous materials storage shed located in the southwest corner of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No**. **5** | |
|---|---|
| **View Direction of Photo:**<br>Southwest | |
| **Description:**<br>View of the southwest portion of the subject site, hazardous materials storage shed in the distance. | |

| **Photo No**. 6 | |
|---|---|
| **View Direction of Photo:**<br>Southeast | |
| **Description:**<br>View of the southeast portion of Lim's Auto Service lot. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No. 7** | |
|---|---|
| **View Direction of Photo:**<br>Southwest | |
| **Description:**<br>View of the structure at Tony's Body Shop in the eastern portion of the subject site. | |

| **Photo No. 8** | |
|---|---|
| **View Direction of Photo:**<br>West | |
| **Description:**<br>View of the structure at Tony's Body Shop in the eastern portion of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No. 9** | |
|---|---|
| **View Direction of Photo:**<br>East | |
| **Description:**<br>View of the interior of the structure at Tony's Body Shop. | |

| **Photo No. 10** | |
|---|---|
| **View Direction of Photo:**<br>Southwest | |
| **Description:**<br>View of two 200-gallon waste oil ASTs located in the hazardous materials storage shed in the southwest corner of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No. 11** | |
|---|---|
| **View Direction of Photo:**<br>Southwest | |
| **Description:**<br>View of two 100-gallon waste oil ASTs located south of the structure at Lim's Auto Service in the western portion of the subject site. | |

| **Photo No. 12** | |
|---|---|
| **View Direction of Photo:**<br>East | |
| **Description:**<br>View of single-pole in-ground vehicle hoist located in the structure at Lim's Auto Service in the western portion of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No. 13** | |
|---|---|
| **View Direction of Photo:**<br>East | |
| **Description:**<br>View of the abandoned single-pole in-ground vehicle hoist located in the structure at Lim's Auto Service in the western portion of the subject site. | |

| **Photo No. 14** | |
|---|---|
| **View Direction of Photo:**<br>South | |
| **Description:**<br>View of three 5-gallon containers of low odor based solvent located in the hazardous materials storage shed in the southwest portion of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| | |
|---|---|
| **Photo No**. 15<br>**View Direction of Photo:**<br>Northwest<br><br>**Description:**<br>View of numerous 1-quart containers of motor oil located in the structure at Lim's Auto Service in the western portion of the subject site. | |

| | |
|---|---|
| **Photo No**. 16<br>**View Direction of Photo:**<br>Northeast<br><br>**Description:**<br>View of several 1-gallon paint cans located in the structure at Tony's Auto Shop in the eastern portion of the subject site. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| | |
|---|---|
| **Photo No**. 17<br>**View Direction of Photo:**<br>Northwest<br><br>**Description:**<br>View of two 5-gallon containers of acetone located in the structure at Tony's Auto Shop in the eastern portion of the subject site. | |

| | |
|---|---|
| **Photo No**. 18<br>**View Direction of Photo:**<br>Northeast<br><br>**Description:**<br>View of the in-ground drain located in the eastern portion of the subject site in the vicinity of boring ENV3. | |

| Leighton and Associates, Inc. | **PHOTOGRAPHIC RECORD**<br>**June 9, 2020** | |
|---|---|---|
| **Client Name: Steve and Hannah Lim** | **Site Location:2800 and 2802 W. Jefferson Blvd, Los Angeles, CA** | **Project No.**<br>**12779.001** |

| **Photo No**. 19 | |
|---|---|
| **View Direction of Photo:**<br>Northeast | |
| **Description:**<br>View of an in-ground drain located in the southeast corner of the Lim's Auto Service property. | |

| **Photo No**. 20 | |
|---|---|
| **View Direction of Photo:**<br>West | |
| **Description:**<br>View of an in-ground drain located in the southern portion of the Lim's Auto Service property. | |

# APPENDIX C

Leighton

# Phase I ESA Users Questionnaire

**Project Name:** 2800 W JEFFERSON BLVD

**Complete and Correct Address(es) of the Property and APN(s):**

5004-015-005, 5004-015-006

| **User Company Name:** | **User Name/Title:** |
|---|---|
| | STEVE LIM / OWNER |

**User Phone/Email:** 714-743-0555 / STEVELIM83@GMAIL.COM

**Interviewee Name and Relationship to Project:**

**Site Owner:** STEVE LIM AND HANNAH LIM

**Reason Phase I is required:**

POTENTIAL SALE OR DEVELOPMENT

**Type of property:**

COMMERCIAL

**Type of property transaction (e.g., Sale, purchase, exchange):**

SALE

**Any scope of services beyond the ASTM Practice E 1527:**

**All Parties that will rely on the Phase I report:**

STEVE AND HANNAH LIM

**Name and Contact Information for Site Contact:**

STEVE LIM. 714-743-0555.

**Any special terms or conditions:**

**Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):**

PHASE I REPORT (2/19/2002), APPRAISAL (2/19/2002).

**(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Did a search of recorded land title records (or judicial records where appropriate identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

**(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

**(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).**

Do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐ Yes | ☒ No

If Yes, Describe:

**(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).**

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

☒ Yes | ☐ No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Yes | ☒ No

If Yes, Describe:

**(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? ☒ Yes | ☐ No

(b.) Do you know of specific chemicals that are present or once were present at the property? ☐ Yes | ☒ No

(c.) Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes | ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the property? ☒ Yes | ☐ No

If Yes, Describe: REMOVAL OF UNDERGROUND STORAGE TANKS

**(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? ☐ Yes | ☒ No

If Yes, Describe:

Signature

5/15/20
Date Signed



Leighton

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# Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: STEVE LIM Title: OWNER

Address: 47 SILKBERRY, IRVINE, CA 92614 Phone: 714-743-0555

Relationship to Property: OWNER

Name of Property Owner: STEVE AND HANNAH LIM

Address of Property Owner: 47 SILKBERRY, IRVINE, CA 92614

Site Name: 2800 W JEFFERSON BLVD.

Property Address: 2800-2802 W JEFFERSON BLVD, LOS ANGELES, CA 90018

Previous Street Names/Numbers:

General Business Type/Present Property Use: AUTOMOTIVE REPAIR AND BODY SHOP

Property Utilization during Ownership: AUTOMOTIVE REPAIR AND BODY SHOP

Assessor Parcel #: 5004-015-005 5004-015-006 Grant Total Square Footage: 16,250

Total # of Buildings: 2 Date Built: 1958

Name and Address of Past Owners (include dates of ownership): EDWARD AND MARIE FISHER (4/1957-3/1992)

ICK SOO KIM AND SOO IM KIM (3/1992-4/2002), YEO SAN LIM (4/2002 -

Past Property Uses (include dates): GAS STATION (1957-1992), AUTO REPAIR (1992-PRESENT)

Source of Potable Water Supply (municipal/groundwater wells): MUNICIPAL

Sewage Disposal (municipal/septic) (provide name of utility): MUNICIPAL

Means of Heating/Cooling (gas, electric, heating oil, etc.): ELECTRIC

Fuel Source for Heating/Air Conditioning (provide name of utility): EDISON

Neighboring Property Types (commercial/industrial/residential): RESIDENTIAL

Current Uses of Adjoining Properties:

North: COMMERCIAL

South: RESIDENTIAL

East: COMMERCIAL

West: RESIDENTIAL

**ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:**

| ITEM | YES | NO | UNK | ADJACENT PROPERTY |
|---|---|---|---|---|
| • Hazardous Materials | X | | | |
| • Hazardous Waste | X | | | |
| • MSDS Sheets | | | X | |
| • Underground Storage Tanks (USTs) | X | | | |
| • Aboveground Storage Tanks (ASTs) | | X | | |
| • Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area | | X | | |
| • Odors | | X | | |
| • Drums | X | | | |
| • Electrical or hydraulic equipment known to contain Polychlorinated Biphenyls (PCBs) | | | X | |
| • Stained soil or surfaces | | | X | |
| • Drains | | X | | |
| • Sumps | | X | | |
| • Clarifier | | X | | |
| • Pits, ponds, or lagoons | | X | | |
| • Stressed vegetation | | X | | |
| • Areas for dumping solid waste (landfill) | | X | | |
| • Wastewater | | X | | |
| • Wells (groundwater, oil, and/or gas) | | X | | |
| • Septic Systems | | X | | |
| • Fill Material (if fill material is on site, please state source of fill) | | | X | |

| ADDITIONAL QUESTIONS: | YES | NO | UNK | REMARKS |
|---|---|---|---|---|
| Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, metal plating, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility. | X | | | |
| Are you aware of any Phase I or Phase II environmental site assessments, soil sampling reports, geotechnical or geologic reports, environmental compliance audit reports, environmental permits, registrations for USTs or ASTs, community right-to-know plans, environmental safety plans or reports regarding hazardous waste generation for the Site? | X | | | HAVE PHASE I REPORT DATED FEB 19, 2002. |
| Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site? | | X | | |
| Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site? | | X | | |
| Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | | X | | |
| Do you know of any environmental concerns associated with the Site? If so please state in remarks column. | | X | | |
| Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column. | | X | | |

**Additional Comments:**

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature

2/15/2020

Date

# APPENDIX D

# The NETR Environmental Lien and AUL Search Report

**LIM JEFFERSON BOULEVARD**
**2800 AND 2802 WEST JEFFERSON BOULEVARD**
**LOS ANGELES, CALIFORNIA**

**Monday, June 8, 2020**

**Project Number: L20-00583**

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

# ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

**Thank you for your business**
Please contact NETR at 480-967-6752
with any questions or comments

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# ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

## TARGET PROPERTY INFORMATION

## ADDRESS

**Lim Jefferson Boulevard**
**2800 and 2802 West Jefferson Boulevard**
**Los Angeles, California**

## RESEARCH SOURCE

Source: Los Angeles County Assessor
Los Angeles County Recorder

## DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: Yeo San Lim and Soo Jung Lim, husband and wife

Grantee: Steve Lim and Hannah Lim, husband and wife

Deed Dated: 03/26/2015
Deed Recorded: 03/27/2015
Instrument: 20150332944

## LEGAL DESCRIPTION

Lot 5, Block F, of the West Jefferson and Seventh Avenue Tracts, according to the map or plat thereof, as filed of record in Book 11, Page 133, Los Angeles County, State of California

Assessor's Parcel Number(s): 5044-015-005

## ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

## OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

# ENVIRONMENTAL LIEN AND AUL REPORT

## TARGET PROPERTY INFORMATION

## ADDRESS

**Lim Jefferson Boulevard**
**2800 and 2802 West Jefferson Boulevard**
**Los Angeles, California**

## RESEARCH SOURCE

Source: Los Angeles County Assessor
Los Angeles County Recorder

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Type of Instrument: Grant Deed

Grantor: Yeo San Lim and Soo Jung Lim, husband and wife

Grantee: Steve Lim and Hannah Lim, husband and wife

Deed Dated: 03/26/2015
Deed Recorded: 03/27/2015
Instrument: 20150332944

## LEGAL DESCRIPTION

Lots 6 and 7, Block F, of the West Jefferson and Seventh Avenue Tracts, according to the map or plat thereof, as filed of record in Book 11, Page 133, Los Angeles County, State of California

Assessor's Parcel Number(s): 5044-015-006

## ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

## OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

This page is part of your document - DO NOT DISCARD

# 20150332944

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/27/15 AT 09:49AM

Pages:
0004

| | |
|---|---|
| FEES: | 28.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 28.00 |

LEADSHEET

201503273270002

00010338632

006723422

SEQ:
01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By
YEO SAN LIM
SOO JUNG LIM
When recorded mail document to:
NAME STEVE LIM
HANNAH LIM
ADDRESS 47 SILKBERRY

CITY IRVINE
STATE & ZIP CA. 92614

APN: 5044-015-005, 5044-015-006

Above Space for Recorder's Use Only

# GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN,
DOCUMENTARY TRANSFER TAX is $ R&T 11911

CITY TAX $

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value of items or encumbrances remaining at time of sale,
- ☐ Unincorporated area ☐ City of LOS ANGELES, and

FOR A FULL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

YEO SAN LIM and SOO JUNG LIM, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANT(s) to STEVE LIM AND HANNAH LIM, HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the City of LOS ANGELES County

of LOS ANGELES, State of California:

LOTS 5, 6 AND 7, BLOCK "F" OF THE WEST JEFFERSON AND SEVENTH AVENUE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 133 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated: 03/26/15

YEO SAN LIM

SOO JUNG LIM

STATE OF CALIFORNIA
COUNTY OF Orange } SS.

On 03/26/2015 before me, Swati Ramesh Patel a Notary Public, personally appeared Soo Jung Lim who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

SWATI RAMESH PATEL
Commission # 2005751
Notary Public - California
Orange County
My Comm. Expires Jan 31 2017

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Orange. )

On 03/26/2015 before me, *Swati Ramesh Patel, Notary Public*
*Date* *Here Insert Name and Title of the Officer*

personally appeared Soo Jung Lim
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SWATI RAMESH PATEL
Commission # 2006751
Notary Public - California
Orange County
My Comm. Expires Jan 31, 2017

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above _____

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: _____ | Signer's Name: _____ |
|---|---|
| ☐ Corporate Officer — Title(s) _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California )
County of Orange. )

On 03/27/2015 before me, *Swati Ramesh Patel, Notary Public*
*Date* *Here Insert Name and Title of the Officer*

personally appeared Yeo San Lim
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SWATI RAMESH PATEL
Commission # 2005751
Notary Public - California
Orange County
My Comm. Expires Jan 31, 2017

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

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Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: | Signer's Name: |
|---|---|
| ☐ Corporate Officer — Title(s): | ☐ Corporate Officer — Title(s): |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer Is Representing: | Signer Is Representing: |

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# APPENDIX E

**Lim Jefferson Blvd**
2800 West Jefferson Blvd
Los Angeles, CA  90018

Inquiry Number: 6084589.2s
June 08, 2020

# The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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**GEOCHECK ADDENDUM**

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

## TARGET PROPERTY INFORMATION

### ADDRESS

2800 WEST JEFFERSON BLVD
LOS ANGELES, CA 90018

### COORDINATES

| | |
|---|---|
| Latitude (North): | 34.0253260 - 34° 1' 31.17'' |
| Longitude (West): | 118.3262900 - 118° 19' 34.64'' |
| Universal Tranverse Mercator: | Zone 11 |
| UTM X (Meters): | 377549.5 |
| UTM Y (Meters): | 3765562.8 |
| Elevation: | 126 ft. above sea level |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

| | |
|---|---|
| Target Property Map: | 5630741 HOLLYWOOD, CA |
| Version Date: | 2012 |

### AERIAL PHOTOGRAPHY IN THIS REPORT

| | |
|---|---|
| Portions of Photo from: | 20140513 |
| Source: | USDA |

# MAPPED SITES SUMMARY

Target Property Address:
2800 WEST JEFFERSON BLVD
LOS ANGELES, CA 90018

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---|---|---|---|---|---|
| A1 | YEO SAN LIM DBA LIMS | 2800 W JEFFERSON BLV | HWTS | | TP |
| A2 | 1X GARCIA, ANGEL | 2800 W JEFFERSON BLV | HWTS | | TP |
| A3 | 1X ANGLE GARCIA | 2800 W JEFFERSON BLV | HAZNET, HWTS | | TP |
| A4 | L.A #1 AUTO CENTER T | 2800 W. JEFFERSON BL | HWTS | | TP |
| A5 | TONY AUTO CENTER | 2800 W JEFFERSON BLV | EDR Hist Auto | | TP |
| A6 | WICKSON HARRY | 2802 W JEFFERSON BLV | EDR Hist Auto | | TP |
| A7 | L.A #1 AUTO CENTER T | 2800 W. JEFFERSON BL | RCRA NonGen / NLR | | TP |
| A8 | LIM AUTO | 2800 W JEFFERSON BLV | HAZMAT | | TP |
| A9 | L.A #1 AUTO CENTER T | 2800 W. JEFFERSON BL | FINDS | | TP |
| A10 | FRANK'S BODY SHOP | 2800 W JEFFERSON BLV | SWEEPS UST, CA FID UST | | TP |
| A11 | TONY'S AUTO BODY WOR | 2802 W JEFFERSON BLV | CERS HAZ WASTE, HAZMAT | | TP |
| A12 | L.A #1 AUTO CENTER T | 2800 W. JEFFERSON BL | ECHO | | TP |
| A13 | TONY'S BODY SHOP | 2802 W JEFFERSON BLV | HWTS | | TP |
| A14 | TONY'S AUTO BODY WOR | 2802 W JEFFERSON BLV | FINDS | | TP |
| A15 | LIM AUTO | 2800 W JEFFERSON BLV | FINDS | | TP |
| A16 | BRANCHES | 2833 W JEFFERSON BLV | EDR Hist Cleaner | Higher | 50, 0.009, NNW |
| A17 | JOES FRAME & ALIGNME | 2813 W JEFFERSON BLV | HAZMAT | Higher | 51, 0.010, NNE |
| A18 | REYES FUEL INJECTION | 2724 1/2 W JEFFERSON | HAZMAT | Higher | 129, 0.024, East |
| A19 | SELECT AUTO REPAIR | 2724 W JEFFERSON BLV | HAZMAT | Higher | 129, 0.024, East |
| A20 | LATINOS AUTO REPAIR | 2724 W JEFFERSON BLV | EDR Hist Auto | Higher | 129, 0.024, East |
| A21 | YASUDA Y | 2731 W JEFFERSON BLV | EDR Hist Cleaner | Higher | 160, 0.030, NE |
| B22 | VACANT LOT | 2903 W JEFFERSON BLV | UST | Lower | 210, 0.040, WNW |
| B23 | VACANT LOT | 2903 W JEFFERSON BLV | HAZMAT | Lower | 210, 0.040, WNW |
| B24 | WALKER L L | 2901 W JEFFERSON BLV | EDR Hist Auto | Lower | 283, 0.054, WNW |
| B25 | CH AUTO REPAIR | 2901 W JEFFERSON BLV | HAZMAT | Lower | 283, 0.054, WNW |
| C26 | DOLINSKY F R | 2630 W JEFFERSON BLV | EDR Hist Cleaner | Higher | 441, 0.084, East |
| B27 | JOHNNY'S AUTO PARTS | 2917 W JEFFERSON BLV | SWEEPS UST, CA FID UST | Lower | 445, 0.084, WNW |
| B28 | ONE WAY AUTO BODY IN | 2917 W JEFFERSON BLV | CERS HAZ WASTE, HAZNET, HAZMAT, HWTS | Lower | 445, 0.084, WNW |
| B29 | ENDO AUTO REPAIR SHO | 2917 W JEFFERSON BLV | EDR Hist Auto | Lower | 445, 0.084, WNW |
| B30 | ONE WAY AUTO BODY IN | 2917 W JEFFERSON BLV | RCRA NonGen / NLR | Lower | 445, 0.084, WNW |
| C31 | LAUSD/ SIXTH AVE CHI | 3124 SEVENTH AVENUE | RCRA NonGen / NLR | Higher | 450, 0.085, ENE |
| 32 | BEELER V C | 3501 E 9TH ST | EDR Hist Auto | Lower | 471, 0.089, SW |
| D33 | JIM'S GARAGE | 2924 W JEFFERSON BLV | CA FID UST | Lower | 477, 0.090, West |
| D34 | HULBERT D V | 2924 W JEFFERSON BLV | EDR Hist Auto | Lower | 477, 0.090, West |
| D35 | | 2924 W JEFFERSON BLV | UST | Lower | 477, 0.090, West |
| D36 | JIM'S GARAGE | 2924 W JEFFERSON BLV | SWEEPS UST | Lower | 477, 0.090, West |
| D37 | KELLEY FARRIS | 3068 W 10TH ST | EDR Hist Cleaner | Lower | 528, 0.100, WNW |
| D38 | TAK'S HARDWARE & GAR | 3007 W JEFFERSON BLV | HAZMAT | Lower | 548, 0.104, WNW |
| C39 | JIN KYU KIM | 2616 W JEFFERSON BLV | CERS HAZ WASTE, SWEEPS UST, CA FID UST, HAZMAT,... | Higher | 569, 0.108, East |

# MAPPED SITES SUMMARY

Target Property Address:
2800 WEST JEFFERSON BLVD
LOS ANGELES, CA 90018

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---|---|---|---|---|---|
| D40 | CHARTER CUMMUNICATIO | 3000 W JEFFERSON BLV | HAZMAT | Lower | 590, 0.112, West |
| C41 | PANDA BELL CLEANERS | 2610 W JEFFERSON BLV | EDR Hist Cleaner | Higher | 611, 0.116, East |
| C42 | LAVANDERIA LA ALEGRI | 2624 W JEFFERSON BLV | EDR Hist Cleaner | Higher | 651, 0.123, East |
| 43 | MARTIN, SALLY | 3560 7TH | HIST CORTESE | Higher | 773, 0.146, SSE |
| E44 | LAUSD 6TH AVE ELEM S | 3109 SIXTH AVE | RCRA-SQG | Higher | 800, 0.152, ENE |
| E45 | LAUSD - 6TH AVENUE S | 3109 S 6TH AVE | HAZMAT | Higher | 800, 0.152, ENE |
| F46 | | 3100 W JEFFERSON BLV | UST | Lower | 852, 0.161, West |
| F47 | LA SEINAN SENIOR CIT | 3116 W JEFFERSON BLV | RCRA-SQG, FINDS, ECHO | Lower | 907, 0.172, West |
| F48 | PEERLESS SUEDE & LEA | 3115 W JEFFERSON BLV | SWEEPS UST, CA FID UST, EMI | Lower | 1033, 0.196, West |
| F49 | PEERLESS SUEDE & LEA | 3115 W JEFFERSON AVE | RCRA-SQG, LUST, FINDS, ECHO, Cortese | Lower | 1033, 0.196, West |
| F50 | PEERLESS SUEDE & LEA | 3115 W JEFFERSON BLV | DRYCLEANERS | Lower | 1033, 0.196, West |
| F51 | PEERLESS SUEDE AND L | 3115 W JEFFERSON BLV | HIST UST | Lower | 1033, 0.196, West |
| F52 | PEERLESS SUEDE & LEA | 3115 W JEFFERSON BLV | DRYCLEANERS, HAZMAT | Lower | 1033, 0.196, West |
| F53 | PEERLESS SUEDE & LEA | 3115 JEFFERSON BLVD | LUST, CERS | Lower | 1033, 0.196, West |
| G54 | UNION STATION | 2501 W JEFFERSON BLV | SWEEPS UST, CA FID UST | Higher | 1042, 0.197, East |
| G55 | | 2502 W JEFFERSON BLV | UST | Higher | 1056, 0.200, East |
| F56 | OMEGA MOTORS | 3121 W JEFFERSON BLV | HAZMAT, HWTS | Lower | 1099, 0.208, West |
| H57 | CERTIFIED GROCERS OF | 3609 TENTH AVE | HIST UST | Lower | 1118, 0.212, SW |
| H58 | OLSON URBAN II, LOS | 3609 10TH AVENUE | RCRA NonGen / NLR | Lower | 1118, 0.212, SW |
| H59 | CERTIFIED GROCERS OF | 3609 10TH AVE | SWEEPS UST, CA FID UST, WDS | Lower | 1118, 0.212, SW |
| H60 | UNIFIED GROCERS INC | 3609 10TH AVE | HIST UST, CIWQS | Lower | 1118, 0.212, SW |
| H61 | OLSON LAND OPPORTUNI | 3609 10TH AVENUE | RCRA NonGen / NLR | Lower | 1118, 0.212, SW |
| F62 | | 3123 JEFFERSON BLVD | UST | Lower | 1124, 0.213, West |
| H63 | ELEVENTH AVENUE ANIM | 3612 11TH AVE | HIST UST | Lower | 1240, 0.235, SW |
| H64 | ELEVENTH AVENUE ANIM | 3612 11TH AVE | SWEEPS UST, CA FID UST | Lower | 1240, 0.235, SW |
| H65 | LA 11TH AVE ANIMAL S | 3612 11TH AVE | RCRA-SQG, FINDS, ECHO, HAZNET, HWTS | Lower | 1240, 0.235, SW |
| H66 | CITY OF LA - DEPT OF | 3612 S 11TH AVE | HAZMAT | Lower | 1240, 0.235, SW |
| H67 | ELEVENTH AVENUE ANIM | 3612 ELEVENTH AVENUE | HIST UST | Lower | 1240, 0.235, SW |
| I68 | KA AUTOBODY SHOP | 3203 W JEFFERSON BLV | CERS HAZ WASTE | Lower | 1288, 0.244, West |
| I69 | A&T SERVICE INC. | 3203 W JEFFERSON BLV | HIST UST | Lower | 1288, 0.244, West |
| I70 | CHARLES AUTO SERVICE | 3203 W JEFFERSON BLV | UST, SWEEPS UST | Lower | 1288, 0.244, West |
| I71 | KA AUTOBODY SHOP | 3203 W JEFFERSON BLV | UST | Lower | 1288, 0.244, West |
| I72 | CHARLES AUTO SERVICE | 3203 W JEFFERSON BLV | CERS HAZ WASTE, HIST UST, CA FID UST, HAZMAT, CERS | Lower | 1288, 0.244, West |
| H73 | RESIDENCE FURNITURE | 3629 10TH ST | RCRA-SQG | Lower | 1289, 0.244, SSW |
| J74 | 36TH ST | 3124 W 36TH ST | HIST UST | Lower | 1310, 0.248, SW |
| J75 | SO CAL GAS (CRENSHAW | 3124 W 36TH ST | CERS HAZ WASTE, CA FID UST, CERS TANKS, HAZMAT,... | Lower | 1310, 0.248, SW |
| J76 | SO CAL GAS (CRENSHAW | 3124 W 36TH ST | ENVIROSTOR, UST, SWEEPS UST | Lower | 1310, 0.248, SW |
| J77 | 36TH ST. | 3124 W 36TH ST | HIST UST | Lower | 1310, 0.248, SW |
| J78 | S CALIFORNIA GAS CO | 3124 W 36TH ST | RCRA-SQG, FINDS, ECHO | Lower | 1310, 0.248, SW |

## MAPPED SITES SUMMARY

Target Property Address:
2800 WEST JEFFERSON BLVD
LOS ANGELES, CA 90018

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---|---|---|---|---|---|
| J79 | LOS ANGELES GAS AND | W. 36TH STREET | EDR MGP | Lower | 1427, 0.270, SW |
| J80 | FORMER UNIFIED GROCE | 3629 11TH AVENUE | CPS-SLIC, CERS | Lower | 1427, 0.270, SW |
| K81 | LA CITY FIRE STATION | 3661 7TH AVE | LUST, HIST UST | Lower | 1499, 0.284, SSE |
| K82 | LA CITY FIRE STATION | 3661 7TH AVE | LUST, Cortese, CERS | Lower | 1499, 0.284, SSE |
| 83 | STELLA MIDDLE CHARTE | 2905 EXPOSITION PLAC | ENVIROSTOR, SCH | Lower | 1721, 0.326, SSW |
| L84 | SOUTHWESTERN ENGINEE | | ENVIROSTOR | Lower | 2055, 0.389, West |
| L85 | SOUTHWESTERN ENGR. C | | FUDS | Lower | 2065, 0.391, West |
| 86 | BUMPER EXPRESS RESTO | 2141 WEST JEFFERSON | SEMS | Higher | 2158, 0.409, East |
| 87 | FILM PROCESSING CO. | 3602 CRENSHAW | CPS-SLIC, CERS | Lower | 2324, 0.440, WSW |
| 88 | GRACE HOUSE FOSTER Y | 3726 WEST ADAMS BOUL | ENVIROSTOR | Higher | 2417, 0.458, North |
| M89 | CHEVRON #9-2748 | 3405 ARLINGTON AVE S | LUST, Cortese, CERS | Higher | 2465, 0.467, East |
| M90 | CHEVRON #9-2748 | 3405 ARLINGTON | HIST CORTESE | Higher | 2465, 0.467, East |
| M91 | EQUILON-SHELL BRANDE | 3405 ARLINGTON | HIST CORTESE | Higher | 2465, 0.467, East |
| M92 | UNOCAL #5418 | 2105 JEFFERSON BLVD | LUST, Cortese, CERS | Higher | 2477, 0.469, East |
| N93 | CRENSHAW CAR WASH | 3518 CRENSHAW BLVD | CPS-SLIC, CERS | Lower | 2502, 0.474, West |
| N94 | WESTSIDE ARCO NO. 1 | 3412 CRENSHAW BLVD | LUST, Cortese | Lower | 2586, 0.490, West |
| N95 | ARCO #0027 | 3412 CRENSHAW | LUST, HIST CORTESE, CERS | Lower | 2586, 0.490, West |
| N96 | ARCO #0027 | 3412 CRENSHAW BLVD S | LUST, Cortese, CERS | Lower | 2586, 0.490, West |
| O97 | THE EXCEPTIONAL CHIL | 3740 WEST WASHINGTON | ENVIROSTOR | Higher | 5238, 0.992, North |
| O98 | LOS ANGELES TECHNOLO | 3721 WEST WASHINGTON | ENVIROSTOR, SCH | Higher | 5256, 0.995, North |

# EXECUTIVE SUMMARY

**TARGET PROPERTY SEARCH RESULTS**

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

| Site | Database(s) | EPA ID |
|---|---|---|
| YEO SAN LIM DBA LIMS<br>2800 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | HWTS | N/A |
| 1X GARCIA, ANGEL<br>2800 W JEFFERSON BLV<br>LOS ANGELES, CA 90066 | HWTS | N/A |
| 1X ANGLE GARCIA<br>2800 W JEFFERSON BLV<br>LOS ANGELE, CA 90010 | HAZNET<br>GEPAID: CAC000615624<br>HWTS | N/A |
| L.A #1 AUTO CENTER T<br>2800 W. JEFFERSON BL<br>LOS ANGELES, CA 90018 | HWTS | N/A |
| TONY AUTO CENTER<br>2800 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | EDR Hist Auto | N/A |
| WICKSON HARRY<br>2802 W JEFFERSON BLV<br>LOS ANGELES, CA | EDR Hist Auto | N/A |
| L.A #1 AUTO CENTER T<br>2800 W. JEFFERSON BL<br>LOS ANGELES, CA 90018 | RCRA NonGen / NLR<br>EPA ID:: CAL000445290 | CAL000445290 |
| LIM AUTO<br>2800 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | HAZMAT<br>Database: LOS ANGELES HM, Date of Government Version: 06/01/2019 | N/A |
| L.A #1 AUTO CENTER T<br>2800 W. JEFFERSON BL<br>LOS ANGELES, CA 90018 | FINDS | N/A |
| FRANK'S BODY SHOP<br>2800 W JEFFERSON BLV<br>LA, CA 90016 | SWEEPS UST<br>Comp Number: 5583<br>CA FID UST | N/A |

| | | |
|---|---|---|
| | Facility Id: 19015775<br>Status: I | |
| TONY'S AUTO BODY WOR<br>2802 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | CERS HAZ WASTE<br>HAZMAT<br>Database: LOS ANGELES HM, Date of Government Version: 06/01/2019 | N/A |
| L.A #1 AUTO CENTER T<br>2800 W. JEFFERSON BL<br>LOS ANGELES, CA 90018 | ECHO<br>Registry ID: 110070591923 | N/A |
| TONY'S BODY SHOP<br>2802 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | HWTS | N/A |
| TONY'S AUTO BODY WOR<br>2802 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | FINDS<br>Registry ID:: 110066089020 | N/A |
| LIM AUTO<br>2800 W JEFFERSON BLV<br>LOS ANGELES, CA 90018 | FINDS<br>Registry ID:: 110065308820 | N/A |

**DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

***Federal Delisted NPL site list***

Delisted NPL ---------- National Priority List Deletions

***Federal CERCLIS list***

FEDERAL FACILITY ---------- Federal Facility Site Information listing

# EXECUTIVE SUMMARY

***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE---------- Superfund Enterprise Management System Archive

***Federal RCRA CORRACTS facilities list***

CORRACTS---------- Corrective Action Report

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF---------- RCRA - Treatment, Storage and Disposal

***Federal RCRA generators list***

RCRA-LQG---------- RCRA - Large Quantity Generators
RCRA-VSQG---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

***Federal institutional controls / engineering controls registries***

LUCIS---------- Land Use Control Information System
US ENG CONTROLS---------- Engineering Controls Sites List
US INST CONTROLS---------- Institutional Controls Sites List

***Federal ERNS list***

ERNS---------- Emergency Response Notification System

***State- and tribal - equivalent NPL***

RESPONSE---------- State Response Sites

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF---------- Solid Waste Information System

***State and tribal leaking storage tank lists***

INDIAN LUST---------- Leaking Underground Storage Tanks on Indian Land

***State and tribal registered storage tank lists***

FEMA UST---------- Underground Storage Tank Listing
AST---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST---------- Underground Storage Tanks on Indian Land

***State and tribal voluntary cleanup sites***

INDIAN VCP---------- Voluntary Cleanup Priority Listing
VCP---------- Voluntary Cleanup Program Properties

***State and tribal Brownfields sites***

BROWNFIELDS---------- Considered Brownfieds Sites Listing

# EXECUTIVE SUMMARY

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS ---------- A Listing of Brownfields Sites

***Local Lists of Landfill / Solid Waste Disposal Sites***

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

***Local Lists of Hazardous waste / Contaminated Sites***

AOCONCERN ---------- Key Areas of Concerns in Los Angeles County
US HIST CDL ---------- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---------- Historical Calsites Database
SCH ---------- School Property Evaluation Program
CDL ---------- Clandestine Drug Labs
Toxic Pits ---------- Toxic Pits Cleanup Act Sites
US CDL ---------- National Clandestine Laboratory Register
PFAS ---------- PFAS Contamination Site Location Listing

***Local Land Records***

LIENS ---------- Environmental Liens Listing
LIENS 2 ---------- CERCLA Lien Information
DEED ---------- Deed Restriction Listing

***Records of Emergency Release Reports***

HMIRS ---------- Hazardous Materials Information Reporting System
CHMIRS ---------- California Hazardous Material Incident Report System
LDS ---------- Land Disposal Sites Listing
MCS ---------- Military Cleanup Sites Listing
SPILLS 90 ---------- SPILLS 90 data from FirstSearch

***Other Ascertainable Records***

DOD ---------- Department of Defense Sites
SCRD DRYCLEANERS ---------- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---------- Financial Assurance Information
EPA WATCH LIST ---------- EPA WATCH LIST
2020 COR ACTION ---------- 2020 Corrective Action Program List
TSCA ---------- Toxic Substances Control Act
TRIS ---------- Toxic Chemical Release Inventory System
SSTS ---------- Section 7 Tracking Systems
ROD ---------- Records Of Decision
RMP ---------- Risk Management Plans

# EXECUTIVE SUMMARY

| | |
|---|---|
| RAATS | RCRA Administrative Action Tracking System |
| PRP | Potentially Responsible Parties |
| PADS | PCB Activity Database System |
| ICIS | Integrated Compliance Information System |
| FTTS | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) |
| MLTS | Material Licensing Tracking System |
| COAL ASH DOE | Steam-Electric Plant Operation Data |
| COAL ASH EPA | Coal Combustion Residues Surface Impoundments List |
| PCB TRANSFORMER | PCB Transformer Registration Database |
| RADINFO | Radiation Information Database |
| HIST FTTS | FIFRA/TSCA Tracking System Administrative Case Listing |
| DOT OPS | Incident and Accident Data |
| CONSENT | Superfund (CERCLA) Consent Decrees |
| INDIAN RESERV | Indian Reservations |
| FUSRAP | Formerly Utilized Sites Remedial Action Program |
| UMTRA | Uranium Mill Tailings Sites |
| LEAD SMELTERS | Lead Smelter Sites |
| US AIRS | Aerometric Information Retrieval System Facility Subsystem |
| US MINES | Mines Master Index File |
| ABANDONED MINES | Abandoned Mines |
| DOCKET HWC | Hazardous Waste Compliance Docket Listing |
| UXO | Unexploded Ordnance Sites |
| FUELS PROGRAM | EPA Fuels Program Registered Listing |
| CA BOND EXP. PLAN | Bond Expenditure Plan |
| CUPA Listings | CUPA Resources List |
| EMI | Emissions Inventory Data |
| ENF | Enforcement Action Listing |
| Financial Assurance | Financial Assurance Information Listing |
| ICE | ICE |
| LOS ANGELES CO. HMS | HMS: Street Number List |
| HWP | EnviroStor Permitted Facilities Listing |
| HWT | Registered Hazardous Waste Transporter Database |
| MINES | Mines Site Location Listing |
| MWMP | Medical Waste Management Program Listing |
| NPDES | NPDES Permits Listing |
| PEST LIC | Pesticide Regulation Licenses Listing |
| PROC | Certified Processors Database |
| Notify 65 | Proposition 65 Records |
| LA Co. Site Mitigation | Site Mitigation List |
| UIC | UIC Listing |
| UIC GEO | UIC GEO (GEOTRACKER) |
| WASTEWATER PITS | Oil Wastewater Pits Listing |
| WDS | Waste Discharge System |
| WIP | Well Investigation Program Case List |
| MILITARY PRIV SITES | MILITARY PRIV SITES (GEOTRACKER) |
| PROJECT | PROJECT (GEOTRACKER) |
| WDR | Waste Discharge Requirements Listing |
| CIWQS | California Integrated Water Quality System |
| CERS | CERS |
| NON-CASE INFO | NON-CASE INFO (GEOTRACKER) |
| OTHER OIL GAS | OTHER OIL & GAS (GEOTRACKER) |
| PROD WATER PONDS | PROD WATER PONDS (GEOTRACKER) |
| SAMPLING POINT | SAMPLING POINT (GEOTRACKER) |
| WELL STIM PROJ | Well Stimulation Project (GEOTRACKER) |

# EXECUTIVE SUMMARY

MINES MRDS Mineral Resources Data System
LOS ANGELES CO LF METHANE Methane Producing Landfills

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

RGA LF Recovered Government Archive Solid Waste Facilities List
RGA LUST Recovered Government Archive Leaking Underground Storage Tank

**SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal CERCLIS list***

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 04/27/2020 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| BUMPER EXPRESS RESTO<br>Site ID: 0908682<br>EPA Id: CAN000908682 | 2141 WEST JEFFERSON | E 1/4 - 1/2 (0.409 mi.) | 86 | 134 |

***Federal RCRA generators list***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA)

of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/23/2020 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| LAUSD 6TH AVE ELEM S<br>EPA ID:: CAD982025124 | 3109 SIXTH AVE | ENE 1/8 - 1/4 (0.152 mi.) | E44 | 59 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***LA SEINAN SENIOR CIT***<br>EPA ID:: CAD981986573 | ***3116 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.172 mi.)*** | ***F47*** | ***61*** |
| ***PEERLESS SUEDE & LEA***<br>EPA ID:: CAD981974736 | ***3115 W JEFFERSON AVE*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F49*** | ***66*** |
| ***LA 11TH AVE ANIMAL S***<br>EPA ID:: CAD981988017 | ***3612 11TH AVE*** | ***SW 1/8 - 1/4 (0.235 mi.)*** | ***H65*** | ***85*** |
| RESIDENCE FURNITURE<br>EPA ID:: CAR000158451 | 3629 10TH ST | SSW 1/8 - 1/4 (0.244 mi.) | H73 | 106 |
| ***S CALIFORNIA GAS CO***<br>EPA ID:: CAD981422074 | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J78*** | ***121*** |

***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/27/2020 has revealed that there are 6 ENVIROSTOR sites within approximately 1 mile of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| GRACE HOUSE FOSTER Y<br>Facility Id: 19830007<br>Status: No Action Required | 3726 WEST ADAMS BOUL | N 1/4 - 1/2 (0.458 mi.) | 88 | 135 |
| THE EXCEPTIONAL CHIL<br>Facility Id: 19830002<br>Status: No Action Required | 3740 WEST WASHINGTON | N 1/2 - 1 (0.992 mi.) | O97 | 150 |
| ***LOS ANGELES TECHNOLO***<br>Facility Id: 19000015<br>Status: Inactive - Needs Evaluation | ***3721 WEST WASHINGTON*** | ***N 1/2 - 1 (0.995 mi.)*** | ***O98*** | ***151*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***SO CAL GAS (CRENSHAW*** | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J76*** | ***118*** |

Facility Id: 80001142
Status: Inactive - Needs Evaluation

| | | | | |
|---|---|---|---|---|
| ***STELLA MIDDLE CHARTE*** | ***2905 EXPOSITION PLAC*** | ***SSW 1/4 - 1/2 (0.326 mi.)*** | ***83*** | ***129*** |
| Facility Id: 60002102<br>Status: No Further Action | | | | |
| SOUTHWESTERN ENGINEE | | W 1/4 - 1/2 (0.389 mi.) | L84 | 132 |
| Facility Id: 80001143<br>Status: Inactive - Needs Evaluation | | | | |

***State and tribal leaking storage tank lists***

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***CHEVRON #9-2748*** | ***3405 ARLINGTON AVE S*** | ***E 1/4 - 1/2 (0.467 mi.)*** | ***M89*** | ***136*** |
| Database: LUST REG 4, Date of Government Version: 09/07/2004<br>Database: LUST, Date of Government Version: 05/13/2020<br>Status: Completed - Case Closed<br>Facility Id: 900180052<br>Status: Case Closed<br>Global Id: T0603700604<br>Global ID: T0603700604 | | | | |
| ***UNOCAL #5418*** | ***2105 JEFFERSON BLVD*** | ***E 1/4 - 1/2 (0.469 mi.)*** | ***M92*** | ***140*** |
| Database: LUST, Date of Government Version: 05/13/2020<br>Status: Completed - Case Closed<br>Global Id: T10000005389 | | | | |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***PEERLESS SUEDE & LEA*** | ***3115 W JEFFERSON AVE*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F49*** | ***66*** |
| Database: LUST REG 4, Date of Government Version: 09/07/2004<br>Facility Id: 900180043<br>Status: Case Closed<br>Global ID: T0603700603 | | | | |
| ***PEERLESS SUEDE & LEA*** | ***3115 JEFFERSON BLVD*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F53*** | ***74*** |
| Database: LUST, Date of Government Version: 05/13/2020<br>Status: Completed - Case Closed<br>Global Id: T0603700603 | | | | |
| ***LA CITY FIRE STATION*** | ***3661 7TH AVE*** | ***SSE 1/4 - 1/2 (0.284 mi.)*** | ***K81*** | ***124*** |
| Database: LUST, Date of Government Version: 05/13/2020<br>Status: Completed - Case Closed<br>Global Id: T0603793036 | | | | |
| ***LA CITY FIRE STATION*** | ***3661 7TH AVE*** | ***SSE 1/4 - 1/2 (0.284 mi.)*** | ***K82*** | ***127*** |
| Database: LUST REG 4, Date of Government Version: 09/07/2004<br>Facility Id: 900180125 | | | | |

Status: Leak being confirmed
Global ID: T0603793036

***WESTSIDE ARCO NO. 1*** ***3412 CRENSHAW BLVD*** ***W 1/4 - 1/2 (0.490 mi.)*** ***N94*** ***143***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900160170A
Status: Preliminary site assessment underway
Global ID: T0603793056

***ARCO #0027*** ***3412 CRENSHAW*** ***W 1/4 - 1/2 (0.490 mi.)*** ***N95*** ***144***
Database: LUST, Date of Government Version: 05/13/2020
Status: Completed - Case Closed
Global Id: T0603793056

***ARCO #0027*** ***3412 CRENSHAW BLVD S*** ***W 1/4 - 1/2 (0.490 mi.)*** ***N96*** ***146***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Database: LUST, Date of Government Version: 05/13/2020
Status: Completed - Case Closed
Facility Id: 900160170
Status: Case Closed
Global Id: T0603700567
Global ID: T0603700567

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 3 CPS-SLIC sites within approximately 0.5 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|

***FORMER UNIFIED GROCE*** ***3629 11TH AVENUE*** ***SW 1/4 - 1/2 (0.270 mi.)*** ***J80*** ***123***
Database: CPS-SLIC, Date of Government Version: 05/13/2020
Facility Status: Open - Site Assessment
Global Id: T10000011973

***FILM PROCESSING CO.*** ***3602 CRENSHAW*** ***WSW 1/4 - 1/2 (0.440 mi.)*** ***87*** ***134***
Database: SLIC REG 4, Date of Government Version: 11/17/2004
Database: CPS-SLIC, Date of Government Version: 05/13/2020
Facility Status: Completed - Case Closed
Global Id: SL204451581
Facility Status: No further action required

***CRENSHAW CAR WASH*** ***3518 CRENSHAW BLVD*** ***W 1/4 - 1/2 (0.474 mi.)*** ***N93*** ***142***
Database: SLIC REG 4, Date of Government Version: 11/17/2004
Database: CPS-SLIC, Date of Government Version: 05/13/2020
Facility Status: Completed - Case Closed
Global Id: SLT43352350
Facility Status: No further action required

***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 8 UST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| Not reported | 2502 W JEFFERSON BLV | E 1/8 - 1/4 (0.200 mi.) | G55 | 76 |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| VACANT LOT | 2903 W JEFFERSON BLV | WNW 0 - 1/8 (0.040 mi.) | B22 | 21 |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| Not reported | 2924 W JEFFERSON BLV | W 0 - 1/8 (0.090 mi.) | D35 | 43 |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| Not reported | 3100 W JEFFERSON BLV | W 1/8 - 1/4 (0.161 mi.) | F46 | 61 |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| Not reported | 3123 JEFFERSON BLVD | W 1/8 - 1/4 (0.213 mi.) | F62 | 83 |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| ***CHARLES AUTO SERVICE*** | ***3203 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***I70*** | ***93*** |
| Database: UST, Date of Government Version: 03/09/2020 | | | | |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| Facility Id: 25139 | | | | |
| KA AUTOBODY SHOP | 3203 W JEFFERSON BLV | W 1/8 - 1/4 (0.244 mi.) | I71 | 96 |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| ***SO CAL GAS (CRENSHAW*** | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J76*** | ***118*** |
| Database: UST, Date of Government Version: 03/09/2020 | | | | |
| Database: LOS ANGELES UST, Date of Government Version: 06/01/2019 | | | | |
| Facility Id: 25132 | | | | |
| Facility Id: FA0001256 | | | | |

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Lists of Hazardous waste / Contaminated Sites***

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/21/2020 has revealed that there are 5 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***JIN KYU KIM*** | ***2616 W JEFFERSON BLV*** | ***E 0 - 1/8 (0.108 mi.)*** | ***C39*** | ***44*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***ONE WAY AUTO BODY IN*** | ***2917 W JEFFERSON BLV*** | ***WNW 0 - 1/8 (0.084 mi.)*** | ***B28*** | ***23*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| KA AUTOBODY SHOP | 3203 W JEFFERSON BLV | W 1/8 - 1/4 (0.244 mi.) | I68 | 89 |
| ***CHARLES AUTO SERVICE*** | ***3203 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***I72*** | ***96*** |
| ***SO CAL GAS (CRENSHAW*** | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J75*** | ***108*** |

***Local Lists of Registered Storage Tanks***

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 9 SWEEPS UST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***JIN KYU KIM***<br>Comp Number: 7988 | ***2616 W JEFFERSON BLV*** | ***E 0 - 1/8 (0.108 mi.)*** | ***C39*** | ***44*** |
| ***UNION STATION***<br>Comp Number: 5390 | ***2501 W JEFFERSON BLV*** | ***E 1/8 - 1/4 (0.197 mi.)*** | ***G54*** | ***75*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***JOHNNY'S AUTO PARTS***<br>Comp Number: 5407 | ***2917 W JEFFERSON BLV*** | ***WNW 0 - 1/8 (0.084 mi.)*** | ***B27*** | ***22*** |
| JIM'S GARAGE<br>Comp Number: 5584 | 2924 W JEFFERSON BLV | W 0 - 1/8 (0.090 mi.) | D36 | 43 |
| ***PEERLESS SUEDE & LEA***<br>Comp Number: 1026 | ***3115 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F48*** | ***63*** |
| ***CERTIFIED GROCERS OF***<br>Status: A<br>Tank Status: A<br>Comp Number: 815 | ***3609 10TH AVE*** | ***SW 1/8 - 1/4 (0.212 mi.)*** | ***H59*** | ***79*** |
| ***ELEVENTH AVENUE ANIM***<br>Comp Number: 2903 | ***3612 11TH AVE*** | ***SW 1/8 - 1/4 (0.235 mi.)*** | ***H64*** | ***84*** |
| ***CHARLES AUTO SERVICE***<br>Status: A<br>Tank Status: A<br>Comp Number: 3195 | ***3203 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***I70*** | ***93*** |
| ***SO CAL GAS (CRENSHAW***<br>Status: A<br>Tank Status: A<br>Comp Number: 779 | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J76*** | ***118*** |

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 9 HIST UST sites within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| PEERLESS SUEDE AND L<br>Facility Id: 00000016880 | 3115 W JEFFERSON BLV | W 1/8 - 1/4 (0.196 mi.) | F51 | 70 |
| CERTIFIED GROCERS OF | 3609 TENTH AVE | SW 1/8 - 1/4 (0.212 mi.) | H57 | 77 |
| ***UNIFIED GROCERS INC***<br>Facility Id: 00000007591 | ***3609 10TH AVE*** | ***SW 1/8 - 1/4 (0.212 mi.)*** | ***H60*** | ***81*** |
| ELEVENTH AVENUE ANIM<br>Facility Id: 00000052636 | 3612 11TH AVE | SW 1/8 - 1/4 (0.235 mi.) | H63 | 83 |
| ELEVENTH AVENUE ANIM | 3612 ELEVENTH AVENUE | SW 1/8 - 1/4 (0.235 mi.) | H67 | 88 |
| A&T SERVICE INC.<br>Facility Id: 00000056058 | 3203 W JEFFERSON BLV | W 1/8 - 1/4 (0.244 mi.) | I69 | 92 |
| ***CHARLES AUTO SERVICE*** | ***3203 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***I72*** | ***96*** |
| 36TH ST<br>Facility Id: 00000007476 | 3124 W 36TH ST | SW 1/8 - 1/4 (0.248 mi.) | J74 | 108 |
| 36TH ST.<br>Facility Id: 00000007475 | 3124 W 36TH ST | SW 1/8 - 1/4 (0.248 mi.) | J77 | 120 |

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 9 CA FID UST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***JIN KYU KIM***<br>Facility Id: 19015301<br>Status: I | ***2616 W JEFFERSON BLV*** | ***E 0 - 1/8 (0.108 mi.)*** | ***C39*** | ***44*** |
| ***UNION STATION***<br>Facility Id: 19056032<br>Status: A | ***2501 W JEFFERSON BLV*** | ***E 1/8 - 1/4 (0.197 mi.)*** | ***G54*** | ***75*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***JOHNNY'S AUTO PARTS***<br>Facility Id: 19009332<br>Status: I | ***2917 W JEFFERSON BLV*** | ***WNW 0 - 1/8 (0.084 mi.)*** | ***B27*** | ***22*** |
| JIM'S GARAGE<br>Facility Id: 19056087<br>Status: A | 2924 W JEFFERSON BLV | W 0 - 1/8 (0.090 mi.) | D33 | 42 |
| ***PEERLESS SUEDE & LEA***<br>Facility Id: 19003176<br>Status: A | ***3115 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F48*** | ***63*** |
| ***CERTIFIED GROCERS OF***<br>Facility Id: 19055346<br>Status: A | ***3609 10TH AVE*** | ***SW 1/8 - 1/4 (0.212 mi.)*** | ***H59*** | ***79*** |
| ***ELEVENTH AVENUE ANIM*** | ***3612 11TH AVE*** | ***SW 1/8 - 1/4 (0.235 mi.)*** | ***H64*** | ***84*** |

Facility Id: 19025189
Status: I

| | | | | |
|---|---|---|---|---|
| ***CHARLES AUTO SERVICE*** | ***3203 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***I72*** | ***96*** |
| Facility Id: 19036587<br>Status: A | | | | |
| ***SO CAL GAS (CRENSHAW*** | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J75*** | ***108*** |
| Facility Id: 19020949<br>Status: A | | | | |

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/21/2020 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***SO CAL GAS (CRENSHAW*** | ***3124 W 36TH ST*** | ***SW 1/8 - 1/4 (0.248 mi.)*** | ***J75*** | ***108*** |

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/23/2020 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| LAUSD/ SIXTH AVE CHI<br>EPA ID:: CAD982353112 | 3124 SEVENTH AVENUE | ENE 0 - 1/8 (0.085 mi.) | C31 | 41 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ONE WAY AUTO BODY IN<br>EPA ID:: CAL000337826 | 2917 W JEFFERSON BLV | WNW 0 - 1/8 (0.084 mi.) | B30 | 39 |
| OLSON URBAN II, LOS<br>EPA ID:: CAC003000961 | 3609 10TH AVENUE | SW 1/8 - 1/4 (0.212 mi.) | H58 | 78 |
| OLSON LAND OPPORTUNI<br>EPA ID:: CAC002999981 | 3609 10TH AVENUE | SW 1/8 - 1/4 (0.212 mi.) | H61 | 82 |

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 01/28/2020 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| SOUTHWESTERN ENGR. C | | W 1/4 - 1/2 (0.391 mi.) | L85 | 133 |

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 03/23/2020 has revealed that there are 6 Cortese sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***CHEVRON #9-2748*** | ***3405 ARLINGTON AVE S*** | ***E 1/4 - 1/2 (0.467 mi.)*** | ***M89*** | ***136*** |
| Cleanup Status: COMPLETED - CASE CLOSED | | | | |
| ***UNOCAL #5418*** | ***2105 JEFFERSON BLVD*** | ***E 1/4 - 1/2 (0.469 mi.)*** | ***M92*** | ***140*** |
| Cleanup Status: COMPLETED - CASE CLOSED | | | | |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***PEERLESS SUEDE & LEA*** | ***3115 W JEFFERSON AVE*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F49*** | ***66*** |
| Cleanup Status: COMPLETED - CASE CLOSED | | | | |
| ***LA CITY FIRE STATION*** | ***3661 7TH AVE*** | ***SSE 1/4 - 1/2 (0.284 mi.)*** | ***K82*** | ***127*** |
| Cleanup Status: COMPLETED - CASE CLOSED | | | | |
| ***WESTSIDE ARCO NO. 1*** | ***3412 CRENSHAW BLVD*** | ***W 1/4 - 1/2 (0.490 mi.)*** | ***N94*** | ***143*** |
| Cleanup Status: COMPLETED - CASE CLOSED | | | | |
| ***ARCO #0027*** | ***3412 CRENSHAW BLVD S*** | ***W 1/4 - 1/2 (0.490 mi.)*** | ***N96*** | ***146*** |
| Cleanup Status: COMPLETED - CASE CLOSED | | | | |

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| PEERLESS SUEDE & LEA | 3115 W JEFFERSON BLV | W 1/8 - 1/4 (0.196 mi.) | F50 | 70 |
| Database: DRYCLEAN SOUTH COAST, Date of Government Version: 01/31/2020 | | | | |
| ***PEERLESS SUEDE & LEA*** | ***3115 W JEFFERSON BLV*** | ***W 1/8 - 1/4 (0.196 mi.)*** | ***F52*** | ***72*** |
| Database: DRYCLEAN SOUTH COAST, Date of Government Version: 01/31/2020 | | | | |

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| MARTIN, SALLY<br>Reg Id: 6A189105N26 | 3560 7TH | SSE 1/8 - 1/4 (0.146 mi.) | 43 | 59 |
| CHEVRON #9-2748<br>Reg Id: 900180052 | 3405 ARLINGTON | E 1/4 - 1/2 (0.467 mi.) | M90 | 140 |
| EQUILON-SHELL BRANDE<br>Reg Id: 3005 | 3405 ARLINGTON | E 1/4 - 1/2 (0.467 mi.) | M91 | 140 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***ARCO #0027***<br>Reg Id: 900160170 | ***3412 CRENSHAW*** | ***W 1/4 - 1/2 (0.490 mi.)*** | ***N95*** | ***144*** |

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| LOS ANGELES GAS AND | W. 36TH STREET | SW 1/4 - 1/2 (0.270 mi.) | J79 | 123 |

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 5 EDR Hist Auto

sites within approximately 0.125 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| LATINOS AUTO REPAIR | 2724 W JEFFERSON BLV | E 0 - 1/8 (0.024 mi.) | A20 | 20 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| WALKER L L | 2901 W JEFFERSON BLV | WNW 0 - 1/8 (0.054 mi.) | B24 | 21 |
| ENDO AUTO REPAIR SHO | 2917 W JEFFERSON BLV | WNW 0 - 1/8 (0.084 mi.) | B29 | 39 |
| BEELER V C | 3501 E 9TH ST | SW 0 - 1/8 (0.089 mi.) | 32 | 42 |
| HULBERT D V | 2924 W JEFFERSON BLV | W 0 - 1/8 (0.090 mi.) | D34 | 43 |

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 6 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

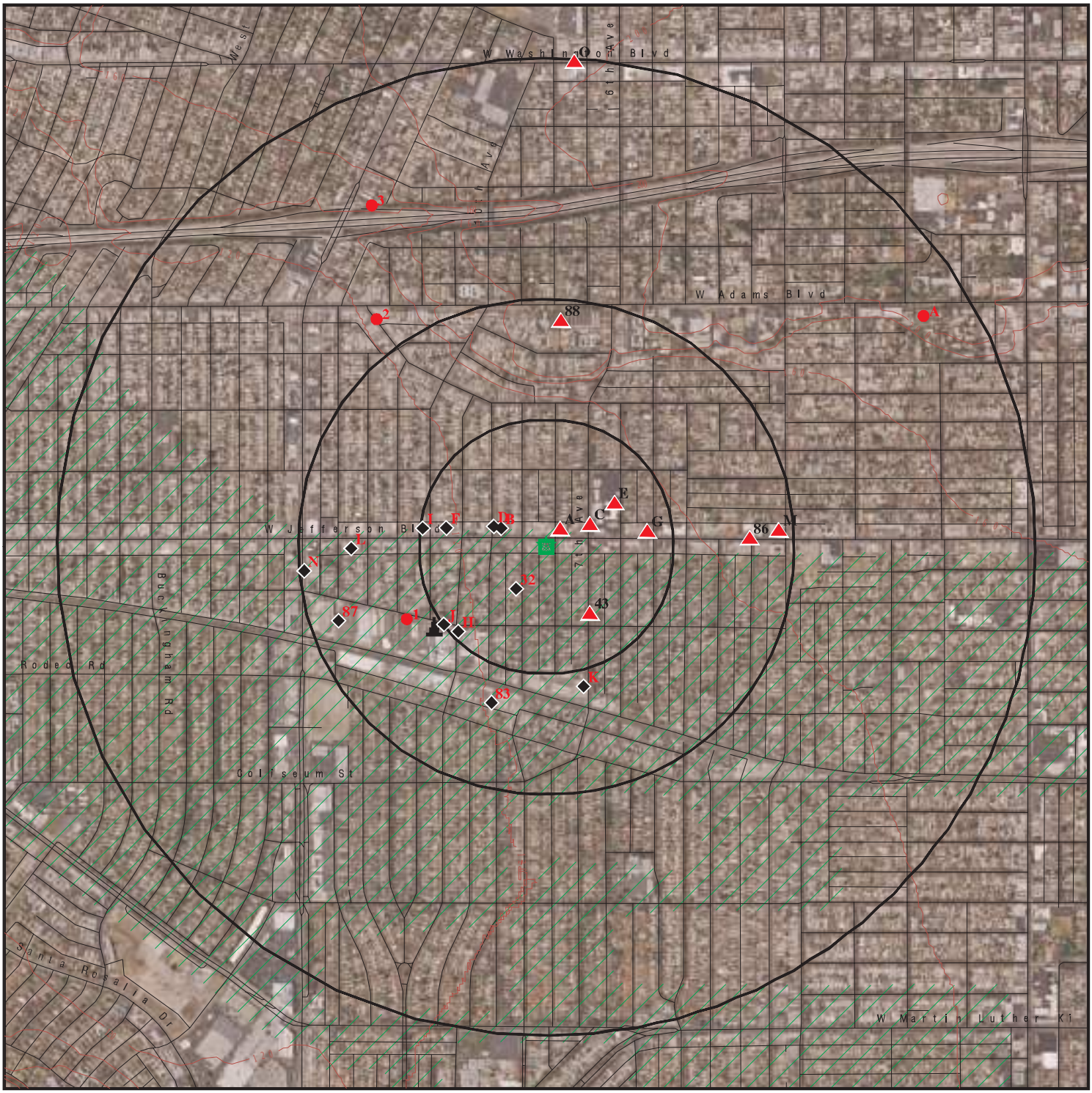
| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| BRANCHES | 2833 W JEFFERSON BLV | NNW 0 - 1/8 (0.009 mi.) | A16 | 19 |
| YASUDA Y | 2731 W JEFFERSON BLV | NE 0 - 1/8 (0.030 mi.) | A21 | 20 |
| DOLINSKY F R | 2630 W JEFFERSON BLV | E 0 - 1/8 (0.084 mi.) | C26 | 22 |
| PANDA BELL CLEANERS | 2610 W JEFFERSON BLV | E 0 - 1/8 (0.116 mi.) | C41 | 58 |
| LAVANDERIA LA ALEGRI | 2624 W JEFFERSON BLV | E 0 - 1/8 (0.123 mi.) | C42 | 59 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| KELLEY FARRIS | 3068 W 10TH ST | WNW 0 - 1/8 (0.100 mi.) | D37 | 44 |

# EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 6084589.2S




- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- 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: Lim Jefferson Blvd | CLIENT: Leighton and Associates, Inc. |
| ADDRESS: 2800 West Jefferson Blvd<br>Los Angeles CA 90018 | CONTACT: Brynn Mcculloch |
| LAT/LONG: 34.025326 / 118.32629 | INQUIRY #: 6084589.2s<br>DATE: June 08, 2020 1:22 pm |

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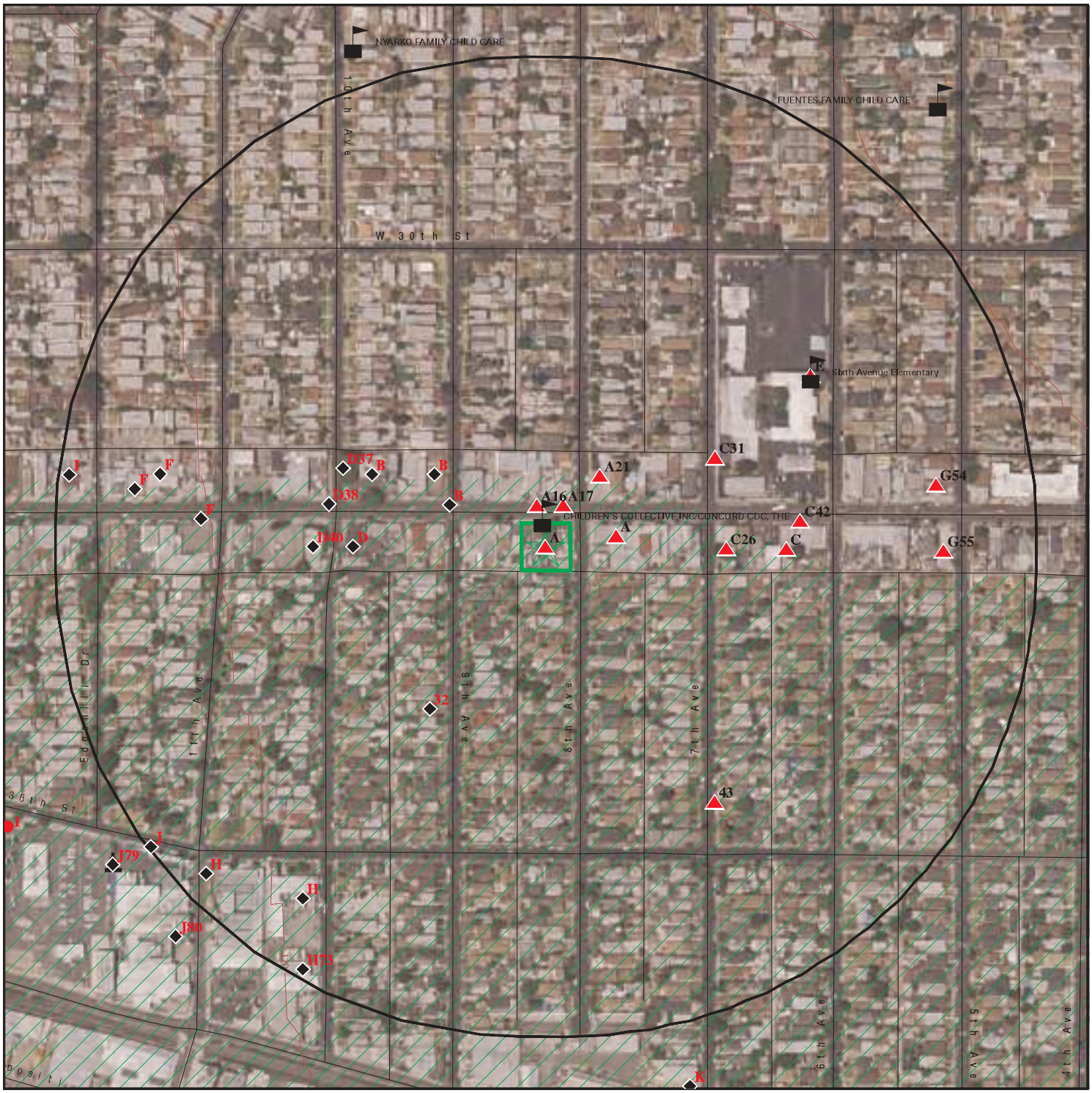
# DETAIL MAP - 6084589.2S




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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

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: | Lim Jefferson Blvd | CLIENT: | Leighton and Associates, Inc. |
| ADDRESS: | 2800 West Jefferson Blvd<br>Los Angeles CA 90018 | CONTACT: | Brynn Mcculloch |
| LAT/LONG: | 34.025326 / 118.32629 | INQUIRY #: | 6084589.2s |
| | | DATE: | June 08, 2020 1:24 pm |

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# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| **STANDARD ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Federal NPL site list*** | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal Delisted NPL site list*** | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS list*** | | | | | | | | |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SEMS | 0.500 | | 0 | 0 | 1 | NR | NR | 1 |
| ***Federal CERCLIS NFRAP site list*** | | | | | | | | |
| SEMS-ARCHIVE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal RCRA non-CORRACTS TSD facilities list*** | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA generators list*** | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 6 | NR | NR | NR | 6 |
| RCRA-VSQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | | | |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal ERNS list*** | | | | | | | | |
| ERNS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***State- and tribal - equivalent NPL*** | | | | | | | | |
| RESPONSE | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***State- and tribal - equivalent CERCLIS*** | | | | | | | | |
| ENVIROSTOR | 1.000 | | 0 | 1 | 3 | 2 | NR | 6 |
| ***State and tribal landfill and/or solid waste disposal site lists*** | | | | | | | | |
| SWF/LF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal leaking storage tank lists*** | | | | | | | | |
| LUST | 0.500 | | 0 | 2 | 7 | NR | NR | 9 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| CPS-SLIC | 0.500 | | 0 | 0 | 3 | NR | NR | 3 |
| ***State and tribal registered storage tank lists*** | | | | | | | | |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| UST | 0.250 | | 2 | 6 | NR | NR | NR | 8 |
| AST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***State and tribal voluntary cleanup sites*** | | | | | | | | |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal Brownfields sites*** | | | | | | | | |
| BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| **ADDITIONAL ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Local Brownfield lists*** | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Landfill / Solid Waste Disposal Sites*** | | | | | | | | |
| WMUDS/SWAT | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SWRCY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| HAULERS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| IHS OPEN DUMPS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Hazardous waste / Contaminated Sites*** | | | | | | | | |
| AOCONCERN | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| US HIST CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HIST Cal-Sites | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCH | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| Toxic Pits | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| CERS HAZ WASTE | 0.250 | 1 | 2 | 3 | NR | NR | NR | 6 |
| US CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PFAS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Registered Storage Tanks*** | | | | | | | | |
| SWEEPS UST | 0.250 | 1 | 3 | 6 | NR | NR | NR | 10 |
| HIST UST | 0.250 | | 0 | 9 | NR | NR | NR | 9 |
| CA FID UST | 0.250 | 1 | 3 | 6 | NR | NR | NR | 10 |
| CERS TANKS | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| ***Local Land Records*** | | | | | | | | |
| LIENS | 0.001 | | 0 | NR | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| LIENS 2 | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DEED | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Records of Emergency Release Reports*** | | | | | | | | |
| HMIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CHMIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| LDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| MCS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SPILLS 90 | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ***Other Ascertainable Records*** | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | 1 | 2 | 2 | NR | NR | NR | 5 |
| FUDS | 1.000 | | 0 | 0 | 1 | 0 | NR | 1 |
| DOD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US FIN ASSUR | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TSCA | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| TRIS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SSTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| RMP | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RAATS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PRP | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PADS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ICIS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| FTTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| MLTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| COAL ASH DOE | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RADINFO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HIST FTTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DOT OPS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| INDIAN RESERV | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUSRAP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LEAD SMELTERS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US AIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ABANDONED MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FINDS | 0.001 | 3 | 0 | NR | NR | NR | NR | 3 |
| DOCKET HWC | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| UXO | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ECHO | 0.001 | 1 | 0 | NR | NR | NR | NR | 1 |
| FUELS PROGRAM | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| CA BOND EXP. PLAN | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Cortese | 0.500 | | 0 | 1 | 5 | NR | NR | 6 |
| CUPA Listings | 0.250 | | 0 | 0 | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| DRYCLEANERS | 0.250 | | 0 | 2 | NR | NR | NR | 2 |
| EMI | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ENF | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| Financial Assurance | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HAZNET | 0.001 | 1 | 0 | NR | NR | NR | NR | 1 |
| ICE | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HIST CORTESE | 0.500 | | 0 | 1 | 3 | NR | NR | 4 |
| LOS ANGELES CO. HMS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HWP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| HWT | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MWMP | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| NPDES | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PEST LIC | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PROC | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Notify 65 | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| LA Co. Site Mitigation | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| UIC | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| UIC GEO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| WASTEWATER PITS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| WDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| WIP | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MILITARY PRIV SITES | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PROJECT | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| WDR | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CIWQS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CERS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| NON-CASE INFO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| OTHER OIL GAS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PROD WATER PONDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SAMPLING POINT | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| WELL STIM PROJ | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HWTS | TP | 5 | NR | NR | NR | NR | NR | 5 |
| MINES MRDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| LOS ANGELES CO LF METHANE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| EDR MGP | 1.000 | | 0 | 0 | 1 | 0 | NR | 1 |
| EDR Hist Auto | 0.125 | 2 | 5 | NR | NR | NR | NR | 7 |
| EDR Hist Cleaner | 0.125 | | 6 | NR | NR | NR | NR | 6 |

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| RGA LF | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RGA LUST | 0.001 | | 0 | NR | NR | NR | NR | 0 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| - Totals -- | | 16 | 23 | 46 | 24 | 2 | 0 | 111 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**A1** **YEO SAN LIM DBA LIMS AUTO SERVICE** **HWTS** **S124878068**
**Target** **2800 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 1 of 21 in cluster A**

**Actual:** **126 ft.**

HWTS:

| | |
|---|---|
| Name: | YEO SAN LIM DBA LIMS AUTO SERVICE |
| Address: | 2800 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900183323 |
| EPA ID: | CAL000346056 |
| Inactive Date: | 06/30/2015 |
| Create Date: | 08/26/2009 |
| Last Act Date: | 01/27/2016 |
| Mailing Name: | Not reported |
| Mailing Address: | 2800 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 900180000 |
| Owner Name: | YEO SAN LIM |
| Owner Address: | 2800 W JEFFERSON BLVD |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | LOS ANGELES, CA 900183323 |
| Contact Name: | YEO SAN LIM |
| Contact Address: | 2800 W JEFFERSON BLVD |
| Contact Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 90018 |

NAICS:

| | |
|---|---|
| EPA ID: | CAL000346056 |
| Create Date: | 2009-08-26 08:38:11 |
| NAICS Code: | 811111 |
| NAICS Description: | General Automotive Repair |
| Issued EPA ID Date: | 2009-08-26 08:38:11 |
| Inactive Date: | 2015-06-30 00:00:00 |
| Facility Name: | YEO SAN LIM DBA LIMS AUTO SERVICE |
| Facility Address: | 2800 W JEFFERSON BLVD |
| Facility Address 2: | Not reported |
| Facility City: | LOS ANGELES |
| Facility County: | 19 |
| Facility State: | CA |
| Facility Zip: | 900183323 |

---

**A2** **1X GARCIA, ANGEL** **HWTS** **S124534955**
**Target** **2800 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA 90066**

**Site 2 of 21 in cluster A**

**Actual:** **126 ft.**

HWTS:

| | |
|---|---|
| Name: | 1X GARCIA, ANGEL |
| Address: | 2800 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900660000 |
| EPA ID: | CAC000609904 |
| Inactive Date: | 10/25/2000 |
| Create Date: | 06/21/1991 |
| Last Act Date: | 10/25/2000 |
| Mailing Name: | Not reported |

**1X GARCIA, ANGEL (Continued)** **S124534955**

| | |
|---|---|
| Mailing Address: | -- |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LA PUENTE, CA 917640000 |
| Owner Name: | ANGEL GARCIA |
| Owner Address: | -- |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | --, 99 -- |
| Contact Name: | HODGE, DOUGLAS/ENV ENG |
| Contact Address: | -- |
| Contact Address 2: | Not reported |
| City,State,Zip: | --, 99 -- |

---

**A3** **1X ANGLE GARCIA** **HAZNET S123738528**
**Target** **2800 W JEFFERSON BLVD** **HWTS N/A**
**Property** **LOS ANGELE, CA 90010**

**Site 3 of 21 in cluster A**

**Actual:**
**126 ft.**

HAZNET:

| | |
|---|---|
| Name: | 1X ANGLE GARCIA |
| Address: | 2800 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELE, CA 900100000 |
| Contact: | GLENN STILLMAN/ |
| Telephone: | 2134335144 |
| Mailing Name: | Not reported |
| Mailing Address: | 2800 W JEFFERSON BLVD |
| Year: | 1991 |
| Gepaid: | CAC000615624 |
| TSD EPA ID: | CAD099452708 |
| CA Waste Code: | 223 - Unspecified oil-containing waste |
| Disposal Method: | R01 - Recycler |
| Tons: | 2.502 |

HWTS:

| | |
|---|---|
| Name: | 1X ANGLE GARCIA |
| Address: | 2800 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELE, CA 900100000 |
| EPA ID: | CAC000615624 |
| Inactive Date: | 10/25/2000 |
| Create Date: | 07/12/1991 |
| Last Act Date: | 10/25/2000 |
| Mailing Name: | Not reported |
| Mailing Address: | 2800 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 900100000 |
| Owner Name: | ANGLE GARCIA |
| Owner Address: | -- |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | --, 99 -- |
| Contact Name: | GLENN STILLMAN/ |
| Contact Address: | -- |
| Contact Address 2: | Not reported |
| City,State,Zip: | --, 99 -- |

**A4** **L.A #1 AUTO CENTER TRANSMISSION** **HWTS** **S124930833**
**Target** **2800 W. JEFFERSON BLVD #B** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 4 of 21 in cluster A**

**Actual:** **126 ft.**

HWTS:

| | |
|---|---|
| Name: | L.A #1 AUTO CENTER TRANSMISSION |
| Address: | 2800 W. JEFFERSON BLVD #B |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| EPA ID: | CAL000445290 |
| Inactive Date: | Not reported |
| Create Date: | 04/16/2019 |
| Last Act Date: | 04/16/2019 |
| Mailing Name: | Not reported |
| Mailing Address: | 2800 W. JEFFERSON BLVD #B |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 90018 |
| Owner Name: | WALTER CASTRO |
| Owner Address: | 2800 W. JEFFERSON BLVD #B |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | LOS ANGELES, CA 90018 |
| Contact Name: | WALTER CASTRO |
| Contact Address: | 2800 W. JEFFERSON BLVD #B |
| Contact Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 90018 |

NAICS:

| | |
|---|---|
| EPA ID: | CAL000445290 |
| Create Date: | 2019-04-16 16:21:07 |
| NAICS Code: | 99999 |
| NAICS Description: | Not Otherwise Specified |
| Issued EPA ID Date: | 2019-04-16 16:21:07 |
| Inactive Date: | Not reported |
| Facility Name: | L.A #1 AUTO CENTER TRANSMISSION |
| Facility Address: | 2800 W. JEFFERSON BLVD #B |
| Facility Address 2: | Not reported |
| Facility City: | LOS ANGELES |
| Facility County: | 19 |
| Facility State: | CA |
| Facility Zip: | 90018 |

---

**A5** **TONY AUTO CENTER** **EDR Hist Auto** **1020883351**
**Target** **2800 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 5 of 21 in cluster A**

**Actual:** **126 ft.**

EDR Hist Auto

| Year: | Name: | Type: |
|---|---|---|
| 1978 | COLES AUTO TOWING & GARAGE | Not reported |
| 1979 | COLES AUTO TOWING & GARAGE | Not reported |
| 1989 | CHUVALOS BODY & PAINT | General Automotive Repair Shops |
| 1991 | CHUVALOS BODY & PAINT | General Automotive Repair Shops |
| 1992 | CHUVALOS BODY & PAINT | General Automotive Repair Shops |
| 1993 | CHUVALOS BODY & PAINT | General Automotive Repair Shops |
| 1993 | KING BODY AUTO REPAIR | General Automotive Repair Shops |

**TONY AUTO CENTER (Continued)** **1020883351**

| | | |
|---|---|---|
| 1994 | KING BODY AUTO REPAIR | General Automotive Repair Shops |
| 1995 | KING BODY AUTO REPAIR | General Automotive Repair Shops |
| 1996 | KING BODY AUTO REPAIR | General Automotive Repair Shops |
| 1999 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2000 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2000 | BRYANS AUTO SERVICE | General Automotive Repair Shops |
| 2001 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2002 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2003 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2004 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2005 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2005 | BTS TRANSMISSION | Automotive Transmission Repair Shops |
| 2006 | BTS TRANSMISSION | Automotive Transmission Repair Shops |
| 2006 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2007 | BTS TRANSMISSION | Automotive Transmission Repair Shops |
| 2007 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2008 | BTS TRANSMISSION | Automotive Transmission Repair Shops |
| 2010 | LIMS AUTO SERVICELIM YEO SAN | General Automotive Repair Shops |
| 2011 | MAX SPEED TRANSMISSION 2 | Automotive Transmission Repair Shops |
| 2011 | LIMS AUTO SERVICE LIM YEO SAN | General Automotive Repair Shops |
| 2012 | MAX SPEED TRANSMISSION 2 | Automotive Transmission Repair Shops |
| 2012 | LIMS AUTO SERVICE LIM YEO SAN | General Automotive Repair Shops |
| 2013 | MAX SPEED TRANSMISSION 2 | Automotive Transmission Repair Shops |
| 2013 | LIMS AUTO SERVICE LIM YEO SAN | General Automotive Repair Shops |
| 2014 | MAX SPEED TRANSMISSION 2 | Automotive Transmission Repair Shops |
| 2014 | LIMS AUTO SERVICE LIM YEO SAN | General Automotive Repair Shops |

---

**A6** **WICKSON HARRY** **EDR Hist Auto** **1009079403**
**Target** **2802 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA**

**Site 6 of 21 in cluster A**

**Actual:** EDR Hist Auto
**126 ft.**

| Year: | Name: | Type: |
|---|---|---|
| 1929 | JEFFERS C H | AUTOMOBILE REPAIRING AND SERVICE STATIONS |
| 1929 | BOWMAN A W JR | GASOLINE AND OIL SERVICE STATION |
| 1933 | JEFFERS C H | AUTOMOBILE REPAIRING |
| 1933 | BOWMAN BROS | GASOLINE AND OIL SERVICE STATIONS |
| 1937 | WICKSON HARRY | AUTOMOBILE REPAIRING |
| 1937 | FISHER E W | GASOLINE AND OIL SERVICE STATIONS |
| 1942 | FISHER E W | GASOLINE AND OIL SERVICE STATIONS |
| 1942 | WICKSON HARRY | AUTOMOBILE REPAIRING |
| 1971 | OLSON CHEVRON SERVICE | Gasoline Service Stations |
| 1972 | OLSON CHEVRON SERVICE | Gasoline Service Stations |
| 1973 | OLSON CHEVRON SERVICE | Gasoline Service Stations |
| 1996 | TONY AUTO CENTER | General Automotive Repair Shops |
| 1997 | TONY AUTO CENTER | General Automotive Repair Shops |
| 1998 | TONY AUTO CENTER | General Automotive Repair Shops |
| 2002 | JEFFERSON AUTO REPAIR | General Automotive Repair Shops |
| 2003 | JEFFERSON AUTO BODY | General Automotive Repair Shops |
| 2004 | JEFFERSON AUTO BODY | General Automotive Repair Shops |
| 2005 | JEFFERSON AUTO BODY | General Automotive Repair Shops |
| 2006 | JEFFERSON AUTO BODY | General Automotive Repair Shops |
| 2007 | JEFFERSON AUTO BODY | General Automotive Repair Shops |
| 2008 | JEFFERSON AUTO BODY | General Automotive Repair Shops |

**A7 Target Property** **L.A #1 AUTO CENTER TRANSMISSION**
**2800 W. JEFFERSON BLVD #B**
**LOS ANGELES, CA 90018**

**RCRA NonGen / NLR** **1025872169** **CAL000445290**

**Site 7 of 21 in cluster A**

**Actual: 126 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date form received by agency: | 2019-04-16 00:00:00.0 |
| Facility name: | L.A #1 AUTO CENTER TRANSMISSION |
| Facility address: | 2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 |
| EPA ID: | CAL000445290 |
| Contact: | WALTER CASTRO |
| Contact address: | 2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 |
| Contact country: | Not reported |
| Contact telephone: | 310-210-0695 |
| Contact email: | WCP3737373@GMAIL.COM |
| EPA Region: | 09 |
| Classification: | Non-Generator |
| Description: | Handler: Non-Generators do not presently generate hazardous waste |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | WALTER CASTRO |
| Owner/operator address: | 2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 310-210-0695 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | WALTER CASTRO |
| Owner/operator address: | 2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 310-210-0695 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | Yes |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | Yes |
| Underground injection activity: | No |
| On-site burner exemption: | No |
| Furnace exemption: | No |

**L.A #1 AUTO CENTER TRANSMISSION (Continued)** **1025872169**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

---

**A8** **LIM AUTO** **HAZMAT** **S123550960**
**Target** **2800 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 8 of 21 in cluster A**

**Actual:** **126 ft.**

LOS ANGELES HM:
Name: LIM AUTO
Address: 2800 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0032559
Last Run Date: 06/01/2019
Status: INACTIVE

---

**A9** **L.A #1 AUTO CENTER TRANSMISSION** **FINDS** **1025980696**
**Target** **2800 W. JEFFERSON BLVD #B** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 9 of 21 in cluster A**

**Actual:** **126 ft.**

FINDS:
Registry ID: 110070591923
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070591923

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

---

**A10** **FRANK'S BODY SHOP** **SWEEPS UST** **S101584807**
**Target** **2800 W JEFFERSON BLVD** **CA FID UST** **N/A**
**Property** **LA, CA 90016**

**Site 10 of 21 in cluster A**

**Actual:** **126 ft.**

SWEEPS UST:
Name: FRANK'S BODY SHOP
Address: 2800 W JEFFERSON BLVD
City: LA
Status: Not reported

**FRANK'S BODY SHOP (Continued)** **S101584807**

| | |
|---|---|
| Comp Number: | 5583 |
| Number: | Not reported |
| Board Of Equalization: | Not reported |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | Not reported |
| Tank Status: | Not reported |
| Capacity: | Not reported |
| Active Date: | Not reported |
| Tank Use: | Not reported |
| STG: | Not reported |
| Content: | Not reported |
| Number Of Tanks: | Not reported |

CA FID UST:

| | |
|---|---|
| Facility ID: | 19015775 |
| Regulated By: | UTNKI |
| Regulated ID: | Not reported |
| Cortese Code: | Not reported |
| SIC Code: | Not reported |
| Facility Phone: | 2135312305 |
| Mail To: | Not reported |
| Mailing Address: | 2800 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,St,Zip: | LA 900160000 |
| Contact: | Not reported |
| Contact Phone: | Not reported |
| DUNs Number: | Not reported |
| NPDES Number: | Not reported |
| EPA ID: | Not reported |
| Comments: | Not reported |
| Status: | Inactive |

---

**A11** **TONY'S AUTO BODY WORK** **CERS HAZ WASTE** **S123537156**
**Target** **2802 W JEFFERSON BLVD** **HAZMAT** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 11 of 21 in cluster A**

**Actual: 126 ft.**

CERS HAZ WASTE:

| | |
|---|---|
| Name: | TONY'S AUTO BODY WORK |
| Address: | 2802 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018-3323 |
| Site ID: | 162684 |
| CERS ID: | 10258435 |
| CERS Description: | Hazardous Waste Generator |

Violations:

| | |
|---|---|
| Site ID: | 162684 |
| Site Name: | TONY'S AUTO BODY WORK |
| Violation Date: | 09-21-2018 |
| Citation: | 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a) |
| Violation Description: | Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted |

**TONY'S AUTO BODY WORK (Continued)** **S123537156**

| | |
|---|---|
| | for transport shall be kept until receiving a signed copy from the designated facility which received the waste. |
| Violation Notes: | Returned to compliance on 10/24/2018. OBSERVATION: Uniform Hazardous Waste Manifests for waste acetone were not available at the time of inspection. Per operator, he accumulates the waste acetone and takes it to S.A.F.E. Center, however, receipts/manifests were not available at time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for waste acetone and submit copies to the CUPA. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |
| | |
| Site ID: | 162684 |
| Site Name: | TONY'S AUTO BODY WORK |
| Violation Date: | 11-02-2015 |
| Citation: | 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12 |
| Violation Description: | Failure to obtain and/or maintain an Active EPA ID. |
| Violation Notes: | Returned to compliance on 09/01/2018. OBSERVATION: This facilityG s EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CAL000316645 is inactive in HWTS CORRECTIVE ACTION: Immediately contact DTSC and reactivate your EPA ID number and submit evidence to the cupa by 12/1/15. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |

Evaluation:

| | |
|---|---|
| Eval General Type: | Other/Unknown |
| Eval Date: | 10-24-2018 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Not reported |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| | |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 11-02-2015 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | JOSE A. RODRIGUEZ |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| | |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 09-21-2018 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Jose Rodriguez, Owner |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |

**TONY'S AUTO BODY WORK (Continued)** **S123537156**

Affiliation:
- Affiliation Type Desc: Facility Mailing Address
- Entity Name: Mailing Address
- Entity Title: Not reported
- Affiliation Address: 1101 W 48TH ST
- Affiliation City: LOS ANGELES
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: 90037
- Affiliation Phone: Not reported

- Affiliation Type Desc: Parent Corporation
- Entity Name: TONY'S AUTO BODY WORK
- Entity Title: Not reported
- Affiliation Address: Not reported
- Affiliation City: Not reported
- Affiliation State: Not reported
- Affiliation Country: Not reported
- Affiliation Zip: Not reported
- Affiliation Phone: Not reported

- Affiliation Type Desc: CUPA District
- Entity Name: Los Angeles City Fire Department
- Entity Title: Not reported
- Affiliation Address: 200 North Main Street, Room 1780
- Affiliation City: Los Angeles
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: 90012
- Affiliation Phone: (213) 978-3680

LOS ANGELES HM:
- Name: TONY'S AUTO BODY WORK
- Address: 2802 W JEFFERSON BLVD
- City,State,Zip: LOS ANGELES, CA 90018
- Facility ID: FA0034875
- Last Run Date: 06/01/2019
- Status: INACTIVE

---

**A12** **L.A #1 AUTO CENTER TRANSMISSION** **ECHO** **1025911441**
**Target** **2800 W. JEFFERSON BLVD #B** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 12 of 21 in cluster A**

**Actual: 126 ft.**

ECHO:
- Envid: 1025911441
- Registry ID: 110070591923
- DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110070591923
- Name: L.A #1 AUTO CENTER TRANSMISSION
- Address: 2800 W. JEFFERSON BLVD #B
- City,State,Zip: LOS ANGELES, CA 90018

**A13** **TONY'S BODY SHOP** **HWTS** **S124864695**
**Target** **2802 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 13 of 21 in cluster A**

**Actual:**
**126 ft.**

HWTS:

| | |
|---|---|
| Name: | TONY'S BODY SHOP |
| Address: | 2802 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900183323 |
| EPA ID: | CAL000316645 |
| Inactive Date: | 06/30/2007 |
| Create Date: | 02/20/2007 |
| Last Act Date: | 03/20/2008 |
| Mailing Name: | Not reported |
| Mailing Address: | 2802 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 900183323 |
| Owner Name: | JOSE RODRIGUEZ |
| Owner Address: | 2802 W JEFFERSON BLVD |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | LOS ANGELES, CA 900183323 |
| Contact Name: | JOSE RODRIGUEZ |
| Contact Address: | 2802 W JEFFERSON BLVD |
| Contact Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900183323 |

NAICS:

| | |
|---|---|
| EPA ID: | CAL000316645 |
| Create Date: | 2007-02-20 15:57:42 |
| NAICS Code: | 811111 |
| NAICS Description: | General Automotive Repair |
| Issued EPA ID Date: | 2007-02-20 15:57:42 |
| Inactive Date: | 2007-06-30 00:00:00 |
| Facility Name: | TONY'S BODY SHOP |
| Facility Address: | 2802 W JEFFERSON BLVD |
| Facility Address 2: | Not reported |
| Facility City: | LOS ANGELES |
| Facility County: | 19 |
| Facility State: | CA |
| Facility Zip: | 900183323 |

---

**A14** **TONY'S AUTO BODY WORK** **FINDS** **1023315710**
**Target** **2802 W JEFFERSON BLVD** **N/A**
**Property** **LOS ANGELES, CA 90018**

**Site 14 of 21 in cluster A**

**Actual:**
**126 ft.**

FINDS:

| | |
|---|---|
| Registry ID: | 110066089020 |
| Facility URL: | http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066089020 |

Environmental Interest/Information System:
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

**A15** **LIM AUTO** **FINDS** **1023242860**
**Target Property** **2800 W JEFFERSON BLVD** **N/A**
**LOS ANGELES, CA 90018**

**Site 15 of 21 in cluster A**

**Actual: 126 ft.**

FINDS:
Registry ID: 110065308820
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065308820

Environmental Interest/Information System:
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

---

**A16** **BRANCHES** **EDR Hist Cleaner** **1009190306**
**NNW** **2833 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.009 mi.**
**50 ft.** **Site 16 of 21 in cluster A**

**Relative: Higher**

**Actual: 126 ft.**

EDR Hist Cleaner

| Year: | Name: | Type: |
|---|---|---|
| 1929 | BRANCHES | CLEANERS AND DYERS |

---

**A17** **JOES FRAME & ALIGNMENT SERVICE** **HAZMAT** **S123541503**
**NNE** **2813 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.010 mi.**
**51 ft.** **Site 17 of 21 in cluster A**

**Relative: Higher**

**Actual: 126 ft.**

LOS ANGELES HM:
Name: JOES FRAME & ALIGNMENT SERVICE
Address: 2813 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0000606
Last Run Date: 06/01/2019
Status: INACTIVE

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**A18** **REYES FUEL INJECTION** **HAZMAT** **S123551259**
**East** **2724 1/2 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.024 mi.**
**129 ft.** **Site 18 of 21 in cluster A**

**Relative: Higher**

**Actual: 127 ft.**

LOS ANGELES HM:
Name: REYES FUEL INJECTION
Address: 2724 1/2 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0034182
Last Run Date: 06/01/2019
Status: INACTIVE

**A19** **SELECT AUTO REPAIR** **HAZMAT** **S123550089**
**East** **2724 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.024 mi.**
**129 ft.** **Site 19 of 21 in cluster A**

**Relative:** **Higher**

**Actual:** **127 ft.**

LOS ANGELES HM:

| | |
|---|---|
| Name: | SELECT AUTO REPAIR |
| Address: | 2724 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0029407 |
| Last Run Date: | 06/01/2019 |
| Status: | INACTIVE |

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**A20** **LATINOS AUTO REPAIR** **EDR Hist Auto** **1020424481**
**East** **2724 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.024 mi.**
**129 ft.** **Site 20 of 21 in cluster A**

**Relative:** **Higher**

**Actual:** **127 ft.**

EDR Hist Auto

| Year: | Name: | Type: |
|---|---|---|
| 1991 | AMERICAN TRANSMISSION | General Automotive Repair Shops |
| 1992 | AMERICAN TRANSMISSION | General Automotive Repair Shops |
| 1993 | AMERICAN TRANSMISSION | General Automotive Repair Shops |
| 1994 | AMERICAN TRANSMISSION | General Automotive Repair Shops |
| 1994 | JOES TRANSMISSION SERVICE | Automotive Transmission Repair Shops |
| 1995 | JOES TRANSMISSION SERVICE | Automotive Transmission Repair Shops |
| 1995 | AMERICAN TRANSMISSION | General Automotive Repair Shops |
| 1996 | AMERICAN TRANSMISSION | General Automotive Repair Shops |
| 1998 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2001 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2002 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2003 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2004 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2005 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2006 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2007 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2008 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2009 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2010 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2011 | LATINOS AUTO REPAIR | General Automotive Repair Shops |
| 2012 | LATINOS AUTO REPAIR | General Automotive Repair Shops |

---

**A21** **YASUDA Y** **EDR Hist Cleaner** **1009189878**
**NE** **2731 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.030 mi.**
**160 ft.** **Site 21 of 21 in cluster A**

**Relative:** **Higher**

**Actual:** **127 ft.**

EDR Hist Cleaner

| Year: | Name: | Type: |
|---|---|---|
| 1929 | YAKE E F | CLOTHES PRESSERS CLEANERS AND REPAIRERS |
| 1933 | YASUDA Y | CLOTHES PRESSERS AND CLEANERS |
| 1937 | YASUDA Y | CLOTHES PRESSERS AND CLEANERS |

**B22** **VACANT LOT** **UST** **U004307893**
**WNW** **2903 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.040 mi.**
**210 ft.** **Site 1 of 8 in cluster B**

**Relative:** LOS ANGELES UST:
**Lower**

| | |
|---|---|
| Name: | VACANT LOT |
| Address: | 2903 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0036498 |
| Last Run Date: | 06/03/2019 |
| Status: | INACTIVE |

**Actual:**
**124 ft.**

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**B23** **VACANT LOT** **HAZMAT** **S123551922**
**WNW** **2903 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.040 mi.**
**210 ft.** **Site 2 of 8 in cluster B**

**Relative:** LOS ANGELES HM:
**Lower**

| | |
|---|---|
| Name: | VACANT LOT |
| Address: | 2903 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0036498 |
| Last Run Date: | 06/01/2019 |
| Status: | INACTIVE |

**Actual:**
**124 ft.**

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**B24** **WALKER L L** **EDR Hist Auto** **1009077492**
**WNW** **2901 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.054 mi.**
**283 ft.** **Site 3 of 8 in cluster B**

**Relative:** EDR Hist Auto
**Lower**

**Actual:**
**124 ft.**

| Year: | Name: | Type: |
|---|---|---|
| 1929 | WALKER L L | GASOLINE AND OIL SERVICE STATION |
| 1933 | MILLERS SUPER SERVE U STATION | GASOLINE AND OIL SERVICE STATIONS |
| 1937 | THOMPSON HARRY | GASOLINE AND OIL SERVICE STATIONS |
| 1942 | ABRAMSON J J | GASOLINE AND OIL SERVICE STATIONS |
| 1986 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1987 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1988 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1989 | CH AUTO REPAIR | General Automotive Repair Shops |
| 1989 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1990 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1991 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1992 | JAPAN MOTOR SERVICE | General Automotive Repair Shops |
| 1994 | BROWNS AUTO SERVICE | General Automotive Repair Shops |
| 1995 | BROWNS AUTO SERVICE | General Automotive Repair Shops |

**B25** **CH AUTO REPAIR** **HAZMAT** **S123543583**
**WNW** **2901 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.054 mi.**
**283 ft.** **Site 4 of 8 in cluster B**

**Relative:** LOS ANGELES HM:
**Lower**
**Actual:** Name: CH AUTO REPAIR
**124 ft.** Address: 2901 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0006858
Last Run Date: 06/01/2019
Status: INACTIVE

---

**C26** **DOLINSKY F R** **EDR Hist Cleaner** **1009189972**
**East** **2630 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.084 mi.**
**441 ft.** **Site 1 of 5 in cluster C**

**Relative:** EDR Hist Cleaner
**Higher**

**Actual:** Year: Name: Type:
**129 ft.** 1933 DOLINSKY F R CLOTHES PRESSERS AND CLEANERS

---

**B27** **JOHNNY'S AUTO PARTS** **SWEEPS UST** **S101584188**
**WNW** **2917 W JEFFERSON BLVD** **CA FID UST** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.084 mi.**
**445 ft.** **Site 5 of 8 in cluster B**

**Relative:** SWEEPS UST:
**Lower**
**Actual:** Name: JOHNNY'S AUTO PARTS
**122 ft.** Address: 2917 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 5407
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19009332
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported

**JOHNNY'S AUTO PARTS (Continued)** **S101584188**

Facility Phone: 2137341745
Mail To: Not reported
Mailing Address: 2917 W JEFFERSON BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900180000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

---

**B28** **ONE WAY AUTO BODY INC** **CERS HAZ WASTE** **S113798032**
**WNW** **2917 W JEFFERSON BLVD** **HAZNET** **N/A**
**< 1/8** **LOS ANGELES, CA 90018** **HAZMAT**
**0.084 mi.** **HWTS**
**445 ft.** **Site 6 of 8 in cluster B**

**Relative: Lower**
**Actual: 122 ft.**

CERS HAZ WASTE:
Name: ONE WAY AUTO BODY INC
Address: 2917 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 53915
CERS ID: 10250203
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 53915
Site Name: ONE WAY AUTO BODY INC
Violation Date: 04-21-2014
Citation: HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Description: Failure to retain paperwork documenting disposal of used oil for three years.
Violation Notes: Returned to compliance on 12/09/2014. OBSERVATION: The Owner/Operator failed to retain paperwork documenting disposal of used oil for 3 years. CORRECTIVE ACTION: The Owner/Operator shall maintain copies documenting disposal of used oil for aminimum of 3 years.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 53915
Site Name: ONE WAY AUTO BODY INC
Violation Date: 05-23-2017
Citation: HSC 6.5 25244.19 - California Health and Safety Code, Chapter 6.5, Section(s) 25244.19
Violation Description: Failure of a generator to conduct, when required, a source reduction evaluation review and plan every four years, and/or failure of the review and plan to contain all required information.
Violation Notes: Returned to compliance on 05/23/2017. OBSERVATION: 2-5 G waste paint and 2-55 G DM used oil; 1-55 G DM water and oil drums unlabeled. All hazardous waste containers shall be marked with the following information: 1) the words G Hazardous WasteG ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| | are marked with all the required information. Issued HW labels and were labeled on site. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |
| Site ID: | 53915 |
| Site Name: | ONE WAY AUTO BODY INC |
| Violation Date: | 05-23-2017 |
| Citation: | 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a) |
| Violation Description: | Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste. |
| Violation Notes: | Returned to compliance on 05/26/2017. OBSERVATION: The Owner/Operator failed to retain paperwork documenting disposal of used oil for 3 years. Observed 2-55 G DM used oil (full) on site and 1-55 G DM unlabeled oil and water. CORRECTIVE ACTION: The Owner/Operator shall maintain copies documenting disposal of used oil for aminimum of 3 years. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |

Evaluation:

| | |
|---|---|
| Eval General Type: | Other/Unknown |
| Eval Date: | 05-30-2017 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Not reported |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Other/Unknown |
| Eval Date: | 07-21-2014 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Not reported |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Other/Unknown |
| Eval Date: | 12-09-2014 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Not reported |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 05-23-2017 |
| Violations Found: | Yes |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Eval Type: | Routine done by local agency |
| Eval Notes: | Sergio Gallardo |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 04-21-2014 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Not reported |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |

Enforcement Action:

| | |
|---|---|
| Site ID: | 53915 |
| Site Name: | ONE WAY AUTO BODY INC |
| Site Address: | 2917 W JEFFERSON BLVD |
| Site City: | LOS ANGELES |
| Site Zip: | 90018 |
| Enf Action Date: | 04-21-2014 |
| Enf Action Type: | Notice of Violation (Unified Program) |
| Enf Action Description: | Notice of Violation Issued by the Inspector at the Time of Inspection |
| Enf Action Notes: | Not reported |
| Enf Action Division: | Los Angeles County Fire Department |
| Enf Action Program: | HW |
| Enf Action Source: | CERS |

Coordinates:

| | |
|---|---|
| Site ID: | 53915 |
| Facility Name: | ONE WAY AUTO BODY INC |
| Env Int Type Code: | HWG |
| Program ID: | 10250203 |
| Coord Name: | Not reported |
| Ref Point Type Desc: | Center of a facility or station. |
| Latitude: | 34.025890 |
| Longitude: | -118.327910 |

Affiliation:

| | |
|---|---|
| Affiliation Type Desc: | CUPA District |
| Entity Name: | Los Angeles City Fire Department |
| Entity Title: | Not reported |
| Affiliation Address: | 200 North Main Street, Room 1780 |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90012 |
| Affiliation Phone: | (213) 978-3680 |
| Affiliation Type Desc: | Facility Mailing Address |
| Entity Name: | Mailing Address |
| Entity Title: | Not reported |
| Affiliation Address: | 2917 W JEFFERSON BL |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

Affiliation Country: Not reported
Affiliation Zip: 90018
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: ONE WAY AUTO BODY INC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

HAZNET:
Name: ONE WAY AUTO BODY INC
Address: 2917 W JEFFERSON BLVD
Address 2: Not reported
City,State,Zip: LOS ANGELES, CA 900183340
Contact: SERGIO GALLARDO
Telephone: 3237341151
Mailing Name: Not reported
Mailing Address: 2917 W JEFFERSON BLVD

Year: 2017
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2502

Year: 2017
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2016

Year: 2017
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 214 -
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.108

Year: 2017
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 -
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.1251

Year: 2016
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.417

Year: 2016
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2448

Year: 2015
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.35445

Year: 2014
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.47955

Year: 2013
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2502

Year: 2012
Gepaid: CAL000337826
TSD EPA ID: CAD008252405
CA Waste Code: 133 - Aqueous solution with total organic residues 10 percent or more
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.35445

Click this hyperlink while viewing on your computer to access
1 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2017
Gen EPA ID: CAL000337826

Shipment Date: 20171009
Creation Date: 7/18/2018 18:30:10
Receipt Date: 20171009
Manifest ID: 017006405JJK
Trans EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID: Not reported

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20170906 |
| Creation Date: | 7/6/2018 18:30:51 |
| Receipt Date: | 20170906 |
| Manifest ID: | 017005112JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.054 |
| Waste Quantity: | 15 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20170531 |
| Creation Date: | 7/16/2018 18:30:53 |
| Receipt Date: | 20170531 |
| Manifest ID: | 016997987JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.072 |
| Waste Quantity: | 20 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20170531 |
| Creation Date: | 7/16/2018 18:30:53 |
| Receipt Date: | 20170531 |
| Manifest ID: | 016997987JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20170425 |
| Creation Date: | 5/12/2018 18:32:34 |
| Receipt Date: | 20170425 |
| Manifest ID: | 016996402JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.072 |
| Waste Quantity: | 20 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20170301 |
| Creation Date: | 5/11/2018 18:32:17 |
| Receipt Date: | 20170301 |
| Manifest ID: | 016240903JJK |
| Trans EPA ID: | CAD008252405 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.0036 |
| Waste Quantity: | 1 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20170201 |
| Creation Date: | 5/10/2018 18:30:29 |
| Receipt Date: | 20170201 |
| Manifest ID: | 016239964JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.108 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20170201 |
| Creation Date: | 5/10/2018 18:30:29 |
| Receipt Date: | 20170201 |
| Manifest ID: | 016239964JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons: 0.1251
Waste Quantity: 30
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2014
Gen EPA ID: CAL000337826

Shipment Date: 20141001
Creation Date: 2/12/2015 22:15:04
Receipt Date: 20141001
Manifest ID: 011662822JJK
Trans EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
CA Waste Code: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons: 0.1251
Waste Quantity: 30
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20140514
Creation Date: 10/10/2014 22:15:06
Receipt Date: 20140514
Manifest ID: 011610415JJK
Trans EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
CA Waste Code: 133 - Aqueous solution with 10% or more total organic residues
RCRA Code: Not reported
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons: 0.1251
Waste Quantity: 30
Quantity Unit: G
Additional Code 1: Not reported

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| Shipment Date: | 20140121 |
| Creation Date: | 6/13/2014 22:15:06 |
| Receipt Date: | 20140121 |
| Manifest ID: | 011663118JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.22935 |
| Waste Quantity: | 55 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

Additional Info:

| | |
|---|---|
| Year: | 2013 |
| Gen EPA ID: | CAL000337826 |
| Shipment Date: | 20130801 |
| Creation Date: | 12/23/2013 22:15:27 |
| Receipt Date: | 20130801 |
| Manifest ID: | 011612087JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Shipment Date: | 20130422 |
| Creation Date: | 9/28/2013 22:15:06 |
| Receipt Date: | 20130422 |
| Manifest ID: | 010804784JJK |
| Trans EPA ID: | CAR000194837 |
| Trans Name: | PACIFIC COAST LACQUER |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

Additional Info:

| | |
|---|---|
| Year: | 2012 |
| Gen EPA ID: | CAL000337826 |

| | |
|---|---|
| Shipment Date: | 20121227 |
| Creation Date: | 5/14/2013 22:15:27 |
| Receipt Date: | 20121227 |
| Manifest ID: | 010723385JJK |
| Trans EPA ID: | CAR000194837 |
| Trans Name: | PACIFIC COAST LACQUER |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.10425 |
| Waste Quantity: | 25 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20120829 |
| Creation Date: | 3/26/2013 22:15:29 |
| Receipt Date: | 20120829 |
| Manifest ID: | 009830079JJK |
| Trans EPA ID: | CAR000194837 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Trans Name: | PACIFIC COAST LACQUER |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20120418 |
| Creation Date: | 5/24/2013 22:15:07 |
| Receipt Date: | 20120418 |
| Manifest ID: | 009826401JJK |
| Trans EPA ID: | CAR000194837 |
| Trans Name: | PACIFIC COAST LACQUER |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20120410 |
| Creation Date: | 10/19/2012 22:15:36 |
| Receipt Date: | 20120410 |
| Manifest ID: | 009826104JJK |
| Trans EPA ID: | CAR000194837 |
| Trans Name: | PACIFIC COAST LACQUER |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Disposal Method: | H020 - Solvents Recovery |
| Quantity Tons: | 0.018 |
| Waste Quantity: | 5 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20120229 |
| Creation Date: | 8/22/2012 22:15:18 |
| Receipt Date: | 20120229 |
| Manifest ID: | 009823750JJK |
| Trans EPA ID: | CAR000194837 |
| Trans Name: | PACIFIC COAST LACQUER |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 214 - Unspecified solvent mixture |
| RCRA Code: | F005 |
| Disposal Method: | H020 - Solvents Recovery |
| Quantity Tons: | 0.036 |
| Waste Quantity: | 10 |
| Quantity Unit: | G |
| Additional Code 1: | F003 |
| Additional Code 2: | D001 |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

Additional Info:

| | |
|---|---|
| Year: | 2015 |
| Gen EPA ID: | CAL000337826 |
| | |
| Shipment Date: | 20151006 |
| Creation Date: | 5/4/2016 22:15:36 |
| Receipt Date: | 20151006 |
| Manifest ID: | 014539316JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.10425 |
| Waste Quantity: | 25 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20150519 |
| Creation Date: | 11/5/2015 22:15:08 |
| Receipt Date: | 20150519 |
| Manifest ID: | 014451951JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |
| | |
| Shipment Date: | 20150128 |
| Creation Date: | 7/16/2015 22:15:08 |
| Receipt Date: | 20150128 |
| Manifest ID: | 013239758JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

Additional Info:

| | |
|---|---|
| Year: | 2016 |
| Gen EPA ID: | CAL000337826 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Shipment Date: | 20151006 |
| Creation Date: | 5/4/2016 22:15:36 |
| Receipt Date: | 20151006 |
| Manifest ID: | 014539316JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.10425 |
| Waste Quantity: | 25 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20150519 |
| Creation Date: | 11/5/2015 22:15:08 |
| Receipt Date: | 20150519 |
| Manifest ID: | 014451951JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

| | |
|---|---|
| Shipment Date: | 20150128 |
| Creation Date: | 7/16/2015 22:15:08 |
| Receipt Date: | 20150128 |
| Manifest ID: | 013239758JJK |
| Trans EPA ID: | CAD008252405 |
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD008252405 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

| | |
|---|---|
| Trans Name: | PACIFIC RESOURCE RECOVERY SERVICES |
| TSDF Alt EPA ID: | Not reported |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 133 - Aqueous solution with 10% or more total organic residues |
| RCRA Code: | Not reported |
| Disposal Method: | H061 - Fuel Blending Prior To Energy Recovery At Another Site |
| Quantity Tons: | 0.1251 |
| Waste Quantity: | 30 |
| Quantity Unit: | G |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

LOS ANGELES HM:

| | |
|---|---|
| Name: | ONE WAY AUTO BODY INC |
| Address: | 2917 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0025448 |
| Last Run Date: | 06/01/2019 |
| Status: | INACTIVE |

HWTS:

| | |
|---|---|
| Name: | ONE WAY AUTO BODY INC |
| Address: | 2917 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900183340 |
| EPA ID: | CAL000337826 |
| Inactive Date: | Not reported |
| Create Date: | 11/07/2008 |
| Last Act Date: | 08/12/2019 |
| Mailing Name: | Not reported |
| Mailing Address: | 2917 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 900183340 |
| Owner Name: | ONE WAY AUTO BODY INC |
| Owner Address: | 5900 CANTERBURY DR. |
| Owner Address 2: | APT#L125 |
| Owner City,State,Zip: | CULVER CITY, CA 902300000 |
| Contact Name: | SERGIO GALLARDO |
| Contact Address: | 2917 W JEFFERSON BLVD |
| Contact Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 90018 |

NAICS:

| | |
|---|---|
| EPA ID: | CAL000337826 |
| Create Date: | 2008-11-07 12:26:15 |
| NAICS Code: | 811111 |
| NAICS Description: | General Automotive Repair |
| Issued EPA ID Date: | 2008-11-07 12:26:15 |
| Inactive Date: | Not reported |
| Facility Name: | ONE WAY AUTO BODY INC |
| Facility Address: | 2917 W JEFFERSON BLVD |
| Facility Address 2: | Not reported |
| Facility City: | LOS ANGELES |
| Facility County: | 19 |

**ONE WAY AUTO BODY INC (Continued)** **S113798032**

Facility State: CA
Facility Zip: 900183340

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**B29** **ENDO AUTO REPAIR SHOP** **EDR Hist Auto** **1020650226**
**WNW** **2917 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.084 mi.**
**445 ft.** **Site 7 of 8 in cluster B**

**Relative:** EDR Hist Auto
**Lower**

**Actual:**
**122 ft.**

| Year: | Name: | Type: |
|---|---|---|
| 1973 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1974 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1975 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1976 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1977 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1978 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1979 | ENDO AUTO REPAIR SHOP | Gasoline Service Stations |
| 1980 | ENDO AUTO REPAIR SHOP | General Automotive Repair Shops |
| 1982 | ENDO AUTO REPAIR SHOP | General Automotive Repair Shops |
| 1983 | ENDO AUTO REPAIR SHOP | General Automotive Repair Shops |
| 1985 | HIHARA SHUJI | General Automotive Repair Shops |
| 1986 | HIHARA SHUJI | General Automotive Repair Shops |
| 1987 | HIHARA SHUJI | General Automotive Repair Shops |
| 1987 | JOHNNYS AUTO PARTS & MCH SP | Motor Vehicle Supplies And New Parts |
| 1988 | HIHARA SHUJI | General Automotive Repair Shops |
| 1989 | HIHARA SHUJI | General Automotive Repair Shops |
| 1991 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 1992 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 1993 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 1994 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 2004 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 2005 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 2006 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 2007 | KINGS AUTO CENTER | General Automotive Repair Shops |
| 2008 | KINGS AUTO CENTER | General Automotive Repair Shops |

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**B30** **ONE WAY AUTO BODY INC** **RCRA NonGen / NLR** **1024821601**
**WNW** **2917 W JEFFERSON BLVD** **CAL000337826**
**< 1/8** **LOS ANGELES, CA 90018**
**0.084 mi.**
**445 ft.** **Site 8 of 8 in cluster B**

**Relative:** RCRA NonGen / NLR:
**Lower**

**Actual:**
**122 ft.**

Date form received by agency: 2008-11-07 00:00:00.0
Facility name: ONE WAY AUTO BODY INC
Facility address: 2917 W JEFFERSON BLVD
LOS ANGELES, CA 90018-3340
EPA ID: CAL000337826
Contact: SERGIO GALLARDO
Contact address: 2917 W JEFFERSON BLVD
LOS ANGELES, CA 90018
Contact country: Not reported
Contact telephone: 323-734-1151

**ONE WAY AUTO BODY INC (Continued)** **1024821601**

Contact email: ONEWAYAUTO@YAHOO.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: ONE WAY AUTO BODY INC
Owner/operator address: 5900 CANTERBURY DR. APT#L125
CULVER CITY, CA 90230
Owner/operator country: Not reported
Owner/operator telephone: 213-703-8011
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SERGIO GALLARDO
Owner/operator address: 2917 W JEFFERSON BLVD
LOS ANGELES, CA 90018
Owner/operator country: Not reported
Owner/operator telephone: 323-734-1151
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

**C31** **LAUSD/ SIXTH AVE CHILD CTR** **RCRA NonGen / NLR** **1024784061**
**ENE** **3124 SEVENTH AVENUE** **CAD982353112**
**< 1/8** **LOS ANGELES, CA 90018**
**0.085 mi.**
**450 ft.** **Site 2 of 5 in cluster C**

**Relative:**
**Higher**

**Actual:**
**130 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date form received by agency: | 1988-06-17 00:00:00.0 |
| Facility name: | LAUSD/ SIXTH AVE CHILD CTR |
| Facility address: | 3124 SEVENTH AVENUE<br>LOS ANGELES, CA 90018-0000 |
| EPA ID: | CAD982353112 |
| Mailing address: | 333 S BEAUDRY AVE FL 21<br>LOS ANGELES, CA 90017-0000 |
| Contact: | PAT SCHAENEN |
| Contact address: | 333 S. BEAUDRY AVE, 21ST FLOOR<br>LOS ANGELES, CA 90017 |
| Contact country: | Not reported |
| Contact telephone: | 213-241-3356 |
| Contact email: | PAT.SCHANEN@LAUSD.NET |
| EPA Region: | 09 |
| Classification: | Non-Generator |
| Description: | Handler: Non-Generators do not presently generate hazardous waste |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | PAT SCHAENEN |
| Owner/operator address: | 333 S. BEAUDRY AVE, 21ST FLOOR<br>LOS ANGELES, CA 90017 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 213-241-3356 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | LOS ANGELES UNIFIED SCHOOL DISTRICT |
| Owner/operator address: | 333 S BEAUDRY AVE FL 21 LAUSD OEHS<br>LOS ANGELES, CA 90017 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 213-241-3356 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |

**LAUSD/ SIXTH AVE CHILD CTR (Continued)** **1024784061**

| | |
|---|---|
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Violation Status: No violations found

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**32**
**SW**
**< 1/8**
**0.089 mi.**
**471 ft.**

**BEELER V C** **EDR Hist Auto** **1009081004**
**3501 E 9TH ST** **N/A**
**LOS ANGELES, CA**

**Relative:**
**Lower**

**Actual:**
**123 ft.**

EDR Hist Auto

| Year: | Name: | Type: |
|---|---|---|
| 1933 | BEELER V C | GASOLINE AND OIL SERVICE STATIONS |

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**D33**
**West**
**< 1/8**
**0.090 mi.**
**477 ft.**

**JIM'S GARAGE** **CA FID UST** **S101587869**
**2924 W JEFFERSON BLVD** **N/A**
**LA, CA 90016**

**Site 1 of 7 in cluster D**

**Relative:**
**Lower**

**Actual:**
**122 ft.**

CA FID UST:

| | |
|---|---|
| Facility ID: | 19056087 |
| Regulated By: | UTNKA |
| Regulated ID: | Not reported |
| Cortese Code: | Not reported |
| SIC Code: | Not reported |
| Facility Phone: | 2137336757 |
| Mail To: | Not reported |
| Mailing Address: | 2924 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,St,Zip: | LA 900160000 |
| Contact: | Not reported |
| Contact Phone: | Not reported |
| DUNs Number: | Not reported |
| NPDES Number: | Not reported |
| EPA ID: | Not reported |
| Comments: | Not reported |
| Status: | Active |

**D34** **HULBERT D V** **EDR Hist Auto** **1009082735**
**West** **2924 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.090 mi.**
**477 ft.** **Site 2 of 7 in cluster D**

**Relative:** EDR Hist Auto
**Lower**

**Actual:**
**122 ft.**

| Year: | Name: | Type: |
|---|---|---|
| 1942 | QUELLA D V | AUTOMOBILE REPAIRING |
| 1942 | HULBERT D V | GASOLINE AND OIL SERVICE STATIONS |

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**D35** **UST** **U004301743**
**West** **2924 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.090 mi.**
**477 ft.** **Site 3 of 7 in cluster D**

**Relative:** LOS ANGELES UST:
**Lower**

**Actual:**
**122 ft.**

| | |
|---|---|
| Name: | Not reported |
| Address: | 2924 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA |
| Facility ID: | Not reported |
| Last Run Date: | 01/01/1900 |
| Status: | HISTORICAL |

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**D36** **JIM'S GARAGE** **SWEEPS UST** **S106927821**
**West** **2924 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90016**
**0.090 mi.**
**477 ft.** **Site 4 of 7 in cluster D**

**Relative:** SWEEPS UST:
**Lower**

**Actual:**
**122 ft.**

| | |
|---|---|
| Name: | JIM'S GARAGE |
| Address: | 2924 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Not reported |
| Comp Number: | 5584 |
| Number: | Not reported |
| Board Of Equalization: | Not reported |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | Not reported |
| Tank Status: | Not reported |
| Capacity: | Not reported |
| Active Date: | Not reported |
| Tank Use: | Not reported |
| STG: | Not reported |
| Content: | Not reported |
| Number Of Tanks: | Not reported |

**D37** **KELLEY FARRIS** **EDR Hist Cleaner** **1009186300**
**WNW** **3068 W 10TH ST** **N/A**
**< 1/8** **LOS ANGELES, CA**
**0.100 mi.**
**528 ft.** **Site 5 of 7 in cluster D**

**Relative:** EDR Hist Cleaner
**Lower**

**Actual:** Year: Name: Type:
**122 ft.** 1929 KELLEY FARRIS CLOTHES PRESSERS CLEANERS AND REPAIRERS

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**D38** **TAK'S HARDWARE & GARDEN SUPPLY** **HAZMAT** **S123549040**
**WNW** **3007 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.104 mi.**
**548 ft.** **Site 6 of 7 in cluster D**

**Relative:** LOS ANGELES HM:
**Lower**
Name: TAK'S HARDWARE & GARDEN SUPPLY
**Actual:** Address: 3007 W JEFFERSON BLVD
**122 ft.** City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0024272
Last Run Date: 06/01/2019
Status: INACTIVE

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**C39** **JIN KYU KIM** **CERS HAZ WASTE** **S101584757**
**East** **2616 W JEFFERSON BLVD** **SWEEPS UST** **N/A**
**< 1/8** **LOS ANGELES, CA 90018** **CA FID UST**
**0.108 mi.** **HAZMAT**
**569 ft.** **Site 3 of 5 in cluster C** **CERS**

**Relative:** CERS HAZ WASTE:
**Higher**
Name: ACB MECHANIC SHOP
**Actual:** Address: 2616 W JEFFERSON BLVD
**130 ft.** City,State,Zip: LOS ANGELES, CA 90018
Site ID: 89392
CERS ID: 10256674
CERS Description: Hazardous Waste Generator

SWEEPS UST:
Name: JIN KYU KIM
Address: 2616 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 7988
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported

**JIN KYU KIM (Continued)** **S101584757**

Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19015301
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: UNK
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900180000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

LOS ANGELES HM:
Name: ACB MECHANIC SHOP
Address: 2616 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0032718
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: ACB MECHANIC SHOP
Address: 2616 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 89392
CERS ID: 10256674
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 02-19-2019
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: OBSERVATION: The business failed to establish and implement a business plan when handling hazardous materials at or above the reportable threshold quantities. CORRECTIVE ACTION: Establish and implement a business plan for the facility. Submit documentation of correction to the unified program agency.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392

**JIN KYU KIM (Continued)** **S101584757**

Site Name: ACB MECHANIC SHOP
Violation Date: 05-18-2016
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description: Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 05-18-2016
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 05-18-2016
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 10-10-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 10/03/2019. Create and submit a Site Map in CERS with all the required elements.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 02-19-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. |
| Violation Notes: | Complete the Business Activities section within CERS. Answer YES or NO to the 12 questions within that section. If your facility generates Hazardous Waste include your EPA ID in this section. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4) |
| Violation Description: | Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-10-2018 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. |
| Violation Notes: | Returned to compliance on 10/03/2019. Complete the Business Activities section within CERS. Answer YES or NO to the 12 questions within that section. If your facility generates Hazardous Waste include your EPA ID in this section. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-10-2018 |
| Citation: | HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507 |
| Violation Description: | Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 10/03/2019. Develop, implement and submit a Hazardous Materials Business Plan in CERS for the 2018 calendar year. |

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-10-2018 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material. |
| Violation Notes: | Returned to compliance on 10/03/2019. Complete and submit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The attached CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1 |
| Violation Description: | Failure to provide a copy of the business plan to the owner or the owner’s agent within five working days after receiving a request for a copy from the owner or the owner’s agent. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate emergency |

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| | response plan and procedures for a release or threatened release of a hazardous material. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d) |
| Violation Description: | Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-10-2018 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material. |
| Violation Notes: | Returned to compliance on 10/03/2019. Complete and submit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The attached CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 02-19-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material. |
| Violation Notes: | Complete, implement and submit an Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |

| | |
|---|---|
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-26-2018 |
| Citation: | 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a) |
| Violation Description: | Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste. |
| Violation Notes: | Returned to compliance on 11/01/2018. OBSERVATION: Uniform Hazardous Waste Manifests for used oil, and waste coolant were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for used oil, and waste coolant and submit copies to the CUPA. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |

| | |
|---|---|
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |

| | |
|---|---|
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-26-2018 |

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Citation: | 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f) |
| Violation Description: | Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date. |
| Violation Notes: | Returned to compliance on 11/01/2018. OBSERVATION: Three 55-gallon drums of used oil and one 55-gallon drum of waste coolant were observed without a hazardous waste label. CORRECTIVE ACTION: Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a) |
| Violation Description: | Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES. |
| Violation Notes: | Not reported |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507 |
| Violation Description: | Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 02-19-2019 |
| Citation: | HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4) |
| Violation Description: | Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years. |
| Violation Notes: | OBSERVATION: The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material; or failed to document and maintains training records for a minimum of three years. CORRECTIVE ACTION: Establish and electronically submit an employee |

**JIN KYU KIM (Continued)** **S101584757**

training program containing provisions for training applicable staff in release reporting procedures. Submit documentation to the unified program agency demonstrating appropriate personnel have received initial training and maintain ongoing annual training records for a minimum of three years.

Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 10-10-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 10/03/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 02-19-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. This would be the 165 gallons of waste oil and 55 gallons of waste coolant
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP
Violation Date: 02-19-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Create and submit a Site Map in CERS with all the required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 89392
Site Name: ACB MECHANIC SHOP

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f) |
| Violation Description: | Failure to electronically update the business plan within 30 days of a substantial change. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 02-19-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities. |
| Violation Notes: | OBSERVATION: The business failed to complete and electronically submit a business plan when handling hazardous materials at or above the reportable threshold quantities. CORRECTIVE ACTION: Complete and electronically submit a business plan. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-10-2018 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 10/03/2019. Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. This would be the 165 gallons of waste oil and 55 gallons of waste coolant |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit a site map with all required content. |
| Violation Notes: | Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-10-2018 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 10/03/2019. Develop, implement and submit a Hazardous Materials Business Plan in CERS for the 2018 calendar year. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 10-26-2018 |
| Citation: | HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22 |
| Violation Description: | Failure to properly manage used oil and/or fuel filters in accordance with the requirements. |
| Violation Notes: | Returned to compliance on 11/01/2018. OBSERVATION: Bills of lading for used oil and fuel filters were not available at the time of inspection. CORRECTIVE ACTION: Obtain copies of all bills of lading for used oil and fuel filters for the past three years and submit copies to the CUPA. OBSERVATION: One 55-gallon drum of used oil and fuel filters located in the hazardous waste storage area was observed without a label. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the used oil and fuel filters are being properly managed or submit a bill of lading to this department demonstrating proper disposal. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |
| Site ID: | 89392 |
| Site Name: | ACB MECHANIC SHOP |
| Violation Date: | 02-19-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material. |
| Violation Notes: | Complete, implement and submit an Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |

**JIN KYU KIM (Continued)** **S101584757**

Evaluation:

| | |
|---|---|
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 10-10-2018 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Consent to enter, inspect and take photographs was given by: Romero Martin The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all [Truncated] |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |

| | |
|---|---|
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 04-06-2015 |
| Violations Found: | No |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Ramiro Martin Munoz |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |

| | |
|---|---|
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 05-18-2016 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Permission to inspect granted by, Ramiro Martin Munoz. As per our discussion on site, Mr. Munoz, was informed that State law mandates all regulated businesses electronically submit their Hazardous Materials Business Plan (HMBP) via the California Environmental Reporting System (CERS). Electronic submittal shall be completed within the next 30 days. In addition, HMBPG s need to be reviewed and certified annually, between January 1st and March 1st, for complete and accurate information. It is also mandatory to submit any substantial change in operation within 30 days. |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |

| | |
|---|---|
| Eval General Type: | Other/Unknown |
| Eval Date: | 10-03-2019 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | CERS review and no violations cleared for 2616 W Jefferson Bl |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |

**JIN KYU KIM (Continued)** **S101584757**

Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-19-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 10/10/2018, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-26-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Ramiro Munoz, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-06-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 89392
Facility Name: ACB MECHANIC SHOP
Env Int Type Code: HWG
Program ID: 10256674
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.025310
Longitude: -118.324180

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Entity Title: | Not reported |
| Affiliation Address: | 200 North Main Street, Room 1780 |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90012 |
| Affiliation Phone: | (213) 978-3680 |
| | |
| Affiliation Type Desc: | Parent Corporation |
| Entity Name: | ACB MECHANIC SHOP |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | Environmental Contact |
| Entity Name: | RAMIRO MARTIN MUNOZ |
| Entity Title: | Not reported |
| Affiliation Address: | 2616 W JEFFERSON BLVD |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90018 |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | Document Preparer |
| Entity Name: | Luis Garcia |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | Legal Owner |
| Entity Name: | RAMIRO MARTIN MUNOZ |
| Entity Title: | Not reported |
| Affiliation Address: | 2616 W JEFFERSON BLVD |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | United States |
| Affiliation Zip: | 90018 |
| Affiliation Phone: | (323) 573-2841 |
| | |
| Affiliation Type Desc: | Operator |
| Entity Name: | Ramiro Munoz |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | (323) 734-0164 |

**JIN KYU KIM (Continued)** **S101584757**

| | |
|---|---|
| Affiliation Type Desc: | Facility Mailing Address |
| Entity Name: | Mailing Address |
| Entity Title: | Not reported |
| Affiliation Address: | 2616 W JEFFERSON BLVD |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90018 |
| Affiliation Phone: | Not reported |

| | |
|---|---|
| Affiliation Type Desc: | Identification Signer |
| Entity Name: | LUIS GARCIA |
| Entity Title: | ACCOUNTANT |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |

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**D40** **CHARTER CUMMUNICATIONS CA-835_SCLA 2 HUB** **HAZMAT** **S123551227**
**West** **3000 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.112 mi.**
**590 ft.** **Site 7 of 7 in cluster D**

**Relative:** LOS ANGELES HM:
**Lower**

| | |
|---|---|
| Name: | CHARTER CUMMUNICATIONS CA-835_SCLA 2 HUB |
| Address: | 3000 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0033737 |
| Last Run Date: | 06/01/2019 |
| Status: | ACTIVE |

**Actual:**
**122 ft.**

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**C41** **PANDA BELL CLEANERS** **EDR Hist Cleaner** **1018568191**
**East** **2610 W JEFFERSON BLVD** **N/A**
**< 1/8** **LOS ANGELES, CA 90018**
**0.116 mi.**
**611 ft.** **Site 4 of 5 in cluster C**

**Relative:** EDR Hist Cleaner
**Higher**

**Actual:**
**130 ft.**

| Year: | Name: | Type: |
|---|---|---|
| 2008 | PANDA BELL CLEANERS | Laundry And Drycleaner Agents |
| 2009 | PANDA BELL CLEANERS | Laundry And Drycleaner Agents |
| 2010 | PANDA BELL CLEANERS | Laundry And Drycleaner Agents |

**C42**
**East**
**< 1/8**
**0.123 mi.**
**651 ft.**

**LAVANDERIA LA ALEGRIA NO 2**
**2624 W JEFFERSON BLVD**
**LOS ANGELES, CA 90018**

**Site 5 of 5 in cluster C**

**EDR Hist Cleaner** **1018491736**
**N/A**

**Relative:**
**Higher**

**Actual:**
**130 ft.**

EDR Hist Cleaner

| Year: | Name: | Type: |
|---|---|---|
| 2013 | LAVANDERIA LA ALEGRIA NO 2 | Laundry And Drycleaner Agents |
| 2014 | LAVANDERIA LA ALEGRIA NO 2 | Laundry And Drycleaner Agents |

---

**43**
**SSE**
**1/8-1/4**
**0.146 mi.**
**773 ft.**

**MARTIN, SALLY**
**3560 7TH**
**RENO, CA 89503**

**HIST CORTESE** **S105025763**
**N/A**

**Relative:**
**Higher**

**Actual:**
**128 ft.**

HIST CORTESE:

| | |
|---|---|
| edr_fname: | MARTIN, SALLY |
| edr_fadd1: | 3560 7TH |
| City,State,Zip: | RENO, CA 89503 |
| Region: | CORTESE |
| Facility County Code: | 18 |
| Reg By: | WBC&D |
| Reg Id: | 6A189105N26 |

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**E44**
**ENE**
**1/8-1/4**
**0.152 mi.**
**800 ft.**

**LAUSD 6TH AVE ELEM SCHOOL**
**3109 SIXTH AVE**
**LOS ANGELES, CA 90018**

**Site 1 of 2 in cluster E**

**RCRA-SQG** **1000378437**
**CAD982025124**

**Relative:**
**Higher**

**Actual:**
**133 ft.**

RCRA-SQG:

| | |
|---|---|
| Date form received by agency: | 1987-08-20 00:00:00.0 |
| Facility name: | LAUSD 6TH AVE ELEM SCHOOL |
| Facility address: | 3109 SIXTH AVE<br>LOS ANGELES, CA 90018 |
| EPA ID: | CAD982025124 |
| Mailing address: | 1425 S SAN PEDRO ST RM 215<br>LOS ANGELES, CA 90015 |
| Contact: | ENVIRONMENTAL MANAGER |
| Contact address: | 3109 SIXTH AVE<br>LOS ANGELES, CA 90018 |
| Contact country: | US |
| Contact telephone: | 213-742-7371 |
| Contact email: | Not reported |
| EPA Region: | 09 |
| Classification: | Small Small Quantity Generator |
| Description: | Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | LAUSD |
| Owner/operator address: | NOT REQUIRED |

**LAUSD 6TH AVE ELEM SCHOOL (Continued)** **1000378437**

| | |
|---|---|
| | NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Municipal |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |
| Owner/operator name: | NOT REQUIRED |
| Owner/operator address: | NOT REQUIRED |
| | NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Municipal |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Violation Status: No violations found

---

**E45** **LAUSD - 6TH AVENUE SCHOOL** **HAZMAT** **S123545296**
**ENE** **3109 S 6TH AVE** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.152 mi.**
**800 ft.** **Site 2 of 2 in cluster E**

**Relative:** LOS ANGELES HM:
**Higher**

| | |
|---|---|
| **Actual:** Name: | LAUSD - 6TH AVENUE SCHOOL |
| **133 ft.** Address: | 3109 S 6TH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0011523 |
| Last Run Date: | 06/01/2019 |
| Status: | INACTIVE |

**F46** **UST** **U004301899**
**West** **3100 W JEFFERSON BLVD** **N/A**
**1/8-1/4** **LOS ANGELES, CA**
**0.161 mi.**
**852 ft.** **Site 1 of 10 in cluster F**

**Relative:** **Lower**

**Actual:** **120 ft.**

LOS ANGELES UST:

| | |
|---|---|
| Name: | Not reported |
| Address: | 3100 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA |
| Facility ID: | Not reported |
| Last Run Date: | 01/01/1900 |
| Status: | HISTORICAL |

---

**F47** **LA SEINAN SENIOR CITIZENS CENTER** **RCRA-SQG** **1000379348**
**West** **3116 W JEFFERSON BLVD** **FINDS** **CAD981986573**
**1/8-1/4** **LOS ANGELES, CA 90018** **ECHO**
**0.172 mi.**
**907 ft.** **Site 2 of 10 in cluster F**

**Relative:** **Lower**

**Actual:** **120 ft.**

RCRA-SQG:

| | |
|---|---|
| Date form received by agency: | 1987-03-24 00:00:00.0 |
| Facility name: | LA SEINAN SENIOR CITIZENS CENTER |
| Facility address: | 3116 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018 |
| EPA ID: | CAD981986573 |
| Mailing address: | 200 N MAIN RM EIGHTH HUNDREDCH<br>LOS ANGELES, CA 90012 |
| Contact: | ENVIRONMENTAL MANAGER |
| Contact address: | 3116 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018 |
| Contact country: | US |
| Contact telephone: | 213-485-7527 |
| Contact email: | Not reported |
| EPA Region: | 09 |
| Classification: | Small Small Quantity Generator |
| Description: | Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | NOT REQUIRED |
| Owner/operator address: | NOT REQUIRED<br>NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Municipal |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | CITY OF LOS ANGELES |
| Owner/operator address: | NOT REQUIRED<br>NOT REQUIRED, ME 99999 |

**LA SEINAN SENIOR CITIZENS CENTER (Continued)** **1000379348**

Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:
Registry ID: 110002765883
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002765883

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000379348
Registry ID: 110002765883
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002765883
Name: LA SEINAN SENIOR CITIZENS CENTER
Address: 3116 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018

**F48**
**West**
**1/8-1/4**
**0.196 mi.**
**1033 ft.**

**PEERLESS SUEDE & LEATHER CLEAN**
**3115 W JEFFERSON BLVD**
**LOS ANGELES, CA 90049**

**Site 3 of 10 in cluster F**

**SWEEPS UST**
**CA FID UST**
**EMI**

**S101617538**
**N/A**

**Relative:**
**Lower**

**Actual:**
**119 ft.**

SWEEPS UST:

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEAN |
| Address: | 3115 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Not reported |
| Comp Number: | 1026 |
| Number: | Not reported |
| Board Of Equalization: | 44-011541 |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-001026-000001 |
| Tank Status: | Not reported |
| Capacity: | 500 |
| Active Date: | Not reported |
| Tank Use: | CHEMICAL |
| STG: | PRODUCT |
| Content: | UNKNOWN |
| Number Of Tanks: | 7 |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEAN |
| Address: | 3115 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Not reported |
| Comp Number: | 1026 |
| Number: | Not reported |
| Board Of Equalization: | 44-011541 |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-001026-000002 |
| Tank Status: | Not reported |
| Capacity: | 500 |
| Active Date: | Not reported |
| Tank Use: | CHEMICAL |
| STG: | PRODUCT |
| Content: | UNKNOWN |
| Number Of Tanks: | Not reported |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEAN |
| Address: | 3115 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Not reported |
| Comp Number: | 1026 |
| Number: | Not reported |
| Board Of Equalization: | 44-011541 |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-001026-000003 |

**PEERLESS SUEDE & LEATHER CLEAN (Continued)** **S101617538**

Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Name: PEERLESS SUEDE & LEATHER CLEAN
Address: 3115 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 1026
Number: Not reported
Board Of Equalization: 44-011541
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001026-000004
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Name: PEERLESS SUEDE & LEATHER CLEAN
Address: 3115 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 1026
Number: Not reported
Board Of Equalization: 44-011541
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001026-000005
Tank Status: Not reported
Capacity: 3000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Name: PEERLESS SUEDE & LEATHER CLEAN
Address: 3115 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 1026
Number: Not reported
Board Of Equalization: 44-011541
Referral Date: Not reported
Action Date: Not reported

**PEERLESS SUEDE & LEATHER CLEAN (Continued)** **S101617538**

Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001026-000006
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

Name: PEERLESS SUEDE & LEATHER CLEAN
Address: 3115 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 1026
Number: Not reported
Board Of Equalization: 44-011541
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001026-000007
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: CHEMICAL
STG: PRODUCT
Content: UNKNOWN
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19003176
Regulated By: UTNKA
Regulated ID: 00016880
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137343177
Mail To: Not reported
Mailing Address: 3115 W JEFFERSON BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900490000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:
Name: PEERLESS SUEDE & LEATHER CLEAN
Address: 3115 W JEFFERSON BL
City,State,Zip: LOS ANGELES, CA 90049
Year: 1987
County Code: 19

**PEERLESS SUEDE & LEATHER CLEAN (Continued)** **S101617538**

| | |
|---|---|
| Air Basin: | SC |
| Facility ID: | 1644 |
| Air District Name: | SC |
| SIC Code: | 7216 |
| Air District Name: | SOUTH COAST AQMD |
| Community Health Air Pollution Info System: | Not reported |
| Consolidated Emission Reporting Rule: | Not reported |
| Total Organic Hydrocarbon Gases Tons/Yr: | 13 |
| Reactive Organic Gases Tons/Yr: | 13 |
| Carbon Monoxide Emissions Tons/Yr: | 0 |
| NOX - Oxides of Nitrogen Tons/Yr: | 0 |
| SOX - Oxides of Sulphur Tons/Yr: | 0 |
| Particulate Matter Tons/Yr: | 0 |
| Part. Matter 10 Micrometers and Smllr Tons/Yr: | 0 |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER INC |
| Address: | 3115 W JEFFERSON BL |
| City,State,Zip: | LOS ANGELES, CA 90049 |
| Year: | 1990 |
| County Code: | 19 |
| Air Basin: | SC |
| Facility ID: | 65303 |
| Air District Name: | SC |
| SIC Code: | 7216 |
| Air District Name: | SOUTH COAST AQMD |
| Community Health Air Pollution Info System: | Not reported |
| Consolidated Emission Reporting Rule: | Not reported |
| Total Organic Hydrocarbon Gases Tons/Yr: | 29 |
| Reactive Organic Gases Tons/Yr: | 29 |
| Carbon Monoxide Emissions Tons/Yr: | 0 |
| NOX - Oxides of Nitrogen Tons/Yr: | 0 |
| SOX - Oxides of Sulphur Tons/Yr: | 0 |
| Particulate Matter Tons/Yr: | 0 |
| Part. Matter 10 Micrometers and Smllr Tons/Yr: | 0 |

---

**F49** **PEERLESS SUEDE & LEATHER** **RCRA-SQG** **1000364198**
**West** **3115 W JEFFERSON AVE** **LUST** **CAD981974736**
**1/8-1/4** **LOS ANGELES, CA 90018** **FINDS**
**0.196 mi.** **ECHO**
**1033 ft.** **Site 4 of 10 in cluster F** **Cortese**

**Relative:** RCRA-SQG:
**Lower**
Date form received by agency: 1996-09-01 00:00:00.0
**Actual:** Facility name: PEERLESS SUEDE & LEATHER
**119 ft.** Facility address: 3115 W JEFFERSON AVE
LOS ANGELES, CA 90018
EPA ID: CAD981974736
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous

**PEERLESS SUEDE & LEATHER (Continued)** **1000364198**

waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | NOT REQUIRED |
| Owner/operator address: | NOT REQUIRED |
| | NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Private |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | ALBERT MARINUCCI |
| Owner/operator address: | NOT REQUIRED |
| | NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Private |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Historical Generators:

| | |
|---|---|
| Date form received by agency: | 1987-05-04 00:00:00.0 |
| Site name: | PEERLESS SUEDE & LEATHER |
| Classification: | Large Quantity Generator |
| | |
| Violation Status: | No violations found |

LUST REG 4:

| | |
|---|---|
| Region: | 4 |

**PEERLESS SUEDE & LEATHER (Continued)** **1000364198**

| | | |
|---|---|---|
| Regional Board: | 04 | |
| County: | Los Angeles | |
| Facility Id: | 900180043 | |
| Status: | Case Closed | |
| Substance: | Hydrocarbons | |
| Substance Quantity: | Not reported | |
| Local Case No: | Not reported | |
| Case Type: | Groundwater | |
| Abatement Method Used at the Site: | | Not reported |
| Global ID: | T0603700603 | |
| W Global ID: | Not reported | |
| Staff: | UNK | |
| Local Agency: | 19050 | |
| Cross Street: | Not reported | |
| Enforcement Type: | Not reported | |
| Date Leak Discovered: | Not reported | |
| Date Leak First Reported: | | 8/23/1991 |
| Date Leak Record Entered: | 8/20/1991 | |
| Date Confirmation Began: | Not reported | |
| Date Leak Stopped: | Not reported | |
| Date Case Last Changed on Database: | | 11/28/1997 |
| Date the Case was Closed: | | 4/24/1997 |
| How Leak Discovered: | Not reported | |
| How Leak Stopped: | Not reported | |
| Cause of Leak: | UNK | |
| Leak Source: | UNK | |
| Operator: | OLD CASE #082891-02 | |
| Water System: | Not reported | |
| Well Name: | Not reported | |
| Approx. Dist To Production Well (ft): | | 7259.589420551152447961848242 2 |
| Source of Cleanup Funding: | | UNK |
| Preliminary Site Assessment Workplan Submitted: | | Not reported |
| Preliminary Site Assessment Began: | | 9/13/1991 |
| Pollution Characterization Began: | | Not reported |
| Remediation Plan Submitted: | | Not reported |
| Remedial Action Underway: | | Not reported |
| Post Remedial Action Monitoring Began: | | Not reported |
| Enforcement Action Date: | | Not reported |
| Historical Max MTBE Date: | | Not reported |
| Hist Max MTBE Conc in Groundwater: | | Not reported |
| Hist Max MTBE Conc in Soil: | | Not reported |
| Significant Interim Remedial Action Taken: | | Not reported |
| GW Qualifier: | Not reported | |
| Soil Qualifier: | Not reported | |
| Organization: | Not reported | |
| Owner Contact: | Not reported | |
| Responsible Party: | PEERLESS SUEDE & LEATHER | |
| RP Address: | 11600 DUNSTAN WAY, LOS ANGELES, 90049 | |
| Program: | LUST | |
| Lat/Long: | 34.0257231 / -1 | |
| Local Agency Staff: | PEJ | |
| Beneficial Use: | Not reported | |
| Priority: | Not reported | |
| Cleanup Fund Id: | Not reported | |
| Suspended: | Not reported | |
| Assigned Name: | Not reported | |
| Summary: | 05/09/97 - REC'D LOC LETTER | |

**PEERLESS SUEDE & LEATHER (Continued)** **1000364198**

FINDS:
Registry ID: 110002761547
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002761547

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000364198
Registry ID: 110002761547
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002761547
Name: PEERLESS SUEDE & LEATHER
Address: 3115 W JEFFERSON AVE
City,State,Zip: LOS ANGELES, CA 90018

CORTESE:
Name: PEERLESS SUEDE & LEATHER
Address: 3115 JEFFERSON BLVD W
City,State,Zip: JEFFERSON PARK, CA 90018
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603700603
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

**F50** **PEERLESS SUEDE & LEATHER INC** **DRYCLEANERS** **S121699068**
**West** **3115 W JEFFERSON BLVD** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.196 mi.**
**1033 ft.** **Site 5 of 10 in cluster F**

**Relative:** DRYCLEAN SOUTH COAST:
**Lower**

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER INC |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 65303 |
| Application Number: | 180931 |
| Permit Number: | D06150 |
| Status: | A |
| Representative Name: | ADMA N. BAEZA |
| Representative Telephone: | 213 7343176 |
| Permit Status: | INACT_NR |
| BCAT Number: | 000234 |
| BCAT Description: | DRY CLEANING EQUIP PERCHLOROETHYLENE |
| CCAT Number: | 04 |
| CCAT Description: | VAPOR RECOVERY UNIT COMPRESS & CONDENSE |
| UTM East: | 377.29998779 |
| UTM North: | 3765.6000977 |

**Actual:**
**119 ft.**

---

**F51** **PEERLESS SUEDE AND LEATHER CLE** **HIST UST** **U001561978**
**West** **3115 W JEFFERSON BLVD** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90049**
**0.196 mi.**
**1033 ft.** **Site 6 of 10 in cluster F**

**Relative:** HIST UST:
**Lower**

| | |
|---|---|
| Name: | PEERLESS SUEDE AND LEATHER CLE |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90049 |
| File Number: | 00027C67 |
| URL: | http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027C67.pdf |
| Region: | STATE |
| Facility ID: | 00000016880 |
| Facility Type: | Other |
| Other Type: | CLEANERS |
| Contact Name: | Not reported |
| Telephone: | 2137343177 |
| Owner Name: | PEERLESS SUEDE & LEATHER CLEAN |
| Owner Address: | 3115 W JEFFERSON BLVD. |
| Owner City,St,Zip: | LOS ANGELES, CA 90018 |
| Total Tanks: | 0007 |
| | |
| Tank Num: | 001 |
| Container Num: | 1 |
| Year Installed: | 1942 |
| Tank Capacity: | 00000500 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor |
| | |
| Tank Num: | 002 |
| Container Num: | 2 |
| Year Installed: | 1941 |
| Tank Capacity: | 00000500 |

**Actual:**
**119 ft.**

**PEERLESS SUEDE AND LEATHER CLE (Continued)** **U001561978**

| | |
|---|---|
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor |

| | |
|---|---|
| Tank Num: | 003 |
| Container Num: | 3 |
| Year Installed: | 1941 |
| Tank Capacity: | 00001000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | None |

| | |
|---|---|
| Tank Num: | 004 |
| Container Num: | 4 |
| Year Installed: | 1941 |
| Tank Capacity: | 00001000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor |

| | |
|---|---|
| Tank Num: | 005 |
| Container Num: | 5 |
| Year Installed: | 1941 |
| Tank Capacity: | 00003000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor |

| | |
|---|---|
| Tank Num: | 006 |
| Container Num: | 6 |
| Year Installed: | 1941 |
| Tank Capacity: | 00001000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor, None |

| | |
|---|---|
| Tank Num: | 007 |
| Container Num: | 7 |
| Year Installed: | 1971 |
| Tank Capacity: | 00010000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor |

Click here for Geo Tracker PDF:

**F52** **PEERLESS SUEDE & LEATHER CLEANERS** **DRYCLEANERS** **S121696489**
**West** **3115 W JEFFERSON BLVD** **HAZMAT** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.196 mi.**
**1033 ft.** **Site 7 of 10 in cluster F**

**Relative:** **Lower**

**Actual:** **119 ft.**

DRYCLEAN SOUTH COAST:

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEANERS |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 1644 |
| Application Number: | 107774 |
| Permit Number: | M37909 |
| Status: | S |
| Representative Name: | Not reported |
| Representative Telephone: | Not reported |
| Permit Status: | INACT_NR |
| BCAT Number: | 000233 |
| BCAT Description: | DRY CLEANING EQUIP PETROLEUM SOLVENT |
| CCAT Number: | Not reported |
| CCAT Description: | Not reported |
| UTM East: | 0 |
| UTM North: | 0 |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEANERS |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 1644 |
| Application Number: | A24203 |
| Permit Number: | P04656 |
| Status: | S |
| Representative Name: | Not reported |
| Representative Telephone: | Not reported |
| Permit Status: | INACTIVE |
| BCAT Number: | 000233 |
| BCAT Description: | DRY CLEANING EQUIP PETROLEUM SOLVENT |
| CCAT Number: | Not reported |
| CCAT Description: | Not reported |
| UTM East: | 0 |
| UTM North: | 0 |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEANERS |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 1644 |
| Application Number: | A24205 |
| Permit Number: | P04658 |
| Status: | S |
| Representative Name: | Not reported |
| Representative Telephone: | Not reported |
| Permit Status: | INACTIVE |
| BCAT Number: | 000233 |
| BCAT Description: | DRY CLEANING EQUIP PETROLEUM SOLVENT |
| CCAT Number: | Not reported |
| CCAT Description: | Not reported |
| UTM East: | 0 |
| UTM North: | 0 |

Name: PEERLESS SUEDE & LEATHER CLEANERS

**PEERLESS SUEDE & LEATHER CLEANERS (Continued)** **S121696489**

| | |
|---|---|
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 1644 |
| Application Number: | A55140 |
| Permit Number: | P34611 |
| Status: | S |
| Representative Name: | Not reported |
| Representative Telephone: | Not reported |
| Permit Status: | INACTIVE |
| BCAT Number: | 000233 |
| BCAT Description: | DRY CLEANING EQUIP PETROLEUM SOLVENT |
| CCAT Number: | Not reported |
| CCAT Description: | Not reported |
| UTM East: | 0 |
| UTM North: | 0 |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEANERS |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 1644 |
| Application Number: | A72442 |
| Permit Number: | P50622 |
| Status: | S |
| Representative Name: | Not reported |
| Representative Telephone: | Not reported |
| Permit Status: | INACTIVE |
| BCAT Number: | 000233 |
| BCAT Description: | DRY CLEANING EQUIP PETROLEUM SOLVENT |
| CCAT Number: | Not reported |
| CCAT Description: | Not reported |
| UTM East: | 0 |
| UTM North: | 0 |

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEANERS |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 1644 |
| Application Number: | A80487 |
| Permit Number: | P57749 |
| Status: | S |
| Representative Name: | Not reported |
| Representative Telephone: | Not reported |
| Permit Status: | INACTIVE |
| BCAT Number: | 000233 |
| BCAT Description: | DRY CLEANING EQUIP PETROLEUM SOLVENT |
| CCAT Number: | Not reported |
| CCAT Description: | Not reported |
| UTM East: | 0 |
| UTM North: | 0 |

LOS ANGELES HM:

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER CLEANERS |
| Address: | 3115 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0020555 |
| Last Run Date: | 06/01/2019 |
| Status: | INACTIVE |

**F53** **PEERLESS SUEDE & LEATHER** **LUST** **S111760328**
**West** **3115 JEFFERSON BLVD W** **CERS** **N/A**
**1/8-1/4** **JEFFERSON PARK, CA 90018**
**0.196 mi.**
**1033 ft.** **Site 8 of 10 in cluster F**

**Relative:**
**Lower**

**Actual:**
**119 ft.**

LUST:

| | |
|---|---|
| Name: | PEERLESS SUEDE & LEATHER |
| Address: | 3115 JEFFERSON BLVD W |
| City,State,Zip: | JEFFERSON PARK, CA 90018 |
| Lead Agency: | LOS ANGELES RWQCB (REGION 4) |
| Case Type: | LUST Cleanup Site |
| Geo Track: | http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700603 |
| Global Id: | T0603700603 |
| Latitude: | 34.0257231 |
| Longitude: | -118.3294682 |
| Status: | Completed - Case Closed |
| Status Date: | 04/24/1997 |
| Case Worker: | YR |
| RB Case Number: | 900180043 |
| Local Agency: | LOS ANGELES, CITY OF |
| File Location: | Not reported |
| Local Case Number: | Not reported |
| Potential Media Affect: | Aquifer used for drinking water supply |
| Potential Contaminants of Concern: | Other Solvent or Non-Petroleum Hydrocarbon |
| Site History: | Not reported |

LUST:

| | |
|---|---|
| Global Id: | T0603700603 |
| Contact Type: | Local Agency Caseworker |
| Contact Name: | ELOY LUNA |
| Organization Name: | LOS ANGELES, CITY OF |
| Address: | 200 North Main Street, Suite 1780 |
| City: | LOS ANGELES |
| Email: | eloy.luna@lacity.org |
| Phone Number: | Not reported |

| | |
|---|---|
| Global Id: | T0603700603 |
| Contact Type: | Regional Board Caseworker |
| Contact Name: | YUE RONG |
| Organization Name: | LOS ANGELES RWQCB (REGION 4) |
| Address: | 320 W. 4TH ST., SUITE 200 |
| City: | Los Angeles |
| Email: | yrong@waterboards.ca.gov |
| Phone Number: | Not reported |

LUST:

| | |
|---|---|
| Global Id: | T0603700603 |
| Action Type: | Other |
| Date: | 08/23/1991 |
| Action: | Leak Reported |

LUST:

| | |
|---|---|
| Global Id: | T0603700603 |
| Status: | Open - Case Begin Date |
| Status Date: | 08/23/1991 |

| | |
|---|---|
| Global Id: | T0603700603 |
| Status: | Open - Site Assessment |

**PEERLESS SUEDE & LEATHER (Continued)** **S111760328**

Status Date: 09/13/1991

Global Id: T0603700603
Status: Completed - Case Closed
Status Date: 04/24/1997

CERS:
Name: PEERLESS SUEDE & LEATHER
Address: 3115 JEFFERSON BLVD W
City,State,Zip: JEFFERSON PARK, CA 90018
Site ID: 208107
CERS ID: T0603700603
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Suite 1780
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

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**G54** **UNION STATION** **SWEEPS UST** **S101587819**
**East** **2501 W JEFFERSON BLVD** **CA FID UST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.197 mi.**
**1042 ft.** **Site 1 of 2 in cluster G**

**Relative:**
**Higher**

**Actual:**
**132 ft.**

SWEEPS UST:
Name: UNION STATION
Address: 2501 W JEFFERSON BLVD
City: LOS ANGELES
Status: Not reported
Comp Number: 5390
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported

**UNION STATION (Continued)** **S101587819**

Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19056032
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2133847838
Mail To: Not reported
Mailing Address: 2501 W JEFFERSON BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900180000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

---

**G55** **UST** **U004301504**
**East** **2502 W JEFFERSON BLVD** **N/A**
**1/8-1/4** **LOS ANGELES, CA**
**0.200 mi.**
**1056 ft.** **Site 2 of 2 in cluster G**

**Relative:** LOS ANGELES UST:
**Higher**
Name: Not reported
**Actual:** Address: 2502 W JEFFERSON BLVD
**133 ft.** City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

---

**F56** **OMEGA MOTORS** **HAZMAT** **S123550011**
**West** **3121 W JEFFERSON BLVD** **HWTS** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.208 mi.**
**1099 ft.** **Site 9 of 10 in cluster F**

**Relative:** LOS ANGELES HM:
**Lower**
Name: OMEGA MOTORS
**Actual:** Address: 3121 W JEFFERSON BLVD
**119 ft.** City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0028909
Last Run Date: 06/01/2019
Status: INACTIVE

HWTS:
Name: OMEGA MOTORS

**OMEGA MOTORS (Continued)** **S123550011**

| | |
|---|---|
| Address: | 3121 W JEFFERSON BLVD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900183229 |
| EPA ID: | CAL000003949 |
| Inactive Date: | 06/30/2000 |
| Create Date: | 11/14/1989 |
| Last Act Date: | 04/10/2001 |
| Mailing Name: | Not reported |
| Mailing Address: | 3121 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 900183229 |
| Owner Name: | DUDLEY GILLINGS |
| Owner Address: | 3121 W JEFFERSON BLVD |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | LA, CA 900280000 |
| Contact Name: | -- |
| Contact Address: | INACT 00VQ FINAL NOTICE - BATCH |
| Contact Address 2: | 4/10/01 |
| City,State,Zip: | --, 99 -- |

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**H57** **CERTIFIED GROCERS OF CALIFORNI** **HIST UST** **S118408522**
**SW** **3609 TENTH AVE** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.212 mi.**
**1118 ft.** **Site 1 of 11 in cluster H**

**Relative:** HIST UST:
**Lower**

| | |
|---|---|
| **Actual:** Name: | CERTIFIED GROCERS OF CALIFORNI |
| **120 ft.** Address: | 3609 TENTH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| File Number: | 00026AD9 |
| URL: | http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026AD9.pdf |
| Region: | Not reported |
| Facility ID: | Not reported |
| Facility Type: | Not reported |
| Other Type: | Not reported |
| Contact Name: | Not reported |
| Telephone: | Not reported |
| Owner Name: | Not reported |
| Owner Address: | Not reported |
| Owner City,St,Zip: | Not reported |
| Total Tanks: | Not reported |
| | |
| Tank Num: | Not reported |
| Container Num: | Not reported |
| Year Installed: | Not reported |
| Tank Capacity: | Not reported |
| Tank Used for: | Not reported |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Not reported |

Click here for Geo Tracker PDF:

**H58** **OLSON URBAN II, LOS ANGELES 4, LLC** **RCRA NonGen / NLR** **1024780996**
**SW** **3609 10TH AVENUE** **CAC003000961**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.212 mi.**
**1118 ft.** **Site 2 of 11 in cluster H**

**Relative:**
**Lower**

**Actual:**
**120 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date form received by agency: | 2019-02-13 00:00:00.0 |
| Facility name: | OLSON URBAN II, LOS ANGELES 4, LLC |
| Facility address: | 3609 10TH AVENUE<br>LOS ANGELES, CA 90018 |
| EPA ID: | CAC003000961 |
| Mailing address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Contact: | ROBERT HAMMERSLEY |
| Contact address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Contact country: | Not reported |
| Contact telephone: | 562-370-9375 |
| Contact email: | RHAMMERSLEY@THESOLSONCO.COM |
| EPA Region: | 09 |
| Classification: | Non-Generator |
| Description: | Handler: Non-Generators do not presently generate hazardous waste |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | OLSON URBAN II, LOS ANGELES 4, LLC |
| Owner/operator address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 562-370-9375 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | ROBERT HAMMERSLEY |
| Owner/operator address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 562-370-9375 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |

**OLSON URBAN II, LOS ANGELES 4, LLC (Continued)** **1024780996**

| | |
|---|---|
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Violation Status: No violations found

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**H59** **CERTIFIED GROCERS OF CALIFORNIA** **SWEEPS UST** **S101629782**
**SW** **3609 10TH AVE** **CA FID UST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018** **WDS**
**0.212 mi.**
**1118 ft.** **Site 3 of 11 in cluster H**

**Relative:** **Lower**
**Actual:** **120 ft.**

SWEEPS UST:

| | |
|---|---|
| Name: | CERTIFIED GROCERS OF CALIFORNIA |
| Address: | 3609 10TH AVE |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 815 |
| Number: | 1 |
| Board Of Equalization: | 44-011421 |
| Referral Date: | 04-16-93 |
| Action Date: | 03-15-94 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-000815-000001 |
| Tank Status: | A |
| Capacity: | 6000 |
| Active Date: | 04-20-88 |
| Tank Use: | M.V. FUEL |
| STG: | P |
| Content: | DIESEL |
| Number Of Tanks: | 1 |

CA FID UST:

| | |
|---|---|
| Facility ID: | 19055346 |
| Regulated By: | UTNKA |
| Regulated ID: | 00007591 |
| Cortese Code: | Not reported |
| SIC Code: | Not reported |
| Facility Phone: | 2137318224 |
| Mail To: | Not reported |
| Mailing Address: | 2601 S EASTERN AVE |
| Mailing Address 2: | Not reported |
| Mailing City,St,Zip: | LOS ANGELES 900180000 |
| Contact: | Not reported |
| Contact Phone: | Not reported |
| DUNs Number: | Not reported |
| NPDES Number: | Not reported |
| EPA ID: | Not reported |
| Comments: | Not reported |
| Status: | Active |

**CERTIFIED GROCERS OF CALIFORNIA (Continued)** **S101629782**

WDS:

| | |
|---|---|
| Name: | UNIFIED WESTERN GROCERS |
| Address: | 3609 10th Ave |
| City: | LOS ANGELES |
| Facility ID: | 4 19I006761 |
| Facility Type: | Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping. |
| Facility Status: | Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements. |
| NPDES Number: | CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board |
| Subregion: | 4 |
| Facility Telephone: | 3237318223 |
| Facility Contact: | SMITH FLOYD |
| Agency Name: | UNIFIED WESTERN GROCERS |
| Agency Address: | 5200 Sheila St |
| Agency City,St,Zip: | Los Angeles 900403906 |
| Agency Contact: | STEIN STEVEN |
| Agency Telephone: | 3232645200 |
| Agency Type: | Private |
| SIC Code: | 0 |
| SIC Code 2: | Not reported |
| Primary Waste Type: | Not reported |
| Primary Waste: | Not reported |
| Waste Type2: | Not reported |
| Waste2: | Not reported |
| Primary Waste Type: | Not reported |
| Secondary Waste: | Not reported |
| Secondary Waste Type: | Not reported |
| Design Flow: | 0 |
| Baseline Flow: | 0 |
| Reclamation: | Not reported |
| POTW: | Not reported |
| Treat To Water: | Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality. |
| Complexity: | Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds. |

**H60** **UNIFIED GROCERS INC** **HIST UST** **U001560770**
**SW** **3609 10TH AVE** **CIWQS** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.212 mi.**
**1118 ft.** **Site 4 of 11 in cluster H**

**Relative:**
**Lower**

**Actual:**
**120 ft.**

HIST UST:

| | |
|---|---|
| Name: | CERTIFIED GROCERS OF CALIFORNI |
| Address: | 3609 10TH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| File Number: | Not reported |
| URL: | Not reported |
| Region: | STATE |
| Facility ID: | 00000007591 |
| Facility Type: | Other |
| Other Type: | GROCER |
| Contact Name: | Not reported |
| Telephone: | 2137318224 |
| Owner Name: | CERTIFIED GROCERS OF CALIFORNI |
| Owner Address: | 2601 SO. EASTERN AVE. |
| Owner City,St,Zip: | COMMERCE, CA 90040 |
| Total Tanks: | 0002 |
| | |
| Tank Num: | 001 |
| Container Num: | 1 |
| Year Installed: | Not reported |
| Tank Capacity: | 00006000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | DIESEL |
| Container Construction Thickness: | 1/4" |
| Leak Detection: | None |
| | |
| Tank Num: | 002 |
| Container Num: | 2 |
| Year Installed: | 1979 |
| Tank Capacity: | 00012000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | DIESEL |
| Container Construction Thickness: | 1/4" |
| Leak Detection: | None |

CIWQS:

| | |
|---|---|
| Name: | UNIFIED GROCERS INC |
| Address: | 3609 10TH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Agency: | Unified Grocers Inc |
| Agency Address: | 5200 Sheila St, Commerce, CA 90040 |
| Place/Project Type: | Industrial - Fluid Milk |
| SIC/NAICS: | 2026 |
| Region: | 4 |
| Program: | INDSTW |
| Regulatory Measure Status: | Terminated |
| Regulatory Measure Type: | Storm water industrial |
| Order Number: | 2014-0057-DWQ |
| WDID: | 4 19I006761 |
| NPDES Number: | CAS000001 |
| Adoption Date: | Not reported |
| Effective Date: | 05/06/1992 |
| Termination Date: | 06/30/2014 |

**UNIFIED GROCERS INC (Continued)** **U001560770**

| | |
|---|---|
| Expiration/Review Date: | Not reported |
| Design Flow: | Not reported |
| Major/Minor: | Not reported |
| Complexity: | Not reported |
| TTWQ: | Not reported |
| Enforcement Actions within 5 years: | 0 |
| Violations within 5 years: | 0 |
| Latitude: | 34.02278 |
| Longitude: | -118.32834 |

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**H61** **OLSON LAND OPPORTUNITIES II, LLC** **RCRA NonGen / NLR** **1024780023**
**SW** **3609 10TH AVENUE** **CAC002999981**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.212 mi.**
**1118 ft.** **Site 5 of 11 in cluster H**

**Relative:**
**Lower**

**Actual:**
**120 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date form received by agency: | 2019-02-06 00:00:00.0 |
| Facility name: | OLSON LAND OPPORTUNITIES II, LLC |
| Facility address: | 3609 10TH AVENUE<br>LOS ANGELES, CA 90018 |
| EPA ID: | CAC002999981 |
| Mailing address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Contact: | BOB WALKER |
| Contact address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Contact country: | Not reported |
| Contact telephone: | 562-370-9375 |
| Contact email: | RHAMMERSLEY@THESOLSONCO.COM |
| EPA Region: | 09 |
| Classification: | Non-Generator |
| Description: | Handler: Non-Generators do not presently generate hazardous waste |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | BOB WALKER |
| Owner/operator address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 562-370-9375 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | OLSON LAND OPPORTUNITIES II, LLC |
| Owner/operator address: | 3010 OLD RANCH PARKWAY SUITE 100<br>SEAL BEACH, CA 90740 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 562-370-9375 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Other |

**OLSON LAND OPPORTUNITIES II, LLC (Continued)** **1024780023**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

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**F62** **UST** **U004301921**
**West** **3123 JEFFERSON BLVD** **N/A**
**1/8-1/4** **LOS ANGELES, CA**
**0.213 mi.**
**1124 ft.** **Site 10 of 10 in cluster F**

**Relative:** LOS ANGELES UST:
**Lower**
Name: Not reported
**Actual:** Address: 3123 JEFFERSON BLVD
**119 ft.** City,State,Zip: LOS ANGELES, CA
Facility ID: Not reported
Last Run Date: 01/01/1900
Status: HISTORICAL

---

**H63** **ELEVENTH AVENUE ANIMAL SHELTER** **HIST UST** **U001560773**
**SW** **3612 11TH AVE** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.235 mi.**
**1240 ft.** **Site 6 of 11 in cluster H**

**Relative:** HIST UST:
**Lower**
Name: ELEVENTH AVENUE ANIMAL SHELTER
**Actual:** Address: 3612 11TH AVE
**119 ft.** City,State,Zip: LOS ANGELES, CA 90018
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000052636
Facility Type: Other
Other Type: ANIMAL REGULATION
Contact Name: WILLIAM BEAUFORD
Telephone: 2137318281
Owner Name: DEPARTMENT OF ANIMAL REGULATIO
Owner Address: 200 N. MAIN STREET, ROOM 1650,

**ELEVENTH AVENUE ANIMAL SHELTER (Continued)** **U001560773**

| | |
|---|---|
| Owner City,St,Zip: | LOS ANGELES, CA 90012 |
| Total Tanks: | 0001 |
| | |
| Tank Num: | 001 |
| Container Num: | 1 |
| Year Installed: | Not reported |
| Tank Capacity: | 00000500 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | DIESEL |
| Container Construction Thickness: | 12 |
| Leak Detection: | Not reported |

---

**H64** **ELEVENTH AVENUE ANIMAL SHELTER** **SWEEPS UST** **S101617203**
**SW** **3612 11TH AVE** **CA FID UST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.235 mi.**
**1240 ft.** **Site 7 of 11 in cluster H**

**Relative:**
**Lower**

**Actual:**
**119 ft.**

SWEEPS UST:

| | |
|---|---|
| Name: | ELEVENTH AVENUE ANIMAL SHELTER |
| Address: | 3612 11TH AVE |
| City: | LOS ANGELES |
| Status: | Not reported |
| Comp Number: | 2903 |
| Number: | Not reported |
| Board Of Equalization: | Not reported |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-002903-000001 |
| Tank Status: | Not reported |
| Capacity: | 500 |
| Active Date: | Not reported |
| Tank Use: | M.V. FUEL |
| STG: | PRODUCT |
| Content: | DIESEL |
| Number Of Tanks: | 1 |

CA FID UST:

| | |
|---|---|
| Facility ID: | 19025189 |
| Regulated By: | UTNKI |
| Regulated ID: | 00052636 |
| Cortese Code: | Not reported |
| SIC Code: | Not reported |
| Facility Phone: | 2137318281 |
| Mail To: | Not reported |
| Mailing Address: | 200 N MAIN STREET-ROOM |
| Mailing Address 2: | Not reported |
| Mailing City,St,Zip: | LOS ANGELES 900180000 |
| Contact: | Not reported |
| Contact Phone: | Not reported |
| DUNs Number: | Not reported |
| NPDES Number: | Not reported |
| EPA ID: | Not reported |
| Comments: | Not reported |
| Status: | Inactive |

**H65** **LA 11TH AVE ANIMAL SHELTER** **RCRA-SQG** **1000141387**
**SW** **3612 11TH AVE** **FINDS** **CAD981988017**
**1/8-1/4** **LOS ANGELES, CA 90018** **ECHO**
**0.235 mi.** **HAZNET**
**1240 ft.** **Site 8 of 11 in cluster H** **HWTS**

**Relative: Lower**

**Actual: 119 ft.**

RCRA-SQG:

| | |
|---|---|
| Date form received by agency: | 1987-03-25 00:00:00.0 |
| Facility name: | LA 11TH AVE ANIMAL SHELTER |
| Facility address: | 3612 11TH AVE<br>LOS ANGELES, CA 90018 |
| EPA ID: | CAD981988017 |
| Mailing address: | 200 N MAIN RM EIGHTH HUNDREDCH<br>LOS ANGELES, CA 90012 |
| Contact: | ENVIRONMENTAL MANAGER |
| Contact address: | 3612 ELEVEN AVE<br>LOS ANGELES, CA 90018 |
| Contact country: | US |
| Contact telephone: | 213-485-7527 |
| Contact email: | Not reported |
| EPA Region: | 09 |
| Classification: | Small Small Quantity Generator |
| Description: | Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | NOT REQUIRED |
| Owner/operator address: | NOT REQUIRED<br>NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Municipal |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | CITY OF LOS ANGELES |
| Owner/operator address: | NOT REQUIRED<br>NOT REQUIRED, ME 99999 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 415-555-1212 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Municipal |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |

**LA 11TH AVE ANIMAL SHELTER (Continued)** **1000141387**

| | |
|---|---|
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Violation Status: No violations found

FINDS:
Registry ID: 110002767079
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002767079

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

| | |
|---|---|
| Envid: | 1000141387 |
| Registry ID: | 110002767079 |
| DFR URL: | http://echo.epa.gov/detailed-facility-report?fid=110002767079 |
| Name: | LA 11TH AVE ANIMAL SHELTER |
| Address: | 3612 11TH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |

HAZNET:

| | |
|---|---|
| Name: | LA 11TH AVE ANIMAL SHELTER |
| Address: | 3612 11TH AVE |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900180000 |
| Contact: | LINDA A GORDON |
| Telephone: | -- |
| Mailing Name: | Not reported |
| Mailing Address: | 419 S SPRING ST |
| Year: | 1993 |
| Gepaid: | CAD981988017 |
| TSD EPA ID: | CAD067786749 |
| CA Waste Code: | 151 - Asbestos containing waste |
| Disposal Method: | D80 - Disposal, Land Fill |
| Tons: | 1.6856 |
| Year: | 1991 |

**LA 11TH AVE ANIMAL SHELTER (Continued)** **1000141387**

| | |
|---|---|
| Gepaid: | CAD981988017 |
| TSD EPA ID: | CAD067786749 |
| CA Waste Code: | 151 - Asbestos containing waste |
| Disposal Method: | D80 - Disposal, Land Fill |
| Tons: | 11.7992 |
| | |
| Year: | 1987 |
| Gepaid: | CAD981988017 |
| TSD EPA ID: | CAD981388952 |
| CA Waste Code: | 151 - Asbestos containing waste |
| Disposal Method: | D80 - Disposal, Land Fill |
| Tons: | 4.374 |

Additional Info:

| | |
|---|---|
| Year: | 1993 |
| Gen EPA ID: | CAD981988017 |
| | |
| Shipment Date: | 19930524 |
| Creation Date: | 9/8/1995 0:00:00 |
| Receipt Date: | 19930526 |
| Manifest ID: | 90621045 |
| Trans EPA ID: | CAD052606324 |
| Trans Name: | Not reported |
| Trans 2 EPA ID: | Not reported |
| Trans 2 Name: | Not reported |
| TSDF EPA ID: | CAD067786749 |
| Trans Name: | Not reported |
| TSDF Alt EPA ID: | CAD067786749 |
| TSDF Alt Name: | Not reported |
| CA Waste Code: | 151 - Asbestos-containing waste |
| RCRA Code: | Not reported |
| Disposal Method: | D80 - Disposal, Land Fill |
| Quantity Tons: | 1.6856 |
| Waste Quantity: | 2 |
| Quantity Unit: | Y |
| Additional Code 1: | Not reported |
| Additional Code 2: | Not reported |
| Additional Code 3: | Not reported |
| Additional Code 4: | Not reported |
| Additional Code 5: | Not reported |

HWTS:

| | |
|---|---|
| Name: | LA 11TH AVE ANIMAL SHELTER |
| Address: | 3612 11TH AVE |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 900180000 |
| EPA ID: | CAD981988017 |
| Inactive Date: | 06/30/1998 |
| Create Date: | 07/03/1987 |
| Last Act Date: | 08/10/2004 |
| Mailing Name: | ANIMAL REGULATION DEPT. |
| Mailing Address: | 419 S SPRING ST |
| Mailing Address 2: | Not reported |
| Mailing City,State,Zip: | LOS ANGELES, CA 900132001 |
| Owner Name: | CITY OF LOS ANGELES |

**LA 11TH AVE ANIMAL SHELTER (Continued)** **1000141387**

| | |
|---|---|
| Owner Address: | =M |
| Owner Address 2: | Not reported |
| Owner City,State,Zip: | =M, =M -- |
| Contact Name: | LINDA A GORDON |
| Contact Address: | INACTIVE PER VQ98 - BMI |
| Contact Address 2: | Not reported |
| City,State,Zip: | --, 99 -- |

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**H66** **CITY OF LA - DEPT OF ANIMAL REGULAT** **HAZMAT** **S123545998**
**SW** **3612 S 11TH AVE** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.235 mi.**
**1240 ft.** **Site 9 of 11 in cluster H**

**Relative:** LOS ANGELES HM:
**Lower**

| | |
|---|---|
| Name: | CITY OF LA - DEPT OF ANIMAL REGULAT |
| Address: | 3612 S 11TH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0014402 |
| Last Run Date: | 06/01/2019 |
| Status: | INACTIVE |

**Actual:**
**119 ft.**

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**H67** **ELEVENTH AVENUE ANIMAL SHELTER** **HIST UST** **S118409684**
**SW** **3612 ELEVENTH AVENUE** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.235 mi.**
**1240 ft.** **Site 10 of 11 in cluster H**

**Relative:** HIST UST:
**Lower**

| | |
|---|---|
| Name: | ELEVENTH AVENUE ANIMAL SHELTER |
| Address: | 3612 ELEVENTH AVENUE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| File Number: | 000275C5 |
| URL: | http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000275C5.pdf |
| Region: | Not reported |
| Facility ID: | Not reported |
| Facility Type: | Not reported |
| Other Type: | Not reported |
| Contact Name: | Not reported |
| Telephone: | Not reported |
| Owner Name: | Not reported |
| Owner Address: | Not reported |
| Owner City,St,Zip: | Not reported |
| Total Tanks: | Not reported |
| | |
| Tank Num: | Not reported |
| Container Num: | Not reported |
| Year Installed: | Not reported |
| Tank Capacity: | Not reported |
| Tank Used for: | Not reported |
| Type of Fuel: | Not reported |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Not reported |

**Actual:**
**119 ft.**

**ELEVENTH AVENUE ANIMAL SHELTER (Continued)** **S118409684**

Click here for Geo Tracker PDF:

**I68** **KA AUTOBODY SHOP** **CERS HAZ WASTE** **S123537699**
**West** **3203 W JEFFERSON BLVD UN 1** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.244 mi.**
**1288 ft.** **Site 1 of 5 in cluster I**

**Relative:** **Lower**
**Actual:** **118 ft.**

CERS HAZ WASTE:

| | |
|---|---|
| Name: | KA AUTOBODY SHOP |
| Address: | 3203 W JEFFERSON BLVD UN 1 |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Site ID: | 40934 |
| CERS ID: | 10253434 |
| CERS Description: | Hazardous Waste Generator |

Violations:

| | |
|---|---|
| Site ID: | 40934 |
| Site Name: | KA AUTOBODY SHOP |
| Violation Date: | 04-21-2014 |
| Citation: | 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d) |
| Violation Description: | Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month. |
| Violation Notes: | Returned to compliance on 05/14/2014. OBSERVATION: 2X55 G waste paint stored on site. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA by [date, 30 days from now]. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |

| | |
|---|---|
| Site ID: | 40934 |
| Site Name: | KA AUTOBODY SHOP |
| Violation Date: | 04-21-2014 |
| Citation: | 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a) |
| Violation Description: | Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years. |
| Violation Notes: | Returned to compliance on 05/14/2014. OBSERVATION: Copies of hazardous waste disposal records for most recent year were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by [date, 30 days from now]. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |

| | |
|---|---|
| Site ID: | 40934 |
| Site Name: | KA AUTOBODY SHOP |
| Violation Date: | 05-23-2017 |

**KA AUTOBODY SHOP (Continued)** **S123537699**

Citation: 22 CCR 23 66273.40(a)(3) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.40(a)(3)
Violation Description: Failure of the universal waste handler who sends electronic devices, CRTs, and/or CRT glass to any foreign destination to complete the following: (1) Notify the Department 60 days prior to the intended export before any electronic devices, CRTs, and/or CRT glass are scheduled to leave the United States and cover all export activities extending over the next twelve (12) month or lesser period; (2) Concurrently send a copy of the notification required pursuant to subsection of this section, to the CUPA having jurisdiction over the universal waste handlerG s facility.
Violation Notes: Returned to compliance on 06/01/2017. OBSERVATION: Copies of hazardous waste disposal records for 2017 were not found on site. Hazardous waste generators shall retain copies of all manifests signed off by the disposal facility and all receipts used in a consolidated manifesting procedure on site for three years and have them readily available for review. CORRECTIVE ACTION: Immediately locate a copy of all manifests and receipts for the last three years, maintain them on site, and submit copies to the CUPA by [date, 30 days from now]. Note: Observed 5-5 gallon water based waste paint containers on site.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 06-27-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-23-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jong Kim
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-05-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Jong Kim, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-09-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

**KA AUTOBODY SHOP (Continued)** **S123537699**

Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-21-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-14-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 40934
Site Name: KA AUTOBODY SHOP
Site Address: 3203 W JEFFERSON BLVD UN 1
Site City: LOS ANGELES
Site Zip: 90018
Enf Action Date: 04-21-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Parent Corporation
Entity Name: KA AUTOBODY SHOP
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

**KA AUTOBODY SHOP (Continued)** **S123537699**

| | |
|---|---|
| Affiliation Type Desc: | Facility Mailing Address |
| Entity Name: | Mailing Address |
| Entity Title: | Not reported |
| Affiliation Address: | 3202 W JEFFERSON BL UN 1 |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90014 |
| Affiliation Phone: | Not reported |

---

**I69** **A&T SERVICE INC.** **HIST UST** **U001560767**
**West** **3203 W JEFFERSON BLVD** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.244 mi.**
**1288 ft.** **Site 2 of 5 in cluster I**

**Relative:** HIST UST:
**Lower**

**Actual:** **118 ft.**

| | |
|---|---|
| Name: | A&T SERVICE INC. |
| Address: | 3203 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| File Number: | Not reported |
| URL: | Not reported |
| Region: | STATE |
| Facility ID: | 00000056058 |
| Facility Type: | Gas Station |
| Other Type: | Not reported |
| Contact Name: | GARY TAKESHITA (DEALER) |
| Telephone: | 2134358479 |
| Owner Name: | A&T SERVICE INC. |
| Owner Address: | 3203 W. JEFFERSON BLVD. |
| Owner City,St,Zip: | LOS ANGELES, CA 90018 |
| Total Tanks: | 0006 |
| | |
| Tank Num: | 001 |
| Container Num: | 6 |
| Year Installed: | Not reported |
| Tank Capacity: | 00000400 |
| Tank Used for: | WASTE |
| Type of Fuel: | WASTE OIL |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Visual, Stock Inventor |
| | |
| Tank Num: | 002 |
| Container Num: | 5 |
| Year Installed: | Not reported |
| Tank Capacity: | 00006000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | UNLEADED |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Visual, Stock Inventor |
| | |
| Tank Num: | 003 |
| Container Num: | 4 |
| Year Installed: | Not reported |
| Tank Capacity: | 00003000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | PREMIUM |

**A&T SERVICE INC. (Continued)** **U001560767**

Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 004
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 005
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 006
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

---

**I70 West 1/8-1/4 0.244 mi. 1288 ft.** **CHARLES AUTO SERVICE CENTER** **UST U003781433**
**3203 W JEFFERSON BLVD** **SWEEPS UST N/A**
**LOS ANGELES, CA 90018**

**Site 3 of 5 in cluster I**

**Relative: Lower**
**Actual: 118 ft.**

LOS ANGELES UST:
Name: J & J AUTO CENTER
Address: 3203 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0001088
Last Run Date: 06/03/2019
Status: INACTIVE

UST:
Name: CHARLES AUTO SERVICE CENTER
Address: 3203 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: 25139
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.027178
Longitude: -118.3293844

SWEEPS UST:
Name: CHARLES AUTO SERVICE CENTER
Address: 3203 W JEFFERSON BLVD
City: LOS ANGELES

**CHARLES AUTO SERVICE CENTER (Continued)** **U003781433**

| | |
|---|---|
| Status: | Active |
| Comp Number: | 3195 |
| Number: | 1 |
| Board Of Equalization: | 44-012852 |
| Referral Date: | 02-25-93 |
| Action Date: | 02-25-93 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003195-000001 |
| Tank Status: | A |
| Capacity: | 400 |
| Active Date: | 04-20-88 |
| Tank Use: | OIL |
| STG: | W |
| Content: | WASTE OIL |
| Number Of Tanks: | 6 |

| | |
|---|---|
| Name: | CHARLES AUTO SERVICE CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 3195 |
| Number: | 1 |
| Board Of Equalization: | 44-012852 |
| Referral Date: | 02-25-93 |
| Action Date: | 02-25-93 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003195-000002 |
| Tank Status: | A |
| Capacity: | 6000 |
| Active Date: | 04-20-88 |
| Tank Use: | M.V. FUEL |
| STG: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | Not reported |

| | |
|---|---|
| Name: | CHARLES AUTO SERVICE CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 3195 |
| Number: | 1 |
| Board Of Equalization: | 44-012852 |
| Referral Date: | 02-25-93 |
| Action Date: | 02-25-93 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003195-000003 |
| Tank Status: | A |
| Capacity: | 3000 |
| Active Date: | 04-20-88 |
| Tank Use: | M.V. FUEL |
| STG: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | Not reported |

**CHARLES AUTO SERVICE CENTER (Continued)** **U003781433**

| | |
|---|---|
| Name: | CHARLES AUTO SERVICE CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 3195 |
| Number: | 1 |
| Board Of Equalization: | 44-012852 |
| Referral Date: | 02-25-93 |
| Action Date: | 02-25-93 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003195-000004 |
| Tank Status: | A |
| Capacity: | 3000 |
| Active Date: | 04-20-88 |
| Tank Use: | M.V. FUEL |
| STG: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | Not reported |

| | |
|---|---|
| Name: | CHARLES AUTO SERVICE CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 3195 |
| Number: | 1 |
| Board Of Equalization: | 44-012852 |
| Referral Date: | 02-25-93 |
| Action Date: | 02-25-93 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003195-000005 |
| Tank Status: | A |
| Capacity: | 4000 |
| Active Date: | 04-20-88 |
| Tank Use: | M.V. FUEL |
| STG: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | Not reported |

| | |
|---|---|
| Name: | CHARLES AUTO SERVICE CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 3195 |
| Number: | 1 |
| Board Of Equalization: | 44-012852 |
| Referral Date: | 02-25-93 |
| Action Date: | 02-25-93 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003195-000006 |
| Tank Status: | A |
| Capacity: | 8000 |
| Active Date: | 04-20-88 |
| Tank Use: | M.V. FUEL |
| STG: | P |

**CHARLES AUTO SERVICE CENTER (Continued)** **U003781433**

Content: REG UNLEADED
Number Of Tanks: Not reported

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**I71** **KA AUTOBODY SHOP** **UST** **U004307155**
**West** **3203 W JEFFERSON BLVD UN 1** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.244 mi.**
**1288 ft.** **Site 4 of 5 in cluster I**

**Relative:**
**Lower**

**Actual:**
**118 ft.**

LOS ANGELES UST:
Name: KA AUTOBODY SHOP
Address: 3203 W JEFFERSON BLVD UN 1
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0029890
Last Run Date: 06/03/2019
Status: INACTIVE

---

**I72** **CHARLES AUTO SERVICE CENTER** **CERS HAZ WASTE** **S101586026**
**West** **3203 W JEFFERSON BLVD** **HIST UST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018** **CA FID UST**
**0.244 mi.** **HAZMAT**
**1288 ft.** **Site 5 of 5 in cluster I** **CERS**

**Relative:**
**Lower**

**Actual:**
**118 ft.**

CERS HAZ WASTE:
Name: J & J AUTO CENTER
Address: 3203 W JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 38744
CERS ID: 10240093
CERS Description: Hazardous Waste Generator

HIST UST:
Name: AANDT SERVICE INC
Address: 3203 JEFFERSON BLVD
City,State,Zip: LOS ANGELES, CA 90018
File Number: 0002614A
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002614A.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

Click here for Geo Tracker PDF:

CA FID UST:

| | |
|---|---|
| Facility ID: | 19036587 |
| Regulated By: | UTNKA |
| Regulated ID: | 00056058 |
| Cortese Code: | Not reported |
| SIC Code: | Not reported |
| Facility Phone: | 2137358479 |
| Mail To: | Not reported |
| Mailing Address: | 3203 W JEFFERSON BLVD |
| Mailing Address 2: | Not reported |
| Mailing City,St,Zip: | LOS ANGELES 900180000 |
| Contact: | Not reported |
| Contact Phone: | Not reported |
| DUNs Number: | Not reported |
| NPDES Number: | Not reported |
| EPA ID: | Not reported |
| Comments: | Not reported |
| Status: | Active |

LOS ANGELES HM:

| | |
|---|---|
| Name: | J & J AUTO CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | FA0001088 |
| Last Run Date: | 06/01/2019 |
| Status: | ACTIVE |

CERS:

| | |
|---|---|
| Name: | J & J AUTO CENTER |
| Address: | 3203 W JEFFERSON BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Site ID: | 38744 |
| CERS ID: | 10240093 |
| CERS Description: | Chemical Storage Facilities |

Violations:

| | |
|---|---|
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |

| | |
|---|---|
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1 |

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

| | |
|---|---|
| Violation Description: | Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 04-03-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page. |
| Violation Notes: | Returned to compliance on 05/06/2019. Input your facility's EPA ID into the Business Activities section in CERS and resubmit. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4) |
| Violation Description: | Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507 |
| Violation Description: | Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities. |
| Violation Notes: | Returned to compliance on 04/03/2019. |

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

| | |
|---|---|
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2 |
| Violation Description: | Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit a site map with all required content. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1 |
| Violation Description: | Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25510(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25510(a) |
| Violation Description: | Failure to report a release or threatened release of a hazardous material to the unified program agency and to OES. |
| Violation Notes: | Not reported |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-18-2016 |
| Citation: | HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter |

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

| | |
|---|---|
| | 6.95, Section(s) 25508.1(a)-(e) |
| Violation Description: | Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. |
| Violation Notes: | Returned to compliance on 04/03/2019. |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 04-03-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities. |
| Violation Notes: | Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following: The only reportable hazardous material noted was 375 gallons of waste oil. Remove all items other than 375 gallons of waste oil. Make sure you select the appropriate New Federal Hazard Categories for this item. FOR A DETAILED LIST OF THE NEW FEDERAL CATEGORIES & ADDITIONAL INFORMATION, PLEASE REVIEW THE FOLLOWING RESOURCE - https://cers.calepa.ca.gov/wp-content/uploads/sites/61/2017/12/CalEPA-New-Federal-Hazard-Categories-1.pdf |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 10-07-2016 |
| Citation: | 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f) |
| Violation Description: | Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date. |
| Violation Notes: | Returned to compliance on 11/15/2016. OBSERVATION: 5 X 55 G used oil containers unlabeled. Issued HW label and were labeled on-site. All hazardous waste containers shall be marked with the following information: 1) the words G Hazardous WasteG ; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information. |
| Violation Division: | Los Angeles County Fire Department |
| Violation Program: | HW |
| Violation Source: | CERS |

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 05-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 04/03/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 05-06-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following: The only reportable hazardous material noted was 375 gallons of waste oil. Remove the 250 gallons of Solvent and add 375 gallons of waste oil. Make sure you select the appropriate New Federal Hazard Categories for this item. FOR A DETAILED LIST OF THE NEW FEDERAL CATEGORIES & ADDITIONAL INFORMATION, PLEASE REVIEW THE FOLLOWING RESOURCE - https://cers.calepa.ca.gov/wp-content/uploads/sites/61/2017/12/CalEPA-New-Federal-Hazard-Categories-1.pdf
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 05-18-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 04/03/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 04-03-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Review, update and resubmit the Emergency Response/Contingency Plan

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

and Employee Training Plan in CERS with all the required information. Ensure the phone numbers for the local CUPA (213) 978-3680, Regional Water Quality Control Board (213) 576-6600, and nearest hospital facility are inputted correctly. Also, complete section H. Earthquake Vulnerability as well. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 05-18-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 04/03/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 04-03-2019
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 05/06/2019. OBSERVATION: The business failed to electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the annual due date. CORRECTIVE ACTION: Electronically submit and certify that the business plan is complete, accurate, and in compliance with EPCRA on or before the annual due date.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER
Violation Date: 05-18-2016
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Description: Failure to electronically update the business plan within 30 days of a substantial change.
Violation Notes: Returned to compliance on 04/03/2019.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 38744
Site Name: J & J AUTO CENTER

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

| | |
|---|---|
| Violation Date: | 04-03-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to complete and electronically submit a site map with all required content. |
| Violation Notes: | Returned to compliance on 05/06/2019. Review, update and resubmit the site map in CERS to include all required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |
| | |
| Site ID: | 38744 |
| Site Name: | J & J AUTO CENTER |
| Violation Date: | 05-06-2019 |
| Citation: | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) |
| Violation Description: | Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material. |
| Violation Notes: | Review, update and resubmit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. Ensure the phone numbers for the local CUPA (213) 978-3680, Regional Water Quality Control Board (213) 576-6600, and nearest hospital facility are inputted correctly. They are located in Sections C1 through C6. Also, complete section H. Earthquake Vulnerability as well. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms |
| Violation Division: | Los Angeles City Fire Department |
| Violation Program: | HMRRP |
| Violation Source: | CERS |

Evaluation:

| | |
|---|---|
| Eval General Type: | Other/Unknown |
| Eval Date: | 05-06-2019 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | CERS review and all violations cleared for 3203 W Jefferson Bl. |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |
| | |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 05-18-2016 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Permission to inspect granted by, Nelson Gonzalez, Employee. |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |
| | |
| Eval General Type: | Other/Unknown |
| Eval Date: | 11-15-2016 |

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

| | |
|---|---|
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Not reported |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 04-03-2019 |
| Violations Found: | Yes |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Consent to enter, inspect and take photographs was given by: James Jang The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all [Truncated] |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |
| Eval General Type: | Other/Unknown |
| Eval Date: | 04-30-2019 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | CERS review and no violations cleared for 3203 W Jefferson Bl. Additional compliance assistance was given to the business. |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |
| Eval General Type: | Other/Unknown |
| Eval Date: | 05-06-2019 |
| Violations Found: | Yes |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 04/03/2019, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is |

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

required between January 1 and March 1 of every year. Please remember that any change in inventory of greater [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-05-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Jung Ku Jang, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-07-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jung Jang
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 3203 W JEFFERSON BL
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90018
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: J & J AUTO CENTER
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title: Not reported
Affiliation Address: 200 North Main Street, Room 1780
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90012
Affiliation Phone: (213) 978-3680

Affiliation Type Desc: Environmental Contact
Entity Name: Jung Ku Jang

**CHARLES AUTO SERVICE CENTER (Continued)** **S101586026**

| | |
|---|---|
| Entity Title: | Not reported |
| Affiliation Address: | 3203 W. Jefferson Blvd. |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90018 |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | Legal Owner |
| Entity Name: | J & J AUTO CENTER |
| Entity Title: | Not reported |
| Affiliation Address: | 3203 W. Jefferson Blvd |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | United States |
| Affiliation Zip: | 90018 |
| Affiliation Phone: | (323) 735-8479 |
| | |
| Affiliation Type Desc: | Operator |
| Entity Name: | Jung Ku Jang |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | (323) 735-8479 |

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**H73** **RESIDENCE FURNITURE** **RCRA-SQG** **1007879247**
**SSW** **3629 10TH ST** **CAR000158451**
**1/8-1/4** **LOS ANGELES, CA 90016**
**0.244 mi.**
**1289 ft.** **Site 11 of 11 in cluster H**

**Relative:** **Lower**
**Actual:** **120 ft.**

RCRA-SQG:

| | |
|---|---|
| Date form received by agency: | 2004-11-24 00:00:00.0 |
| Facility name: | RESIDENCE FURNITURE |
| Facility address: | 3629 10TH ST<br>LOS ANGELES, CA 90016 |
| EPA ID: | CAR000158451 |
| Mailing address: | 4464 W ADAMS BLVD<br>LOS ANGELES, CA 90068 |
| Contact: | FRANK NEWCOMER |
| Contact address: | 4464 W ADAMS BLVD<br>LOS ANGELES, CA 90068 |
| Contact country: | US |
| Contact telephone: | 323-731-9991 |
| Contact email: | Not reported |
| EPA Region: | 09 |
| Classification: | Small Small Quantity Generator |
| Description: | Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time |

**RESIDENCE FURNITURE (Continued)** **1007879247**

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | FRANK NEWCOMER |
| Owner/operator address: | Not reported |
| | Not reported |
| Owner/operator country: | US |
| Owner/operator telephone: | Not reported |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Private |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | 2003-07-14 00:00:00. |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | FRANK NEWCOMER |
| Owner/operator address: | Not reported |
| | Not reported |
| Owner/operator country: | US |
| Owner/operator telephone: | Not reported |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Private |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | 2003-07-14 00:00:00. |
| 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 |

Hazardous Waste Summary:

| | |
|---|---|
| . Waste code: | D001 |
| . Waste name: | IGNITABLE WASTE |

Violation Status: No violations found

**J74** **36TH ST** **HIST UST** **U001560760**
**SW** **3124 W 36TH ST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.248 mi.**
**1310 ft.** **Site 1 of 7 in cluster J**

**Relative:** **Lower**
**Actual:** **118 ft.**

HIST UST:

| | |
|---|---|
| Name: | 36TH ST |
| Address: | 3124 W 36TH ST |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| File Number: | 000286B6 |
| URL: | http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000286B6.pdf |
| Region: | STATE |
| Facility ID: | 00000007476 |
| Facility Type: | Other |
| Other Type: | PUBLIC UTILITY |
| Contact Name: | LOREN GREEN |
| Telephone: | 2136893160 |
| Owner Name: | SOUTHERN CALIF. GAS COMPANY |
| Owner Address: | BOX 3249 TERMINAL ANNEX |
| Owner City,St,Zip: | LOS ANGELES, CA 90051 |
| Total Tanks: | 0001 |
| | |
| Tank Num: | 001 |
| Container Num: | DMEU202 |
| Year Installed: | 1983 |
| Tank Capacity: | 00000550 |
| Tank Used for: | WASTE |
| Type of Fuel: | 5 |
| Container Construction Thickness: | .25 |
| Leak Detection: | None |
| | |
| Tank Num: | 001 |
| Container Num: | DMEU202 |
| Year Installed: | 1983 |
| Tank Capacity: | 00000550 |
| Tank Used for: | WASTE |
| Type of Fuel: | 5 |
| Container Construction Thickness: | .25 |
| Leak Detection: | None |

Click here for Geo Tracker PDF:

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**J75** **SO CAL GAS (CRENSHAW BASE)** **CERS HAZ WASTE** **S101585202**
**SW** **3124 W 36TH ST** **CA FID UST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018** **CERS TANKS**
**0.248 mi.** **HAZMAT**
**1310 ft.** **Site 2 of 7 in cluster J** **CERS**

**Relative:** **Lower**
**Actual:** **118 ft.**

CERS HAZ WASTE:

| | |
|---|---|
| Name: | SO CAL GAS (CRENSHAW BASE) |
| Address: | 3124 W 36TH ST |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Site ID: | 402412 |
| CERS ID: | 10151415 |
| CERS Description: | Hazardous Waste Generator |

CA FID UST:
Facility ID: 19020949

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

Regulated By: UTNKA
Regulated ID: 00007475
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132608111
Mail To: Not reported
Mailing Address: P O BOX 3249 TERMINA
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900180000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CERS TANKS:
Name: SO CAL GAS (CRENSHAW BASE)
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 402412
CERS ID: 10151415
CERS Description: Underground Storage Tank

LOS ANGELES HM:
Name: SO CAL GAS CO / CRENSHAW BASE
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0001256
Last Run Date: 06/01/2019
Status: ACTIVE

CERS:
Name: SO CAL GAS (CRENSHAW BASE)
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 402412
CERS ID: 10151415
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 402412
Site Name: So Cal Gas (Crenshaw Base)
Violation Date: 11-21-2018
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: Returned to compliance on 03/01/2019. Observation: Both T1 unleaded and T2 Diesel failed overfill inspection performed on 8/30/18 by Jamel Hamden. Audible visual passes, however flapper failed as they are set too high. Due to Single wall vent piping flapper or ball float at 95% or less must be installed. Corrective action: install flapper or ball float at 95% or less. Must also ensure CERS submission for tank information matches what is on site and tested.
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 402412
Site Name: So Cal Gas (Crenshaw Base)
Violation Date: 02-18-2016
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure of the spill bucket to have a minimum capacity of five gallons.
Violation Notes: Returned to compliance on 02/15/2017. DIESEL BUCKET NOT HOLDING WATER DURING TEST
Violation Division: Los Angeles City Fire Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 02-17-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-21-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO DETECT LEAK AT EARLIEST POSSIBLITY. SUMPS AND UDC'S FREE OF LIQUID. VEEDER ROOT NOT IN ALARM.
Eval Division: Los Angeles City Fire Department

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

| | |
|---|---|
| Eval Program: | UST |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 09-15-2015 |
| Violations Found: | No |
| Eval Type: | Routine done by local agency |
| Eval Notes: | CAREY DOWNS |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 11-30-2017 |
| Violations Found: | No |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Consent to enter, inspect and take photographs was given on this date by: Bryan Gordon Permit is valid and posted Yes Inspector walked and verified the locations and quantity of hazardous materials as it relates to the business plan Document review in CERS and field verification this date identified the following: 1. Document submittal by facility is accurate and no further action is necessary NOTE: To legally operate a business operating with hazardous materials in the City of Los Angeles you must be in possession of a valid Consolidated Permit issued by Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a hazardous materials business plan to CERS every year between January 1 and March 1. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. In order to have a complete and accurate CERS submittal you [Truncated] |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | HMRRP |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 02-20-2015 |
| Violations Found: | No |
| Eval Type: | Routine done by local agency |
| Eval Notes: | PERMISSION TO INSPECT GRANTED BY PAT IGOE TEAM LEAD. VERIFIED CERS = 02-13-15. PERFORMED FACILITY INSPECTION DURING MONITOR CERT CONDUCTED BY BRIAN HAFFWASSEN FROM CAL HAZ.. REVIEWED UST BOOK. OBSERVED SENSORS PLACED PROPERLY TO DETECT LEAK AT EARLIEST POSSIBILITY. SUMPS AND UDC'S FREE OF LIQUID. VEEDER ROOT NOT IN ALARM. NO VIOLATIONS OBSERVED.. 2 JOOR STEEL TANKS. 1 10K UNLEADED WITH VMI LD2000.. 1 2K DIESEL WITH RED JACKET FX1DV. ANNULAR S = 420's. SUMPS & UDC's = 208's. TLS-350. OVERFILL = AUDIO VISUAL ALARM AND FLAPPERS 989 TESTING = 05-29-14, 06-02-11 MC = 02-21-14, 02-25-13, 03-01-12 |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | UST |
| Eval Source: | CERS |
| Eval General Type: | Other/Unknown |
| Eval Date: | 11-30-2018 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | Overfill inspection reviewed and attached. Open violation cleared. |

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

REVIEWED RECEIVED OVERFILL PREVENTION EQUIPMENT INSPECTION REPORT FOR TESTING CONDUCTED ON 8/30/18 BY Jamel Hamdan CONFIRMED RESULTS WERE SCANNED/ DOWNLOADED AND ATTACHED IN ENVISION. DW or SW vent lines:SW Type of overfill listed in CERS: A/V and Ball float Type of overfill tested: A/V and ball float and flapper report results read Pass, except for flapper not listed, no violation All information to be verified at next facility inspection.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 01-08-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Test reports reviewed and attached to facility. Both SB989 and Mechanical leak detector tested.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-18-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-21-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: WITNESSED M/C SB LLD BY BRIAN FROM CAL HAZ
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-01-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and attached monitor certification and overfill inspection. Cleared violations. Updated site to correct CERS to flapper only.
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-21-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspector Craig reviewed and wrote violations for failed overfill protection. Review of CERS and 2 separate Overfill inspections.
REVIEWED RECEIVED OVERFILL PREVENTION EQUIPMENT INSPECTION REPORT FOR TESTING CONDUCTED ON 8/30/18 BY Jamel Hamden CONFIRMED RESULTS WERE

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

SCANNED/ DOWNLOADED AND ATTACHED IN ENVISION. DW or SW vent lines:SW Type of overfill listed in CERS: Flapper , A/V, and BF (should be no BF) Type of overfill tested: Flapper and A/V report results read T1 unleaded flapper fail, T2 Diesel Flapper Fail, both Audible visual pass.

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-30-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Craig LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Bryan Gordon Monitoring system certification was not conducted at this time. Monitoring certification was performed by Cal Haz: Brian Halfwassen of Cal Haz ICC: 5006847 exp: 7/5/2019 Veeder-Root: #A24602 exp: 6/1/2019 VMI#1994 exp: 2/14/2019 Incon: 7193503701 exp: 10/20/2019 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: So Cal Gas Tank Owner/ Operator: So Cal [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-21-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: UPDATED INFO ON BP-1 AND VERIFIED INVENTORY ON BP-8 WITH FLEET SUPERVISOR GREGORY HALL. ALSO REVIEWED CERS, ON SITE HMBP AND CUPA PERMIT. NO VIOLATIONS FOUND.

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-17-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Lawrence Kim with the LAFD, onsite 3124 W 36TH ST SOCAL GAS to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by SOCAL REP MONITOR CERTIFICATION was conducted at this time. Monitoring certification was performed by BRIAN HALFWASSEN WITH CAL HAZ Tester provided the following certifications: BRIAN HALFWASSEN ICC: 5006847-UT EXP: 7-17-17 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity.

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Ensure submittal of monitor certification test results within 30 days using one of the following [Truncated]

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-13-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspector Craig LAFD, on site this date to conduct routine inspection of underground storage tank. Inspector Craig recently performed field inspection on November 30,2017, now back on cycle with MC. Consent to enter, inspect and take photographs was given on this date by Bryan Gordon Monitoring system certification was conducted at this time. Monitoring certification was performed by Cal Haz: Brian Halfwassen of Cal Haz ICC: 5006847 exp: 7/5/2019 Veeder-Root: #A24602 exp: 6/1/2019 VMI#1994 exp: 2/14/2019 Incon: 7193503701 exp: 10/20/2019 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of [Truncated]
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-18-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: PERMISSION GRANTED BY SCOTT BOWERS WITH SOCAL GAS CO BRIAN HALFWASSEN WITH CALHAZ ICC: 5006847-UT EXP: 7-17-2017 VIOLATIONS: DIESEL BUCKET UNABLE TO HOLD WATER DURING TEST
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-21-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-28-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Test report reviewed and attached.

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

| | |
|---|---|
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | UST |
| Eval Source: | CERS |
| Eval General Type: | Other/Unknown |
| Eval Date: | 10-05-2018 |
| Violations Found: | No |
| Eval Type: | Other, not routine, done by local agency |
| Eval Notes: | REVIEWED RECEIVED OVERFILL PREVENTION EQUIPMENT INSPECTION REPORT FOR TESTING CONDUCTED ON 8/23/18 BY Jamal Hamdan. CONFIRMED RESULTS WERE SCANNED/ DOWNLOADED AND ATTACHED IN ENVISION. Vent lines SW or DW: SW Type of overfill listed in CERS:A/V, 'Flapper, ball float Type of overfill tested: A/V and flaper report results read A/V passed for both tanks, flapper failed for both tanks due to placement. Did not test ball float as required. All information to be verified at next facility inspection. |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | UST |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 10-22-2018 |
| Violations Found: | No |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Bryan Gordon, Technical Advisor |
| Eval Division: | Los Angeles County Fire Department |
| Eval Program: | HW |
| Eval Source: | CERS |
| Eval General Type: | Compliance Evaluation Inspection |
| Eval Date: | 02-12-2019 |
| Violations Found: | No |
| Eval Type: | Routine done by local agency |
| Eval Notes: | Inspector Craig LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Becky E L Wesolowski Monitoring system certification was conducted at this time. Monitoring certification was performed by Jamel Hamdan ICC#5244728 EXP: 02/03/2020 Veeder Root: A24647 EXP: 04/08/2020 VMI: #2000 exp:1/31/2020 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Property Owner: So Cal Gas, Attn: Bryan Gordon Tank Owner/ Operator: So Cal Gas, Attn: Bryan Gordon Number of [Truncated] |
| Eval Division: | Los Angeles City Fire Department |
| Eval Program: | UST |
| Eval Source: | CERS |

Coordinates:

| | |
|---|---|
| Site ID: | 402412 |
| Facility Name: | So Cal Gas (Crenshaw Base) |
| Env Int Type Code: | HMBP |
| Program ID: | 10151415 |

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

| | |
|---|---|
| Coord Name: | Not reported |
| Ref Point Type Desc: | Center of a facility or station. |
| Latitude: | 34.022940 |
| Longitude: | -118.329780 |

Affiliation:

| | |
|---|---|
| Affiliation Type Desc: | Facility Mailing Address |
| Entity Name: | Mailing Address |
| Entity Title: | Not reported |
| Affiliation Address: | 3124 W 36th St |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90018 |
| Affiliation Phone: | Not reported |

| | |
|---|---|
| Affiliation Type Desc: | Identification Signer |
| Entity Name: | Bryan Gordon |
| Entity Title: | Technical Advisor Environmental |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |

| | |
|---|---|
| Affiliation Type Desc: | Legal Owner |
| Entity Name: | Southern California Gas Company |
| Entity Title: | Not reported |
| Affiliation Address: | 8141 GULANA AVE SC9585 |
| Affiliation City: | Playa del Rey |
| Affiliation State: | CA |
| Affiliation Country: | United States |
| Affiliation Zip: | 90293-7930 |
| Affiliation Phone: | (310) 578-2667 |

| | |
|---|---|
| Affiliation Type Desc: | Operator |
| Entity Name: | Southern California Gas Company |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | (310) 578-2667 |

| | |
|---|---|
| Affiliation Type Desc: | UST Tank Operator |
| Entity Name: | SCG - Bryan Gordon TAE SC9585 |
| Entity Title: | Not reported |
| Affiliation Address: | 8141 Gulana Ave. SC9585 |
| Affiliation City: | Playa Del Rey |
| Affiliation State: | CA |
| Affiliation Country: | United States |
| Affiliation Zip: | 90293-7930 |
| Affiliation Phone: | (310) 578-2667 |

| | |
|---|---|
| Affiliation Type Desc: | CUPA District |

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

| | |
|---|---|
| Entity Name: | Los Angeles City Fire Department |
| Entity Title: | Not reported |
| Affiliation Address: | 200 North Main Street, Room 1780 |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90012 |
| Affiliation Phone: | (213) 978-3680 |
| | |
| Affiliation Type Desc: | Parent Corporation |
| Entity Name: | Southern California Gas Company |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | UST Property Owner Name |
| Entity Name: | So Cal Gas, Attn: Bryan Gordon |
| Entity Title: | Not reported |
| Affiliation Address: | 8141 Gulana Ave. SC9585 |
| Affiliation City: | Playa Del Rey |
| Affiliation State: | CA |
| Affiliation Country: | United States |
| Affiliation Zip: | 90293-7930 |
| Affiliation Phone: | (310) 578-2667 |
| | |
| Affiliation Type Desc: | Document Preparer |
| Entity Name: | Bryan Gordon |
| Entity Title: | Not reported |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | Environmental Contact |
| Entity Name: | Bryan Gordon |
| Entity Title: | Not reported |
| Affiliation Address: | 8141 GULANA AVE SC9585 |
| Affiliation City: | Playa del Rey |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | 90293-7930 |
| Affiliation Phone: | Not reported |
| | |
| Affiliation Type Desc: | UST Permit Applicant |
| Entity Name: | Bryan Gordon |
| Entity Title: | Technical Advisor Environmental |
| Affiliation Address: | Not reported |
| Affiliation City: | Not reported |
| Affiliation State: | Not reported |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |

**SO CAL GAS (CRENSHAW BASE) (Continued)** **S101585202**

| | |
|---|---|
| Affiliation Phone: | (310) 578-2667 |
| Affiliation Type Desc: | UST Tank Owner |
| Entity Name: | So Cal Gas, Attn: Bryan Gordon |
| Entity Title: | Not reported |
| Affiliation Address: | 8141 Gulana Ave. SC9585 |
| Affiliation City: | Playa Del Rey |
| Affiliation State: | CA |
| Affiliation Country: | United States |
| Affiliation Zip: | 90293-7930 |
| Affiliation Phone: | (310) 578-2667 |

---

**J76** **SO CAL GAS (CRENSHAW BASE)** **ENVIROSTOR** **U003781428**
**SW** **3124 W 36TH ST** **UST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018** **SWEEPS UST**
**0.248 mi.**
**1310 ft.** **Site 3 of 7 in cluster J**

**Relative:** **Lower**

**Actual:** **118 ft.**

ENVIROSTOR:

| | |
|---|---|
| Name: | SOUTHERN CALIFORNIA GAS CO. |
| Address: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 90031 |
| Facility ID: | 80001142 |
| Status: | Inactive - Needs Evaluation |
| Status Date: | 08/08/2016 |
| Site Code: | Not reported |
| Site Type: | Military Evaluation |
| Site Type Detailed: | FUDS |
| Acres: | 25 |
| NPL: | NO |
| Regulatory Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Program Manager: | Not reported |
| Supervisor: | Douglas Bautista |
| Division Branch: | Cleanup Cypress |
| Assembly: | 51 |
| Senate: | 24 |
| Special Program: | Not reported |
| Restricted Use: | NO |
| Site Mgmt Req: | NONE SPECIFIED |
| Funding: | DERA |
| Latitude: | 34.05555 |
| Longitude: | -118.2291 |
| APN: | NONE SPECIFIED |
| Past Use: | MANUFACTURING - INDUSTRIAL MACHINERY, RESEARCH - WEAPONS |
| Potential COC: | 1,3-Butadiene |
| Confirmed COC: | 1,3-Butadiene |
| Potential Description: | SED, SOIL, SV |
| Alias Name: | CA99799FA47100 |
| Alias Type: | Federal Facility ID |
| Alias Name: | J09CA7445 |
| Alias Type: | INPR |
| Alias Name: | 80001142 |
| Alias Type: | Envirostor ID Number |

Completed Info:

| | |
|---|---|
| Completed Area Name: | PROJECT WIDE |

**SO CAL GAS (CRENSHAW BASE) (Continued)** **U003781428**

Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 05/26/1999
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LOS ANGELES UST:
Name: SO CAL GAS CO / CRENSHAW BASE
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0001256
Last Run Date: 06/01/2019
Status: ACTIVE

UST:
Name: SO CAL GAS (CRENSHAW BASE)
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: FA0001256
Permitting Agency: Los Angeles City Fire Department
Latitude: 34.02294
Longitude: -118.32978

Name: SOUTHERN CALIFORNIA GAS CO.
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90018
Facility ID: 25132
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.023
Longitude: -118.32982

SWEEPS UST:
Name: SOUTHERN CALIFORNIA GAS CO.
Address: 3124 W 36TH ST
City: LOS ANGELES
Status: Active
Comp Number: 779
Number: 1
Board Of Equalization: 44-011410
Referral Date: 03-04-93
Action Date: 03-15-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000779-000001
Tank Status: A
Capacity: 12000
Active Date: 04-20-88

**SO CAL GAS (CRENSHAW BASE) (Continued)** **U003781428**

| | |
|---|---|
| Tank Use: | M.V. FUEL |
| STG: | P |
| Content: | REG UNLEADED |
| Number Of Tanks: | 3 |

| | |
|---|---|
| Name: | SOUTHERN CALIFORNIA GAS CO. |
| Address: | 3124 W 36TH ST |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 779 |
| Number: | 1 |
| Board Of Equalization: | 44-011410 |
| Referral Date: | 03-04-93 |
| Action Date: | 03-15-94 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-000779-000002 |
| Tank Status: | A |
| Capacity: | Not reported |
| Active Date: | 04-20-88 |
| Tank Use: | CHEMICAL |
| STG: | P |
| Content: | UNKNOWN |
| Number Of Tanks: | Not reported |

| | |
|---|---|
| Name: | SOUTHERN CALIFORNIA GAS CO. |
| Address: | 3124 W 36TH ST |
| City: | LOS ANGELES |
| Status: | Active |
| Comp Number: | 779 |
| Number: | 1 |
| Board Of Equalization: | 44-011410 |
| Referral Date: | 03-04-93 |
| Action Date: | 03-15-94 |
| Created Date: | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-000779-000003 |
| Tank Status: | A |
| Capacity: | 550 |
| Active Date: | 04-20-88 |
| Tank Use: | CHEMICAL |
| STG: | P |
| Content: | UNKNOWN |
| Number Of Tanks: | Not reported |

---

**J77** **36TH ST.** **HIST UST** **U001560761**
**SW** **3124 W 36TH ST** **N/A**
**1/8-1/4** **LOS ANGELES, CA 90018**
**0.248 mi.**
**1310 ft.** **Site 4 of 7 in cluster J**

**Relative:** HIST UST:
**Lower**

| | |
|---|---|
| Name: | 36TH ST. |
| Address: | 3124 W 36TH ST |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| File Number: | Not reported |
| URL: | Not reported |
| Region: | STATE |

**Actual:**
**118 ft.**

**36TH ST. (Continued)** **U001560761**

| | |
|---|---|
| Facility ID: | 00000007475 |
| Facility Type: | Other |
| Other Type: | PUBLIC UTILITY |
| Contact Name: | LOREN GREEN |
| Telephone: | 2136893160 |
| Owner Name: | SOUTHERN CALIF. GAS COMPANY |
| Owner Address: | BOX 3249 TERMINAL ANNEX |
| Owner City,St,Zip: | LOS ANGELES, CA 90051 |
| Total Tanks: | 0003 |
| | |
| Tank Num: | 001 |
| Container Num: | DMEU200 |
| Year Installed: | 1983 |
| Tank Capacity: | 00012000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | 1 |
| Container Construction Thickness: | .25 |
| Leak Detection: | None |
| | |
| Tank Num: | 002 |
| Container Num: | DMEU201 |
| Year Installed: | 1984 |
| Tank Capacity: | 00000000 |
| Tank Used for: | WASTE |
| Type of Fuel: | 0 |
| Container Construction Thickness: | 6 |
| Leak Detection: | None |
| | |
| Tank Num: | 003 |
| Container Num: | DMEU204 |
| Year Installed: | 1983 |
| Tank Capacity: | 00000550 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | 4 |
| Container Construction Thickness: | .25 |
| Leak Detection: | None |

---

**J78** **S CALIFORNIA GAS CO** **RCRA-SQG 1000880945**
**SW** **3124 W 36TH ST** **FINDS CAD981422074**
**1/8-1/4** **LOS ANGELES, CA 90051** **ECHO**
**0.248 mi.**
**1310 ft.** **Site 5 of 7 in cluster J**

**Relative:** **Lower**
**Actual:** **118 ft.**

RCRA-SQG:

| | |
|---|---|
| Date form received by agency: | 1993-08-05 00:00:00.0 |
| Facility name: | S CALIFORNIA GAS CO |
| Facility address: | 3124 W 36TH ST<br>LOS ANGELES, CA 90051-1249 |
| EPA ID: | CAD981422074 |
| Mailing address: | PO BOX 3249 ML 27B1<br>LOS ANGELES, CA 90051-1249 |
| Contact: | WILLIAM HULEIS |
| Contact address: | PO BOX 3249 ML 27B1<br>LOS ANGELES, CA 90051-1249 |
| Contact country: | US |
| Contact telephone: | 213-244-5818 |
| Contact email: | Not reported |
| EPA Region: | 09 |

**S CALIFORNIA GAS CO (Continued)** **1000880945**

Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: S CALIFORNIA GAS CO
Owner/operator address: BOX 3249 ML 27B1
LOS ANGELES, CA 90051
Owner/operator country: Not reported
Owner/operator telephone: 213-244-5818
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 1990-04-13 00:00:00.0
Site name: SOUTHERN CALIFORNIA GAS CO.-CRENSHAW
Classification: Large Quantity Generator

**S CALIFORNIA GAS CO (Continued)** **1000880945**

Violation Status: No violations found

FINDS:
Registry ID: 110002700435
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002700435

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000880945
Registry ID: 110002700435
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002700435
Name: SOUTHERN CALIFORNIA GAS CO
Address: 3124 W 36TH ST
City,State,Zip: LOS ANGELES, CA 90051

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**J79** **LOS ANGELES GAS AND ELECTRIC CO-36TH STREET GAS WO** **EDR MGP** **1008407701**
**SW** **W. 36TH STREET** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018**
**0.270 mi.**
**1427 ft.** **Site 6 of 7 in cluster J**

**Relative:** **Lower**
**Actual:** **118 ft.**

Manufactured Gas Plants:
No additional information available

---

**J80** **FORMER UNIFIED GROCERS** **CPS-SLIC** **S124440993**
**SW** **3629 11TH AVENUE** **CERS** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018**
**0.270 mi.**
**1427 ft.** **Site 7 of 7 in cluster J**

**Relative:** **Lower**
**Actual:** **119 ft.**

CPS-SLIC:
Name: FORMER UNIFIED GROCERS
Address: 3629 11TH AVENUE
City,State,Zip: LOS ANGELES, CA 90018
Region: STATE
**Facility Status:** **Open - Site Assessment**
Status Date: 08/15/2018
Global Id: T10000011973
Lead Agency: LOS ANGELES COUNTY
Lead Agency Case Number: Not reported
Latitude: 34.02235

**FORMER UNIFIED GROCERS (Continued)** **S124440993**

| | |
|---|---|
| Longitude: | -118.32998 |
| Case Type: | Cleanup Program Site |
| Case Worker: | Not reported |
| Local Agency: | LOS ANGELES COUNTY |
| RB Case Number: | Not reported |
| File Location: | Not reported |
| Potential Media Affected: | Not reported |
| Potential Contaminants of Concern: | Not reported |
| Site History: | Not reported |

Click here to access the California GeoTracker records for this facility:

CERS:

| | |
|---|---|
| Name: | FORMER UNIFIED GROCERS |
| Address: | 3629 11TH AVENUE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Site ID: | 548655 |
| CERS ID: | T10000011973 |
| CERS Description: | Cleanup Program Site |

Affiliation:

| | |
|---|---|
| Affiliation Type Desc: | Regional Board Caseworker |
| Entity Name: | CHRISTINA HUMPHREYS - LOS ANGELES RWQCB (REGION 4) |
| Entity Title: | Not reported |
| Affiliation Address: | 320 West 4th Street, Suite 200 |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | 2135766697 |

| | |
|---|---|
| Affiliation Type Desc: | Local Agency Caseworker |
| Entity Name: | RICHARD CLARK - LOS ANGELES COUNTY |
| Entity Title: | Not reported |
| Affiliation Address: | 5825 RICKENBACKER RD |
| Affiliation City: | COMMERCE |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | 3238904106 |

---

**K81** **LA CITY FIRE STATION #34** **LUST** **U001560776**
**SSE** **3661 7TH AVE** **HIST UST** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018**
**0.284 mi.**
**1499 ft.** **Site 1 of 2 in cluster K**

**Relative:**
**Lower**

**Actual:**
**125 ft.**

LUST:

| | |
|---|---|
| Name: | LA CITY FIRE STATION #34 |
| Address: | 3661 7TH AVE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Lead Agency: | SWRCB |
| Case Type: | LUST Cleanup Site |
| Geo Track: | http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603793036 |
| Global Id: | T0603793036 |
| Latitude: | 34.02124 |
| Longitude: | -118.324965 |

**LA CITY FIRE STATION #34 (Continued)** **U001560776**

| | |
|---|---|
| Status: | Completed - Case Closed |
| Status Date: | 01/16/2015 |
| Case Worker: | MC |
| RB Case Number: | 900180125 |
| Local Agency: | LOS ANGELES, CITY OF |
| File Location: | Not reported |
| Local Case Number: | TT |
| Potential Media Affect: | Soil |
| Potential Contaminants of Concern: | Aviation |
| Site History: | Not reported |

LUST:

| | |
|---|---|
| Global Id: | T0603793036 |
| Contact Type: | Local Agency Caseworker |
| Contact Name: | ELOY LUNA |
| Organization Name: | LOS ANGELES, CITY OF |
| Address: | 200 North Main Street, Suite 1780 |
| City: | LOS ANGELES |
| Email: | eloy.luna@lacity.org |
| Phone Number: | Not reported |

| | |
|---|---|
| Global Id: | T0603793036 |
| Contact Type: | Regional Board Caseworker |
| Contact Name: | MATTHEW COHEN |
| Organization Name: | SWRCB |
| Address: | 1001 I Street |
| City: | SACRAMENTO |
| Email: | mcohen@waterboards.ca.gov |
| Phone Number: | 9163415751 |

| | |
|---|---|
| Global Id: | T0603793036 |
| Contact Type: | Regional Board Caseworker |
| Contact Name: | YUE RONG |
| Organization Name: | LOS ANGELES RWQCB (REGION 4) |
| Address: | 320 W. 4TH ST., SUITE 200 |
| City: | Los Angeles |
| Email: | yrong@waterboards.ca.gov |
| Phone Number: | Not reported |

LUST:

| | |
|---|---|
| Global Id: | T0603793036 |
| Action Type: | Other |
| Date: | 09/24/1999 |
| Action: | Leak Discovery |

| | |
|---|---|
| Global Id: | T0603793036 |
| Action Type: | Other |
| Date: | 10/07/1999 |
| Action: | Leak Reported |

| | |
|---|---|
| Global Id: | T0603793036 |
| Action Type: | RESPONSE |
| Date: | 06/01/2000 |
| Action: | Tank Removal Report / UST Sampling Report |

| | |
|---|---|
| Global Id: | T0603793036 |
| Action Type: | RESPONSE |

**LA CITY FIRE STATION #34 (Continued)** **U001560776**

Date: 07/01/2002
Action: Site Assessment Report

Global Id: T0603793036
Action Type: ENFORCEMENT
Date: 11/19/2014
Action: State Water Board Closure Order

Global Id: T0603793036
Action Type: ENFORCEMENT
Date: 01/16/2015
Action: Closure/No Further Action Letter

Global Id: T0603793036
Action Type: ENFORCEMENT
Date: 04/07/2014
Action: Notification - Public Notice of Case Closure

LUST:
Global Id: T0603793036
Status: Open - Case Begin Date
Status Date: 09/24/1999

Global Id: T0603793036
Status: Open - Site Assessment
Status Date: 10/07/1999

Global Id: T0603793036
Status: Open - Eligible for Closure
Status Date: 12/10/2013

Global Id: T0603793036
Status: Open - Eligible for Closure
Status Date: 11/19/2014

Global Id: T0603793036
Status: Completed - Case Closed
Status Date: 01/16/2015

HIST UST:
Name: FIRE STATION 34
Address: 3661 7TH AVE
City,State,Zip: LOS ANGELES, CA 90018
File Number: 00027159
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027159.pdf
Region: STATE
Facility ID: 00000047492
Facility Type: Other
Other Type: FIRE STATION
Contact Name: Not reported
Telephone: 2134856234
Owner Name: CITY OF LOS ANGELES
Owner Address: 200 N. MAIN ST.
Owner City,St,Zip: LOS ANGELES, CA 90012
Total Tanks: 0001

**LA CITY FIRE STATION #34 (Continued)** **U001560776**

| | |
|---|---|
| Tank Num: | 001 |
| Container Num: | F534-1 |
| Year Installed: | Not reported |
| Tank Capacity: | 00001000 |
| Tank Used for: | PRODUCT |
| Type of Fuel: | UNLEADED |
| Container Construction Thickness: | Not reported |
| Leak Detection: | Stock Inventor |

Click here for Geo Tracker PDF:

---

**K82** **LA CITY FIRE STATION #34** **LUST** **S104773300**
**SSE** **3661 7TH AVE** **Cortese** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018** **CERS**
**0.284 mi.**
**1499 ft.** **Site 2 of 2 in cluster K**

**Relative:** LUST REG 4:
**Lower**

**Actual:**
**125 ft.**

| | | |
|---|---|---|
| Region: | 4 | |
| Regional Board: | 04 | |
| County: | Los Angeles | |
| Facility Id: | 900180125 | |
| Status: | Leak being confirmed | |
| Substance: | 1 | |
| Substance Quantity: | Not reported | |
| Local Case No: | Not reported | |
| Case Type: | Soil | |
| Abatement Method Used at the Site: | | Not reported |
| Global ID: | T0603793036 | |
| W Global ID: | Not reported | |
| Staff: | UNK | |
| Local Agency: | 19050 | |
| Cross Street: | Not reported | |
| Enforcement Type: | Not reported | |
| Date Leak Discovered: | 9/24/1999 | |
| Date Leak First Reported: | | 10/7/1999 |
| Date Leak Record Entered: | Not reported | |
| Date Confirmation Began: | 10/7/1999 | |
| Date Leak Stopped: | Not reported | |
| Date Case Last Changed on Database: | | 10/7/1999 |
| Date the Case was Closed: | | Not reported |
| How Leak Discovered: | Repair Tank | |
| How Leak Stopped: | Not reported | |
| Cause of Leak: | UNK | |
| Leak Source: | UNK | |
| Operator: | CITY OF LA FIRE DEPT | |
| Water System: | Not reported | |
| Well Name: | Not reported | |
| Approx. Dist To Production Well (ft): | | 6216.2596060369600715482604989 |
| Source of Cleanup Funding: | | UNK |
| Preliminary Site Assessment Workplan Submitted: | | Not reported |
| Preliminary Site Assessment Began: | | Not reported |
| Pollution Characterization Began: | | Not reported |
| Remediation Plan Submitted: | | Not reported |
| Remedial Action Underway: | | Not reported |
| Post Remedial Action Monitoring Began: | | Not reported |
| Enforcement Action Date: | | Not reported |
| Historical Max MTBE Date: | | Not reported |

**LA CITY FIRE STATION #34 (Continued)** **S104773300**

Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CITY OF LOS ANGELES
RP Address: 419 S. SPRING ST., 12TH FL., LOS ANGELES, CA 90013
Program: LUST
Lat/Long: 34.02124 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

CORTESE:
Name: LA CITY FIRE STATION #34
Address: 3661 7TH AVE
City,State,Zip: LOS ANGELES, CA 90018
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0603793036
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: LA CITY FIRE STATION #34
Address: 3661 7TH AVE
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 217629
CERS ID: T0603793036
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: ELOY LUNA - LOS ANGELES, CITY OF
Entity Title: Not reported

**LA CITY FIRE STATION #34 (Continued)** **S104773300**

| | |
|---|---|
| Affiliation Address: | 200 North Main Street, Suite 1780 |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |
| Affiliation Type Desc: | Regional Board Caseworker |
| Entity Name: | YUE RONG - LOS ANGELES RWQCB (REGION 4) |
| Entity Title: | Not reported |
| Affiliation Address: | 320 W. 4TH ST., SUITE 200 |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |
| Affiliation Type Desc: | Regional Board Caseworker |
| Entity Name: | MATTHEW COHEN - SWRCB |
| Entity Title: | Not reported |
| Affiliation Address: | 1001 I Street |
| Affiliation City: | SACRAMENTO |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | 9163415751 |

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**83**
**SSW**
**1/4-1/2**
**0.326 mi.**
**1721 ft.**

**STELLA MIDDLE CHARTER ACADEMY**
**2905 EXPOSITION PLACE**
**LOS ANGELES, CA 90018**

**ENVIROSTOR** **S117038740**
**SCH** **N/A**

**Relative:**
**Lower**

**Actual:**
**120 ft.**

ENVIROSTOR:

| | |
|---|---|
| Name: | STELLA MIDDLE CHARTER ACADEMY |
| Address: | 2905 EXPOSITION PLACE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 60002102 |
| Status: | No Further Action |
| Status Date: | 01/26/2015 |
| Site Code: | 404903 |
| Site Type: | School Investigation |
| Site Type Detailed: | School |
| Acres: | 3 |
| NPL: | NO |
| Regulatory Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Program Manager: | Xihong (Scarlett) Zhai |
| Supervisor: | Shahir Haddad |
| Division Branch: | Southern California Schools & Brownfields Outreach |
| Assembly: | 54 |
| Senate: | 30 |
| Special Program: | Not reported |
| Restricted Use: | NO |
| Site Mgmt Req: | NONE SPECIFIED |
| Funding: | Responsible Party |
| Latitude: | 34.02063 |

**STELLA MIDDLE CHARTER ACADEMY (Continued)** **S117038740**

Longitude: -118.3279
APN: 5044-011-023, 5044-011-024
Past Use: ABOVE GROUND STORAGE TANKS, UNDERGROUND STORAGE TANKS
Potential COC: Arsenic Benzene Lead TPH-diesel TPH-gas TPH-MOTOR OIL Ethylbenzene Toluene Xylenes
Confirmed COC: 30001-NO 30003-NO 30013-NO 30024-NO 30025-NO 30272-NO 30593-NO 30550-NO 3002502-NO
Potential Description: SOIL, SV
Alias Name: 5044-011-023
Alias Type: APN
Alias Name: 5044-011-024
Alias Type: APN
Alias Name: 404903
Alias Type: Project Code (Site Code)
Alias Name: 60002102
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 09/19/2014
Comments: RP submitted EOP application via email and fax on 09/16/14.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 10/09/2014
Comments: The DTSC letter on October 9th, 2014 gives conditional approval of this workplan. The revised version satisfies the approval conditions.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/26/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 09/23/2014
Comments: Fully executed EOA sent (FedEx) to Bright Star Education Group.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

**STELLA MIDDLE CHARTER ACADEMY (Continued)** **S117038740**

SCH:

| | |
|---|---|
| Name: | STELLA MIDDLE CHARTER ACADEMY |
| Address: | 2905 EXPOSITION PLACE |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 60002102 |
| Site Type: | School Investigation |
| Site Type Detail: | School |
| Site Mgmt. Req.: | NONE SPECIFIED |
| Acres: | 3 |
| National Priorities List: | NO |
| Cleanup Oversight Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Lead Agency Description: | DTSC - Site Cleanup Program |
| Project Manager: | Xihong (Scarlett) Zhai |
| Supervisor: | Shahir Haddad |
| Division Branch: | Southern California Schools & Brownfields Outreach |
| Site Code: | 404903 |
| Assembly: | 54 |
| Senate: | 30 |
| Special Program Status: | Not reported |
| Status: | No Further Action |
| Status Date: | 01/26/2015 |
| Restricted Use: | NO |
| Funding: | Responsible Party |
| Latitude: | 34.02063 |
| Longitude: | -118.3279 |
| APN: | 5044-011-023, 5044-011-024 |
| Past Use: | ABOVE GROUND STORAGE TANKS, UNDERGROUND STORAGE TANKS |
| Potential COC: | Arsenic, Benzene, Lead, TPH-diesel, TPH-gas, TPH-MOTOR OIL, Ethylbenzene, Toluene, Xylenes |
| Confirmed COC: | 30001-NO, 30003-NO, 30013-NO, 30024-NO, 30025-NO, 30272-NO, 30593-NO, 30550-NO, 3002502-NO |
| Potential Description: | SOIL, SV |
| Alias Name: | 5044-011-023 |
| Alias Type: | APN |
| Alias Name: | 5044-011-024 |
| Alias Type: | APN |
| Alias Name: | 404903 |
| Alias Type: | Project Code (Site Code) |
| Alias Name: | 60002102 |
| Alias Type: | Envirostor ID Number |

Completed Info:

| | |
|---|---|
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Cost Recovery Closeout Memo |
| Completed Date: | 04/15/2015 |
| Comments: | Not reported |
| | |
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Environmental Oversight Agreement Application |
| Completed Date: | 09/19/2014 |
| Comments: | RP submitted EOP application via email and fax on 09/16/14. |
| | |
| Completed Area Name: | PROJECT WIDE |

**STELLA MIDDLE CHARTER ACADEMY (Continued)** **S117038740**

| | |
|---|---|
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Preliminary Endangerment Assessment Workplan |
| Completed Date: | 10/09/2014 |
| Comments: | The DTSC letter on October 9th, 2014 gives conditional approval of this workplan. The revised version satisfies the approval conditions. |
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Preliminary Endangerment Assessment Report |
| Completed Date: | 01/26/2015 |
| Comments: | Not reported |
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Environmental Oversight Agreement |
| Completed Date: | 09/23/2014 |
| Comments: | Fully executed EOA sent (FedEx) to Bright Star Education Group. |
| Future Area Name: | Not reported |
| Future Sub Area Name: | Not reported |
| Future Document Type: | Not reported |
| Future Due Date: | Not reported |
| Schedule Area Name: | Not reported |
| Schedule Sub Area Name: | Not reported |
| Schedule Document Type: | Not reported |
| Schedule Due Date: | Not reported |
| Schedule Revised Date: | Not reported |

---

**L84** **SOUTHWESTERN ENGINEERING CO.** **ENVIROSTOR** **S107737393**
**West** **N/A**
**1/4-1/2** **LOS ANGELES, CA**
**0.389 mi.**
**2055 ft.** **Site 1 of 2 in cluster L**

**Relative:** **Lower**

**Actual:** **114 ft.**

ENVIROSTOR:

| | |
|---|---|
| Name: | SOUTHWESTERN ENGINEERING CO. |
| Address: | Not reported |
| City,State,Zip: | LOS ANGELES, CA |
| Facility ID: | 80001143 |
| Status: | Inactive - Needs Evaluation |
| Status Date: | 07/01/2005 |
| Site Code: | Not reported |
| Site Type: | Military Evaluation |
| Site Type Detailed: | FUDS |
| Acres: | Not reported |
| NPL: | NO |
| Regulatory Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Program Manager: | Not reported |
| Supervisor: | Douglas Bautista |
| Division Branch: | Cleanup Cypress |
| Assembly: | 54 |
| Senate: | 30 |
| Special Program: | Not reported |
| Restricted Use: | NO |
| Site Mgmt Req: | NONE SPECIFIED |
| Funding: | DERA |
| Latitude: | 34.02527 |

**SOUTHWESTERN ENGINEERING CO. (Continued)** **S107737393**

Longitude: -118.3333
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CA99799FA47200
Alias Type: Federal Facility ID
Alias Name: J09CA7446
Alias Type: INPR
Alias Name: 80001143
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 06/03/1999
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

---

**L85** **SOUTHWESTERN ENGR. CO.** **FUDS** **1024904094**
**West** **N/A**
**1/4-1/2** **LOS ANGELES, CA**
**0.391 mi.**
**2065 ft.** **Site 2 of 2 in cluster L**

**Relative:** FUDS:
**Lower**
**Actual:** EPA Region: 09
**114 ft.** Installation ID: CA99799FA47200
Congressional District Number: 37
Facility Name: SOUTHWESTERN ENGR. CO.
FUDS Number: J09CA7446
City: LOS ANGELES
State: CA
County: LOS ANGELES
Object ID: 7391
USACE District: Los Angeles District (SPL)
Status: Properties without projects
Current Owner: Not reported
EMS Map Link: https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=63182
Eligibility: Ineligible
Has Projects: No
NPL Status: Not Listed
Latitude: 34.025277780000000
Longitude: -118.333333330000000

**86**
**East**
**1/4-1/2**
**0.409 mi.**
**2158 ft.**

**BUMPER EXPRESS RESTORATION**
**2141 WEST JEFFERSON BOULEVARD**
**LOS ANGELES, CA 90018**

**SEMS** **1012043062**
**CAN000908682**

**Relative:**
**Higher**

**Actual:**
**143 ft.**

SEMS:

| | |
|---|---|
| Site ID: | 0908682 |
| EPA ID: | CAN000908682 |
| Name: | BUMPER EXPRESS RESTORATION |
| Address: | 2141 WEST JEFFERSON BOULEVARD |
| Address 2: | Not reported |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Cong District: | Not reported |
| FIPS Code: | 06037 |
| Latitude: | Not reported |
| Longitude: | Not reported |
| FF: | N |
| NPL: | Not on the NPL |
| Non NPL Status: | PA Start Needed |

SEMS Detail:

| | |
|---|---|
| Region: | 09 |
| Site ID: | 0908682 |
| EPA ID: | CAN000908682 |
| Site Name: | BUMPER EXPRESS RESTORATION |
| NPL: | N |
| FF: | N |
| OU: | 00 |
| Action Code: | DS |
| Action Name: | DISCVRY |
| SEQ: | 1 |
| Start Date: | 2007-09-30 04:00:00 |
| Finish Date: | 9/30/2007 4:00:00 AM |
| Qual: | Not reported |
| Current Action Lead: | EPA Perf |

---

**87**
**WSW**
**1/4-1/2**
**0.440 mi.**
**2324 ft.**

**FILM PROCESSING CO.**
**3602 CRENSHAW**
**LOS ANGELES, CA 90018**

**CPS-SLIC** **S104404782**
**CERS** **N/A**

**Relative:**
**Lower**

**Actual:**
**114 ft.**

SLIC REG 4:

| | |
|---|---|
| Region: | 4 |
| Facility Status: | No further action required |
| SLIC: | 0200 |
| Substance: | VOCs |
| Staff: | Not reported |

CPS-SLIC:

| | |
|---|---|
| Name: | FILM PROCESSING FACILITY |
| Address: | 3602 CRENSHAW BLVD |
| City,State,Zip: | LOS ANGELES, CA |
| Region: | STATE |
| **Facility Status:** | **Completed - Case Closed** |
| Status Date: | 11/22/1996 |
| Global Id: | SL204451581 |
| Lead Agency: | LOS ANGELES RWQCB (REGION 4) |

**FILM PROCESSING CO. (Continued)** **S104404782**

| | |
|---|---|
| Lead Agency Case Number: | Not reported |
| Latitude: | 34.023989 |
| Longitude: | -118.334143 |
| Case Type: | Cleanup Program Site |
| Case Worker: | Not reported |
| Local Agency: | Not reported |
| RB Case Number: | 0200 |
| File Location: | Not reported |
| Potential Media Affected: | Not reported |
| Potential Contaminants of Concern: | Not reported |
| Site History: | Not reported |

Click here to access the California GeoTracker records for this facility:

CERS:

| | |
|---|---|
| Name: | FILM PROCESSING FACILITY |
| Address: | 3602 CRENSHAW BLVD |
| City,State,Zip: | LOS ANGELES, CA |
| Site ID: | 198914 |
| CERS ID: | SL204451581 |
| CERS Description: | Cleanup Program Site |

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**88**
**North**
**1/4-1/2**
**0.458 mi.**
**2417 ft.**

**GRACE HOUSE FOSTER YOUTH PROGRAM** **ENVIROSTOR** **S118756609**
**3726 WEST ADAMS BOULEVARD** **N/A**
**LOS ANGELES, CA 90018**

**Relative:**
**Higher**

**Actual:**
**191 ft.**

ENVIROSTOR:

| | |
|---|---|
| Name: | GRACE HOUSE FOSTER YOUTH PROGRAM |
| Address: | 3726 WEST ADAMS BOULEVARD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Facility ID: | 19830007 |
| Status: | No Action Required |
| Status Date: | 01/31/1995 |
| Site Code: | 300509 |
| Site Type: | Calmortgage |
| Site Type Detailed: | Calmortgage |
| Acres: | 0 |
| NPL: | NO |
| Regulatory Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Program Manager: | Sandra Karinen |
| Supervisor: | William Beckman |
| Division Branch: | Cleanup Sacramento |
| Assembly: | 54 |
| Senate: | 30 |
| Special Program: | Not reported |
| Restricted Use: | NO |
| Site Mgmt Req: | NONE SPECIFIED |
| Funding: | CalMortgage |
| Latitude: | 34.03214 |
| Longitude: | -118.3257 |
| APN: | NONE SPECIFIED |
| Past Use: | NONE |
| Potential COC: | NONE SPECIFIED No Contaminants found |
| Confirmed COC: | No Contaminants found |

**GRACE HOUSE FOSTER YOUTH PROGRAM (Continued)** **S118756609**

Potential Description: NMA
Alias Name: 300509
Alias Type: Project Code (Site Code)
Alias Name: 19830007
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/31/1995
Comments: Pursuant to the MOU, DTSC has prepared a Phase I Environmental Assessment for the Grace House Foster Youth Program (GHFYP). The subject property, a large multi-story house, is proposed to be remodeled for use as a residential treatment home for teenagers to be owned and operated by GHFYP. A Phase I Report was prepared by DTSC and concluded that no action was needed for this property; there is no contamination on the property.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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**M89** **CHEVRON #9-2748** **LUST** **S102427177**
**East** **3405 ARLINGTON AVE S** **Cortese** **N/A**
**1/4-1/2** **JEFFERSON PARK, CA 90018** **CERS**
**0.467 mi.**
**2465 ft.** **Site 1 of 4 in cluster M**

**Relative:**
**Higher**

**Actual:**
**145 ft.**

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900180052
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700604
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: JEFFERSON BLVD
Enforcement Type: Not reported
Date Leak Discovered: 3/9/1987
Date Leak First Reported: 3/9/1987
Date Leak Record Entered: 8/10/1987
Date Confirmation Began: Not reported
Date Leak Stopped: 3/5/1987
Date Case Last Changed on Database: 11/23/1994

**CHEVRON #9-2748 (Continued)** **S102427177**

| | | |
|---|---|---|
| Date the Case was Closed: | | 11/23/1994 |
| How Leak Discovered: | OM | |
| How Leak Stopped: | Not reported | |
| Cause of Leak: | UNK | |
| Leak Source: | UNK | |
| Operator: | PAULDAR, SAELD | OLD #003005 |
| Water System: | Not reported | |
| Well Name: | Not reported | |
| Approx. Dist To Production Well (ft): | | 6344.067599865509346953632 4663 |
| Source of Cleanup Funding: | | UNK |
| Preliminary Site Assessment Workplan Submitted: | | Not reported |
| Preliminary Site Assessment Began: | | Not reported |
| Pollution Characterization Began: | | 3/9/1987 |
| Remediation Plan Submitted: | | Not reported |
| Remedial Action Underway: | | Not reported |
| Post Remedial Action Monitoring Began: | | Not reported |
| Enforcement Action Date: | | Not reported |
| Historical Max MTBE Date: | | Not reported |
| Hist Max MTBE Conc in Groundwater: | | Not reported |
| Hist Max MTBE Conc in Soil: | | Not reported |
| Significant Interim Remedial Action Taken: | | Not reported |
| GW Qualifier: | Not reported | |
| Soil Qualifier: | Not reported | |
| Organization: | Not reported | |
| Owner Contact: | Not reported | |
| Responsible Party: | CHEVRON USA, INC | |
| RP Address: | Not reported | |
| Program: | LUST | |
| Lat/Long: | 34.0254333 / -1 | |
| Local Agency Staff: | PEJ | |
| Beneficial Use: | Not reported | |
| Priority: | Not reported | |
| Cleanup Fund Id: | Not reported | |
| Suspended: | Not reported | |
| Assigned Name: | Not reported | |
| Summary: | TESTER LOST APPROXIMATELY 3 GALS OF DIESEL DURING TEST. TANK WILL BE REMOVED | |

LUST:

| | |
|---|---|
| Name: | CHEVRON #9-2748 |
| Address: | 3405 ARLINGTON AVE S |
| City,State,Zip: | JEFFERSON PARK, CA 90018 |
| Lead Agency: | LOS ANGELES, CITY OF |
| Case Type: | LUST Cleanup Site |
| Geo Track: | http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700604 |
| Global Id: | T0603700604 |
| Latitude: | 34.0254333 |
| Longitude: | -118.3177349 |
| Status: | Completed - Case Closed |
| Status Date: | 11/23/1994 |
| Case Worker: | EL |
| RB Case Number: | 900180052 |
| Local Agency: | LOS ANGELES, CITY OF |
| File Location: | Not reported |
| Local Case Number: | Not reported |
| Potential Media Affect: | Soil |
| Potential Contaminants of Concern: | Diesel |

**CHEVRON #9-2748 (Continued)** **S102427177**

Site History: Not reported

LUST:
Global Id: T0603700604
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700604
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700604
Action Type: Other
Date: 03/09/1987
Action: Leak Discovery

Global Id: T0603700604
Action Type: Other
Date: 03/05/1987
Action: Leak Stopped

Global Id: T0603700604
Action Type: Other
Date: 03/09/1987
Action: Leak Reported

LUST:
Global Id: T0603700604
Status: Open - Case Begin Date
Status Date: 03/05/1987

Global Id: T0603700604
Status: Open - Site Assessment
Status Date: 03/09/1987

Global Id: T0603700604
Status: Completed - Case Closed
Status Date: 11/23/1994

CORTESE:
Name: CHEVRON #9-2748
Address: 3405 ARLINGTON AVE S
City,State,Zip: JEFFERSON PARK, CA 90018
Region: CORTESE

**CHEVRON #9-2748 (Continued)** **S102427177**

| | |
|---|---|
| Envirostor Id: | Not reported |
| Global ID: | T0603700604 |
| Site/Facility Type: | LUST CLEANUP SITE |
| Cleanup Status: | COMPLETED - CASE CLOSED |
| Status Date: | Not reported |
| Site Code: | Not reported |
| Latitude: | Not reported |
| Longitude: | Not reported |
| Owner: | Not reported |
| Enf Type: | Not reported |
| Swat R: | Not reported |
| Flag: | active |
| Order No: | Not reported |
| Waste Discharge System No: | Not reported |
| Effective Date: | Not reported |
| Region 2: | Not reported |
| WID Id: | Not reported |
| Solid Waste Id No: | Not reported |
| Waste Management Uit Name: | Not reported |
| File Name: | Active Open |

CERS:

| | |
|---|---|
| Name: | CHEVRON #9-2748 |
| Address: | 3405 ARLINGTON AVE S |
| City,State,Zip: | JEFFERSON PARK, CA 90018 |
| Site ID: | 210682 |
| CERS ID: | T0603700604 |
| CERS Description: | Leaking Underground Storage Tank Cleanup Site |

Affiliation:

| | |
|---|---|
| Affiliation Type Desc: | Regional Board Caseworker |
| Entity Name: | YUE RONG - LOS ANGELES RWQCB (REGION 4) |
| Entity Title: | Not reported |
| Affiliation Address: | 320 W. 4TH ST., SUITE 200 |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |

| | |
|---|---|
| Affiliation Type Desc: | Local Agency Caseworker |
| Entity Name: | ELOY LUNA - LOS ANGELES, CITY OF |
| Entity Title: | Not reported |
| Affiliation Address: | 200 North Main Street, Suite 1780 |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |

**M90** **CHEVRON #9-2748** **HIST CORTESE** **S105024569**
**East** **3405 ARLINGTON** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018**
**0.467 mi.**
**2465 ft.** **Site 2 of 4 in cluster M**

**Relative:**
**Higher**

**Actual:**
**145 ft.**

HIST CORTESE:

| | |
|---|---|
| edr_fname: | CHEVRON #9-2748 |
| edr_fadd1: | 3405 ARLINGTON |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Region: | CORTESE |
| Facility County Code: | 19 |
| Reg By: | LTNKA |
| Reg Id: | 900180052 |

---

**M91** **EQUILON-SHELL BRANDED STA** **HIST CORTESE** **S105024570**
**East** **3405 ARLINGTON** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018**
**0.467 mi.**
**2465 ft.** **Site 3 of 4 in cluster M**

**Relative:**
**Higher**

**Actual:**
**145 ft.**

HIST CORTESE:

| | |
|---|---|
| edr_fname: | EQUILON-SHELL BRANDED STA |
| edr_fadd1: | 3405 ARLINGTON |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Region: | CORTESE |
| Facility County Code: | 19 |
| Reg By: | LTNKA |
| Reg Id: | 3005 |

---

**M92** **UNOCAL #5418** **LUST** **S114458571**
**East** **2105 JEFFERSON BLVD W** **Cortese** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018** **CERS**
**0.469 mi.**
**2477 ft.** **Site 4 of 4 in cluster M**

**Relative:**
**Higher**

**Actual:**
**146 ft.**

LUST:

| | |
|---|---|
| Name: | UNOCAL #5418 |
| Address: | 2105 JEFFERSON BLVD W |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Lead Agency: | LOS ANGELES, CITY OF |
| Case Type: | LUST Cleanup Site |
| Geo Track: | http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005389 |
| Global Id: | T10000005389 |
| Latitude: | 34.027125 |
| Longitude: | -118.3165969 |
| Status: | Completed - Case Closed |
| Status Date: | 05/07/1992 |
| Case Worker: | Not reported |
| RB Case Number: | Not reported |
| Local Agency: | Not reported |
| File Location: | Not reported |
| Local Case Number: | Not reported |
| Potential Media Affect: | Not reported |
| Potential Contaminants of Concern: | Not reported |
| Site History: | Not reported |

LUST:

| | |
|---|---|
| Global Id: | T10000005389 |

**UNOCAL #5418 (Continued)** **S114458571**

Action Type: Other
Date: 09/25/1989
Action: Leak Discovery

Global Id: T10000005389
Action Type: Other
Date: 09/25/1989
Action: Leak Reported

Global Id: T10000005389
Action Type: Other
Date: 09/25/1989
Action: Leak Began

LUST:
Global Id: T10000005389
Status: Open - Case Begin Date
Status Date: 09/25/1989

Global Id: T10000005389
Status: Completed - Case Closed
Status Date: 05/07/1992

CORTESE:
Name: UNOCAL #5418
Address: 2105 JEFFERSON BLVD W
City,State,Zip: LOS ANGELES, CA 90018
Region: CORTESE
Envirostor Id: Not reported
Global ID: T10000005389
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: UNOCAL #5418
Address: 2105 JEFFERSON BLVD W
City,State,Zip: LOS ANGELES, CA 90018
Site ID: 235870
CERS ID: T10000005389

**UNOCAL #5418 (Continued)** **S114458571**

CERS Description: Leaking Underground Storage Tank Cleanup Site

---

**N93** **CRENSHAW CAR WASH** **CPS-SLIC** **S104404780**
**West** **3518 CRENSHAW BLVD** **CERS** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90018**
**0.474 mi.**
**2502 ft.** **Site 1 of 4 in cluster N**

**Relative:**
**Lower**

**Actual:**
**112 ft.**

SLIC REG 4:

| | |
|---|---|
| Region: | 4 |
| Facility Status: | No further action required |
| SLIC: | 0546 |
| Substance: | TPH |
| Staff: | Not reported |

CPS-SLIC:

| | |
|---|---|
| Name: | CRENSHAW CAR WASH |
| Address: | 3518 CRENSHAW BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Region: | STATE |
| **Facility Status:** | **Completed - Case Closed** |
| Status Date: | 06/16/1965 |
| Global Id: | SLT43352350 |
| Lead Agency: | LOS ANGELES RWQCB (REGION 4) |
| Lead Agency Case Number: | Not reported |
| Latitude: | 34.025143 |
| Longitude: | -118.334179 |
| Case Type: | Cleanup Program Site |
| Case Worker: | Not reported |
| Local Agency: | Not reported |
| RB Case Number: | 0546 |
| File Location: | Not reported |
| Potential Media Affected: | Not reported |
| Potential Contaminants of Concern: | Not reported |
| Site History: | Not reported |

Click here to access the California GeoTracker records for this facility:

CERS:

| | |
|---|---|
| Name: | CRENSHAW CAR WASH |
| Address: | 3518 CRENSHAW BLVD |
| City,State,Zip: | LOS ANGELES, CA 90018 |
| Site ID: | 260632 |
| CERS ID: | SLT43352350 |
| CERS Description: | Cleanup Program Site |

**N94** **WESTSIDE ARCO NO. 1** **LUST** **S104773307**
**West** **3412 CRENSHAW BLVD** **Cortese** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90016**
**0.490 mi.**
**2586 ft.** **Site 2 of 4 in cluster N**

**Relative:** LUST REG 4:
**Lower**

**Actual:** Region: 4
**112 ft.** Regional Board: 04
County: Los Angeles
Facility Id: 900160170A
Status: Preliminary site assessment underway
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603793056
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 12/17/1998
Date Leak First Reported: 5/21/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: 12/17/1998
Date Case Last Changed on Database: 5/21/1999
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Piping
Operator: ALBERT MORITA
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 6943.44588003694523996243920 63
Source of Cleanup Funding: Piping
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 5/21/1999
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: WESTSIDE ARCO NO. 1
RP Address: 3479 MOTOR AVE., LOS ANGELES, CA 90037
Program: LUST
Lat/Long: 34.025383 / -1
Local Agency Staff: PEJ

**WESTSIDE ARCO NO. 1 (Continued)** **S104773307**

| | |
|---|---|
| Beneficial Use: | Not reported |
| Priority: | Not reported |
| Cleanup Fund Id: | Not reported |
| Suspended: | Not reported |
| Assigned Name: | Not reported |
| Summary: | SOIL SAMPLES COLLECTED UNDER THE FUEL DISPENSER PIPING SHOWED HIGH LEVELS OF TPH. THIS REPORT IS BEING SUBMITTED TO CONFORM WITH THE STATE CLEAN FUND REQUIREMENT SINCE THE LIA HAS ISSUED A DIRECTIVE. |

CORTESE:

| | |
|---|---|
| Name: | WESTSIDE ARCO NO. 1 |
| Address: | 3412 CRENSHAW BLVD |
| City,State,Zip: | LOS ANGELES, CA 90016 |
| Region: | CORTESE |
| Envirostor Id: | Not reported |
| Global ID: | T0603793056 |
| Site/Facility Type: | LUST CLEANUP SITE |
| Cleanup Status: | COMPLETED - CASE CLOSED |
| Status Date: | Not reported |
| Site Code: | Not reported |
| Latitude: | Not reported |
| Longitude: | Not reported |
| Owner: | Not reported |
| Enf Type: | Not reported |
| Swat R: | Not reported |
| Flag: | active |
| Order No: | Not reported |
| Waste Discharge System No: | Not reported |
| Effective Date: | Not reported |
| Region 2: | Not reported |
| WID Id: | Not reported |
| Solid Waste Id No: | Not reported |
| Waste Management Uit Name: | Not reported |
| File Name: | Active Open |

---

**N95** **ARCO #0027** **LUST** **S104574422**
**West** **3412 CRENSHAW** **HIST CORTESE** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90016** **CERS**
**0.490 mi.**
**2586 ft.** **Site 3 of 4 in cluster N**

**Relative:** **Lower**
**Actual:** **112 ft.**

LUST:

| | |
|---|---|
| Name: | WESTSIDE ARCO NO. 1 |
| Address: | 3412 CRENSHAW BLVD |
| City,State,Zip: | LOS ANGELES, CA 90016 |
| Lead Agency: | LOS ANGELES, CITY OF |
| Case Type: | LUST Cleanup Site |
| Geo Track: | http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603793056 |
| Global Id: | T0603793056 |
| Latitude: | 34.025383 |
| Longitude: | -118.334933 |
| Status: | Completed - Case Closed |
| Status Date: | 08/04/2000 |
| Case Worker: | WR |
| RB Case Number: | 900160170A |
| Local Agency: | LOS ANGELES, CITY OF |
| File Location: | Not reported |

**ARCO #0027 (Continued)** **S104574422**

Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:
Global Id: T0603793056
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Global Id: T0603793056
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603793056
Action Type: Other
Date: 12/17/1998
Action: Leak Discovery

Global Id: T0603793056
Action Type: Other
Date: 12/17/1998
Action: Leak Stopped

Global Id: T0603793056
Action Type: Other
Date: 05/21/1999
Action: Leak Reported

LUST:
Global Id: T0603793056
Status: Open - Case Begin Date
Status Date: 12/17/1998

Global Id: T0603793056
Status: Open - Site Assessment
Status Date: 05/21/1999

Global Id: T0603793056
Status: Completed - Case Closed
Status Date: 08/04/2000

HIST CORTESE:
edr_fname: ARCO #0027

**ARCO #0027 (Continued)** **S104574422**

edr_fadd1: 3412 CRENSHAW
City,State,Zip: LOS ANGELES, CA 90016
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900160170

CERS:
Name: WESTSIDE ARCO NO. 1
Address: 3412 CRENSHAW BLVD
City,State,Zip: LOS ANGELES, CA 90016
Site ID: 239808
CERS ID: T0603793056
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: TBD - LOS ANGELES, CITY OF
Entity Title: Not reported
Affiliation Address: 200 N. MAIN ST. RM. 970
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2134826528

---

**N96** **ARCO #0027** **LUST** **S101296968**
**West** **3412 CRENSHAW BLVD S** **Cortese** **N/A**
**1/4-1/2** **LOS ANGELES, CA 90016** **CERS**
**0.490 mi.**
**2586 ft.** **Site 4 of 4 in cluster N**

**Relative:**
**Lower**

**Actual:**
**112 ft.**

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900160170
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700567
W Global ID: Not reported
Staff: UNK
Local Agency: 19050

**ARCO #0027 (Continued)** **S101296968**

| | | |
|---|---|---|
| Cross Street: | JEFFERSON BLVD | |
| Enforcement Type: | Not reported | |
| Date Leak Discovered: | 2/19/1988 | |
| Date Leak First Reported: | | 2/22/1988 |
| Date Leak Record Entered: | 5/11/1988 | |
| Date Confirmation Began: | Not reported | |
| Date Leak Stopped: | Not reported | |
| Date Case Last Changed on Database: | | 1/31/1997 |
| Date the Case was Closed: | | 12/3/1996 |
| How Leak Discovered: | Tank Test | |
| How Leak Stopped: | Not reported | |
| Cause of Leak: | Not reported | |
| Leak Source: | Not reported | |
| Operator: | MORITA, ALBERT OLD#003915 | |
| Water System: | Not reported | |
| Well Name: | Not reported | |
| Approx. Dist To Production Well (ft): | | 6978.1484858276270719603415134 |
| Source of Cleanup Funding: | | Not reported |
| Preliminary Site Assessment Workplan Submitted: | | Not reported |
| Preliminary Site Assessment Began: | | Not reported |
| Pollution Characterization Began: | | 3/9/1992 |
| Remediation Plan Submitted: | | Not reported |
| Remedial Action Underway: | | Not reported |
| Post Remedial Action Monitoring Began: | | Not reported |
| Enforcement Action Date: | | Not reported |
| Historical Max MTBE Date: | | Not reported |
| Hist Max MTBE Conc in Groundwater: | | Not reported |
| Hist Max MTBE Conc in Soil: | | Not reported |
| Significant Interim Remedial Action Taken: | | Not reported |
| GW Qualifier: | Not reported | |
| Soil Qualifier: | Not reported | |
| Organization: | Not reported | |
| Owner Contact: | Not reported | |
| Responsible Party: | ARCO PRODUCTS CO | |
| RP Address: | P.O. BOX 5077, BUENA PARK CA 90622-5077 | |
| Program: | LUST | |
| Lat/Long: | 34.025477 / -1 | |
| Local Agency Staff: | PEJ | |
| Beneficial Use: | Not reported | |
| Priority: | Not reported | |
| Cleanup Fund Id: | Not reported | |
| Suspended: | Not reported | |
| Assigned Name: | Not reported | |
| Summary: | CHANGE TO R.B.CASE ON 05/16/89 , 4TH QUARTER REPORT 2/20/91, 1ST QUARTER REPORT 4/26/91 , 2ND QU. RP. 7/31/91 | |

LUST:

| | |
|---|---|
| Name: | ARCO #0027 |
| Address: | 3412 CRENSHAW BLVD S |
| City,State,Zip: | LOS ANGELES, CA 90016 |
| Lead Agency: | LOS ANGELES RWQCB (REGION 4) |
| Case Type: | LUST Cleanup Site |
| Geo Track: | http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700567 |
| Global Id: | T0603700567 |
| Latitude: | 34.0251645 |
| Longitude: | -118.3350658 |
| Status: | Completed - Case Closed |

**ARCO #0027 (Continued)** **S101296968**

Status Date: 12/03/1996
Case Worker: YR
RB Case Number: 900160170
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700567
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700567
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700567
Action Type: Other
Date: 02/19/1988
Action: Leak Discovery

Global Id: T0603700567
Action Type: Other
Date: 02/22/1988
Action: Leak Reported

LUST:
Global Id: T0603700567
Status: Open - Case Begin Date
Status Date: 02/19/1988

Global Id: T0603700567
Status: Open - Site Assessment
Status Date: 03/09/1992

Global Id: T0603700567
Status: Completed - Case Closed
Status Date: 12/03/1996

CORTESE:
Name: ARCO #0027

**ARCO #0027 (Continued)** **S101296968**

| | |
|---|---|
| Address: | 3412 CRENSHAW BLVD S |
| City,State,Zip: | LOS ANGELES, CA 90016 |
| Region: | CORTESE |
| Envirostor Id: | Not reported |
| Global ID: | T0603700567 |
| Site/Facility Type: | LUST CLEANUP SITE |
| Cleanup Status: | COMPLETED - CASE CLOSED |
| Status Date: | Not reported |
| Site Code: | Not reported |
| Latitude: | Not reported |
| Longitude: | Not reported |
| Owner: | Not reported |
| Enf Type: | Not reported |
| Swat R: | Not reported |
| Flag: | active |
| Order No: | Not reported |
| Waste Discharge System No: | Not reported |
| Effective Date: | Not reported |
| Region 2: | Not reported |
| WID Id: | Not reported |
| Solid Waste Id No: | Not reported |
| Waste Management Uit Name: | Not reported |
| File Name: | Active Open |

CERS:

| | |
|---|---|
| Name: | ARCO #0027 |
| Address: | 3412 CRENSHAW BLVD S |
| City,State,Zip: | LOS ANGELES, CA 90016 |
| Site ID: | 196302 |
| CERS ID: | T0603700567 |
| CERS Description: | Leaking Underground Storage Tank Cleanup Site |

Affiliation:

| | |
|---|---|
| Affiliation Type Desc: | Local Agency Caseworker |
| Entity Name: | ELOY LUNA - LOS ANGELES, CITY OF |
| Entity Title: | Not reported |
| Affiliation Address: | 200 North Main Street, Suite 1780 |
| Affiliation City: | LOS ANGELES |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |

| | |
|---|---|
| Affiliation Type Desc: | Regional Board Caseworker |
| Entity Name: | YUE RONG - LOS ANGELES RWQCB (REGION 4) |
| Entity Title: | Not reported |
| Affiliation Address: | 320 W. 4TH ST., SUITE 200 |
| Affiliation City: | Los Angeles |
| Affiliation State: | CA |
| Affiliation Country: | Not reported |
| Affiliation Zip: | Not reported |
| Affiliation Phone: | Not reported |

**O97** **THE EXCEPTIONAL CHILDREN'S FOUNDATION** **ENVIROSTOR** **S118756604**
**North** **3740 WEST WASHINGTON BOULEVARD** **N/A**
**1/2-1** **CULVER CITY, CA 90232**
**0.992 mi.**
**5238 ft.** **Site 1 of 2 in cluster O**

**Relative:**
**Higher**

**Actual:**
**197 ft.**

ENVIROSTOR:

| | |
|---|---|
| Name: | THE EXCEPTIONAL CHILDREN'S FOUNDATION |
| Address: | 3740 WEST WASHINGTON BOULEVARD |
| City,State,Zip: | CULVER CITY, CA 90232 |
| Facility ID: | 19830002 |
| Status: | No Action Required |
| Status Date: | 03/14/1995 |
| Site Code: | 300550 |
| Site Type: | Calmortgage |
| Site Type Detailed: | Calmortgage |
| Acres: | 0.25 |
| NPL: | NO |
| Regulatory Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Program Manager: | Sandra Karinen |
| Supervisor: | William Beckman |
| Division Branch: | Cleanup Sacramento |
| Assembly: | 55 |
| Senate: | 30 |
| Special Program: | Not reported |
| Restricted Use: | NO |
| Site Mgmt Req: | NONE SPECIFIED |
| Funding: | CalMortgage |
| Latitude: | 34.03989 |
| Longitude: | -118.3253 |
| APN: | NONE SPECIFIED |
| Past Use: | NONE |
| Potential COC: | NONE SPECIFIED No Contaminants found |
| Confirmed COC: | No Contaminants found |
| Potential Description: | NMA |
| Alias Name: | 300550 |
| Alias Type: | Project Code (Site Code) |
| Alias Name: | 19830002 |
| Alias Type: | Envirostor ID Number |

Completed Info:

| | |
|---|---|
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Phase 1 |
| Completed Date: | 03/14/1995 |
| Comments: | Not reported |
| Future Area Name: | Not reported |
| Future Sub Area Name: | Not reported |
| Future Document Type: | Not reported |
| Future Due Date: | Not reported |
| Schedule Area Name: | Not reported |
| Schedule Sub Area Name: | Not reported |
| Schedule Document Type: | Not reported |
| Schedule Due Date: | Not reported |
| Schedule Revised Date: | Not reported |

**O98** **LOS ANGELES TECHNOLOGY CENTER** **ENVIROSTOR** **S107736639**
**North** **3721 WEST WASHINGTON BOULEVARD** **SCH** **N/A**
**1/2-1** **LOS ANGELES, CA 90019**
**0.995 mi.**
**5256 ft.** **Site 2 of 2 in cluster O**

**Relative:**
**Higher**

**Actual:**
**197 ft.**

ENVIROSTOR:

| | |
|---|---|
| Name: | LOS ANGELES TECHNOLOGY CENTER |
| Address: | 3721 WEST WASHINGTON BOULEVARD |
| City,State,Zip: | LOS ANGELES, CA 90019 |
| Facility ID: | 19000015 |
| Status: | Inactive - Needs Evaluation |
| Status Date: | 11/22/2005 |
| Site Code: | 300800 |
| Site Type: | School Investigation |
| Site Type Detailed: | School |
| Acres: | 0 |
| NPL: | NO |
| Regulatory Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Program Manager: | Not reported |
| Supervisor: | Shahir Haddad |
| Division Branch: | Southern California Schools & Brownfields Outreach |
| Assembly: | 53 |
| Senate: | 30 |
| Special Program: | Not reported |
| Restricted Use: | NO |
| Site Mgmt Req: | NONE SPECIFIED |
| Funding: | School District |
| Latitude: | 34.05227 |
| Longitude: | -118.2527 |
| APN: | NONE SPECIFIED |
| Past Use: | * UNKNOWN |
| Potential COC: | NONE SPECIFIED |
| Confirmed COC: | NONE SPECIFIED |
| Potential Description: | NONE SPECIFIED |
| Alias Name: | LOS ANGELES TECHNOLOGY |
| Alias Type: | Alternate Name |
| Alias Name: | LOS ANGELES TECHNOLOGY (PARAMEDICAL OCC) |
| Alias Type: | Alternate Name |
| Alias Name: | LOS ANGELES UNIFIED SCHOOL DISTRICT |
| Alias Type: | Alternate Name |
| Alias Name: | 300800 |
| Alias Type: | Project Code (Site Code) |
| Alias Name: | 19000015 |
| Alias Type: | Envirostor ID Number |

Completed Info:

| | |
|---|---|
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Environmental Oversight Agreement |
| Completed Date: | 02/10/2000 |
| Comments: | Not reported |
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Cost Recovery Closeout Memo |
| Completed Date: | 05/17/2002 |
| Comments: | Not reported |

**LOS ANGELES TECHNOLOGY CENTER (Continued)** **S107736639**

| | |
|---|---|
| Future Area Name: | Not reported |
| Future Sub Area Name: | Not reported |
| Future Document Type: | Not reported |
| Future Due Date: | Not reported |
| Schedule Area Name: | Not reported |
| Schedule Sub Area Name: | Not reported |
| Schedule Document Type: | Not reported |
| Schedule Due Date: | Not reported |
| Schedule Revised Date: | Not reported |

SCH:

| | |
|---|---|
| Name: | LOS ANGELES TECHNOLOGY CENTER |
| Address: | 3721 WEST WASHINGTON BOULEVARD |
| City,State,Zip: | LOS ANGELES, CA 90019 |
| Facility ID: | 19000015 |
| Site Type: | School Investigation |
| Site Type Detail: | School |
| Site Mgmt. Req.: | NONE SPECIFIED |
| Acres: | 0 |
| National Priorities List: | NO |
| Cleanup Oversight Agencies: | SMBRP |
| Lead Agency: | SMBRP |
| Lead Agency Description: | DTSC - Site Cleanup Program |
| Project Manager: | Not reported |
| Supervisor: | Shahir Haddad |
| Division Branch: | Southern California Schools & Brownfields Outreach |
| Site Code: | 300800 |
| Assembly: | 53 |
| Senate: | 30 |
| Special Program Status: | Not reported |
| Status: | Inactive - Needs Evaluation |
| Status Date: | 11/22/2005 |
| Restricted Use: | NO |
| Funding: | School District |
| Latitude: | 34.05227 |
| Longitude: | -118.2527 |
| APN: | NONE SPECIFIED |
| Past Use: | * UNKNOWN |
| Potential COC: | NONE SPECIFIED |
| Confirmed COC: | NONE SPECIFIED |
| Potential Description: | NONE SPECIFIED |
| Alias Name: | LOS ANGELES TECHNOLOGY |
| Alias Type: | Alternate Name |
| Alias Name: | LOS ANGELES TECHNOLOGY (PARAMEDICAL OCC) |
| Alias Type: | Alternate Name |
| Alias Name: | LOS ANGELES UNIFIED SCHOOL DISTRICT |
| Alias Type: | Alternate Name |
| Alias Name: | 300800 |
| Alias Type: | Project Code (Site Code) |
| Alias Name: | 19000015 |
| Alias Type: | Envirostor ID Number |

Completed Info:

| | |
|---|---|
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Environmental Oversight Agreement |

**LOS ANGELES TECHNOLOGY CENTER (Continued)** **S107736639**

| | |
|---|---|
| Completed Date: | 02/10/2000 |
| Comments: | Not reported |
| | |
| Completed Area Name: | PROJECT WIDE |
| Completed Sub Area Name: | Not reported |
| Completed Document Type: | Cost Recovery Closeout Memo |
| Completed Date: | 05/17/2002 |
| Comments: | Not reported |
| | |
| Future Area Name: | Not reported |
| Future Sub Area Name: | Not reported |
| Future Document Type: | Not reported |
| Future Due Date: | Not reported |
| Schedule Area Name: | Not reported |
| Schedule Sub Area Name: | Not reported |
| Schedule Document Type: | Not reported |
| Schedule Due Date: | Not reported |
| Schedule Revised Date: | Not reported |

Count: 0 records.

ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) |
|---|---|---|---|---|---|
| | | NO SITES FOUND | | | |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 57

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

***Federal institutional controls / engineering controls registries***

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/13/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 76

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 78

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

***State- and tribal - equivalent NPL***

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/27/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/27/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/10/2020
Date Data Arrived at EDR: 02/11/2020
Date Made Active in Reports: 04/20/2020
Number of Days to Update: 69

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/12/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Quarterly

***State and tribal leaking storage tank lists***

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 12/17/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

***State and tribal registered storage tank lists***

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019
Date Data Arrived at EDR: 08/28/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 75

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/19/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/11/2020
Date Made Active in Reports: 05/26/2020
Number of Days to Update: 76

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/11/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/20/2020
Number of Days to Update: 71

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

***State and tribal voluntary cleanup sites***

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/27/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

***State and tribal Brownfields sites***

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/24/2020
Date Made Active in Reports: 06/05/2020
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

***Local Lists of Landfill / Solid Waste Disposal Sites***

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/19/2020
Number of Days to Update: 70

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/15/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/01/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/27/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 70

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/19/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

***Local Lists of Registered Storage Tanks***

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/19/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 60

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/11/2019
Number of Days to Update: 70

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 70

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

***Local Land Records***

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/03/2020
Date Data Arrived at EDR: 03/05/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/13/2020
Number of Days to Update: 71

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Semi-Annually

***Records of Emergency Release Reports***

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/24/2019
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 03/30/2020
Number of Days to Update: 68

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 1

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/28/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 85

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/06/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/04/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/21/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/05/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 149

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/15/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 8

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/05/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/01/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/08/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/28/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/11/2020
Date Data Arrived at EDR: 02/25/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 86

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/21/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/31/2020
Date Data Arrived at EDR: 04/01/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 50
Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 02/28/2020
Date Made Active in Reports: 05/22/2020
Number of Days to Update: 84
Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97
Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/21/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/05/2020
Date Data Arrived at EDR: 03/06/2020
Date Made Active in Reports: 05/29/2020
Number of Days to Update: 84
Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 09/21/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 86
Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/07/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 85
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/19/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/23/2020
Date Data Arrived at EDR: 03/24/2020
Date Made Active in Reports: 06/05/2020
Number of Days to Update: 73
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 02/03/2020
Date Data Arrived at EDR: 02/04/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 65

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 01/31/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 69

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/27/2020
Date Data Arrived at EDR: 02/28/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 69

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 12/04/2019
Date Data Arrived at EDR: 01/29/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 71

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 59

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 8

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/23/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/19/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 05/29/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 54

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/15/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 65

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 65

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/06/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/05/2020
Number of Days to Update: 58

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/19/2020
Number of Days to Update: 70

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/12/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 72

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 02/10/2020
Date Data Arrived at EDR: 02/11/2020
Date Made Active in Reports: 04/20/2020
Number of Days to Update: 69

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/12/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 72

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/19/2020
Number of Days to Update: 70

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/12/2020
Date Data Arrived at EDR: 03/13/2020
Date Made Active in Reports: 05/21/2020
Number of Days to Update: 69

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/19/2020
Number of Days to Update: 70

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/09/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/19/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/13/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 70

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/13/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
The Hazardous Waste Tracking System (HWTS) is the Department of Toxic Substances Control?s data repository for hazardous waste Identification (ID) numbers and manifest information. HWTS generates reports on hazardous waste shipments for generators, transporters, and TSDFs.

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/09/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/21/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

**COUNTY RECORDS**

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/06/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/20/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/01/2020
Number of Days to Update: 13

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 05/18/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 63

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/04/2020
Date Made Active in Reports: 06/01/2020
Number of Days to Update: 89

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/06/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/14/2020
Date Data Arrived at EDR: 02/18/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 66

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 12/27/2019
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 72

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/03/2020
Date Made Active in Reports: 03/05/2020
Number of Days to Update: 62

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/08/2019
Date Data Arrived at EDR: 10/10/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 62

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/31/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/13/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 70

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/23/2020
Date Made Active in Reports: 03/30/2020
Number of Days to Update: 67

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/14/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 70

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 01/15/2020
Date Data Arrived at EDR: 01/16/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 76

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/13/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/31/2020
Date Made Active in Reports: 04/09/2020
Number of Days to Update: 69

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/15/2020
Date Data Arrived at EDR: 01/16/2020
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 22

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/13/2020
Date Data Arrived at EDR: 01/14/2020
Date Made Active in Reports: 03/24/2020
Number of Days to Update: 70

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/14/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/27/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 42

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/17/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/27/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/27/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/14/2020
Date Made Active in Reports: 03/24/2020
Number of Days to Update: 70

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/14/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 64

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 02/25/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 44

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/21/2020
Date Data Arrived at EDR: 03/05/2020
Date Made Active in Reports: 05/13/2020
Number of Days to Update: 69

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 62

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 04/13/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/05/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 69

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 05/06/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/04/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/04/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 02/04/2020
Date Made Active in Reports: 04/10/2020
Number of Days to Update: 66

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/05/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/13/2020
Number of Days to Update: 71

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/10/2020
Date Data Arrived at EDR: 03/11/2020
Date Made Active in Reports: 05/20/2020
Number of Days to Update: 70

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/10/2020
Date Data Arrived at EDR: 03/11/2020
Date Made Active in Reports: 05/20/2020
Number of Days to Update: 70

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/20/2020
Number of Days to Update: 59

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 60

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 02/12/2020
Date Data Arrived at EDR: 02/13/2020
Date Made Active in Reports: 04/23/2020
Number of Days to Update: 70

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 02/25/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 71

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/13/2020
Number of Days to Update: 71

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/02/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 12/26/2019
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 70
Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 01/08/2020
Date Data Arrived at EDR: 01/09/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 57
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 02/20/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/03/2020
Next Scheduled EDR Contact: 09/21/2020
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/14/2020
Date Data Arrived at EDR: 02/19/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 65

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/15/2020
Next Scheduled EDR Contact: 09/07/2020
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 04/22/2020
Date Data Arrived at EDR: 04/24/2020
Date Made Active in Reports: 05/07/2020
Number of Days to Update: 13
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90
Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51
Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/07/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/26/2020
Next Scheduled EDR Contact: 09/13/2020
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/02/2020
Date Data Arrived at EDR: 03/04/2020
Date Made Active in Reports: 05/14/2020
Number of Days to Update: 71
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 02/25/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 03/11/2020
Number of Days to Update: 14

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/03/2020
Date Made Active in Reports: 03/05/2020
Number of Days to Update: 62

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 04/06/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/04/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/15/2020
Number of Days to Update: 70

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 01/23/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/08/2020
Number of Days to Update: 66

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/27/2020
Next Scheduled EDR Contact: 09/14/2020
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 03/16/2020
Date Data Arrived at EDR: 03/17/2020
Date Made Active in Reports: 05/26/2020
Number of Days to Update: 70

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/23/2020
Date Made Active in Reports: 03/30/2020
Number of Days to Update: 67

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 02/10/2020
Date Data Arrived at EDR: 02/11/2020
Date Made Active in Reports: 04/20/2020
Number of Days to Update: 69

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/26/2019
Date Data Arrived at EDR: 01/24/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 68

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/26/2019
Date Data Arrived at EDR: 01/24/2020
Date Made Active in Reports: 04/01/2020
Number of Days to Update: 68
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/20/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 01/27/2020
Date Data Arrived at EDR: 03/10/2020
Date Made Active in Reports: 05/20/2020
Number of Days to Update: 71
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/12/2019
Date Data Arrived at EDR: 01/15/2020
Date Made Active in Reports: 03/25/2020
Number of Days to Update: 70
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/27/2020
Date Data Arrived at EDR: 02/12/2020
Date Made Active in Reports: 04/23/2020
Number of Days to Update: 71
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

**OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 39
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/12/2020
Next Scheduled EDR Contact: 08/24/2020
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/29/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/14/2020
Next Scheduled EDR Contact: 08/31/2020
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/04/2020
Next Scheduled EDR Contact: 09/21/2020
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

**STREET AND ADDRESS INFORMATION**

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# GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

**TARGET PROPERTY ADDRESS**

LIM JEFFERSON BLVD
2800 WEST JEFFERSON BLVD
LOS ANGELES, CA 90018

**TARGET PROPERTY COORDINATES**

| | |
|---|---|
| Latitude (North): | 34.025326 - 34° 1' 31.17'' |
| Longitude (West): | 118.32629 - 118° 19' 34.64'' |
| Universal Tranverse Mercator: | Zone 11 |
| UTM X (Meters): | 377549.5 |
| UTM Y (Meters): | 3765562.8 |
| Elevation: | 126 ft. above sea level |

**USGS TOPOGRAPHIC MAP**

| | |
|---|---|
| Target Property Map: | 5630741 HOLLYWOOD, CA |
| Version Date: | 2012 |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

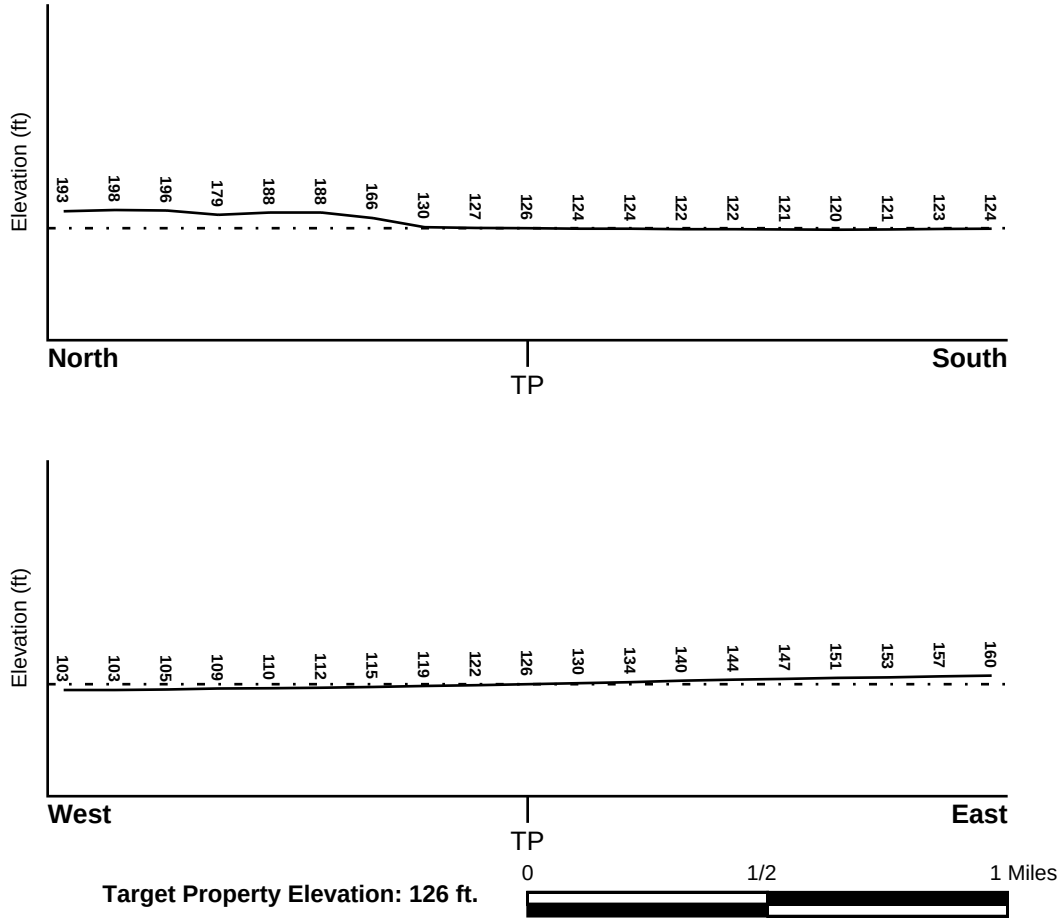
**TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**TARGET PROPERTY TOPOGRAPHY**

General Topographic Gradient: General WSW

**SURROUNDING TOPOGRAPHY: ELEVATION PROFILES**




Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**HYDROLOGIC INFORMATION**

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

**FEMA FLOOD ZONE**

| Flood Plain Panel at Target Property | FEMA Source Type |
|---|---|
| 06037C1615F | FEMA FIRM Flood data |

| Additional Panels in search area: | FEMA Source Type |
|---|---|
| 06037C1620F | FEMA FIRM Flood data |

**NATIONAL WETLAND INVENTORY**

| NWI Quad at Target Property | NWI Electronic Data Coverage |
|---|---|
| HOLLYWOOD | YES - refer to the Overview Map and Detail Map |

**HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

***Site-Specific Hydrogeological Data*:***

| | |
|---|---|
| Search Radius: | 1.25 miles |
| Status: | Not found |

**AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| MAP ID | LOCATION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|
| Not Reported | | |

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

## GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

**ROCK STRATIGRAPHIC UNIT**

| | |
|---|---|
| Era: | Cenozoic |
| System: | Quaternary |
| Series: | Quaternary |
| Code: | Q *(decoded above as Era, System & Series)* |

**GEOLOGIC AGE IDENTIFICATION**

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

**DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | | |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | Permeability Rate (in/hr) | Soil Reaction (pH) |
| 1 | 0 inches | 6 inches | variable | Not reported | Not reported | Max: 0.00<br>Min: 0.00 | Max: 0.00<br>Min: 0.00 |

**OTHER SOIL TYPES IN AREA**

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types:
fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types:
gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay loam

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

| DATABASE | SEARCH DISTANCE (miles) |
|---|---|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 1 mile |
| State Database | 1.000 |

## FEDERAL USGS WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No Wells Found | | |

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No PWS System Found | | |

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No Wells Found | | |

## OTHER STATE DATABASE INFORMATION

## STATE OIL/GAS WELL INFORMATION

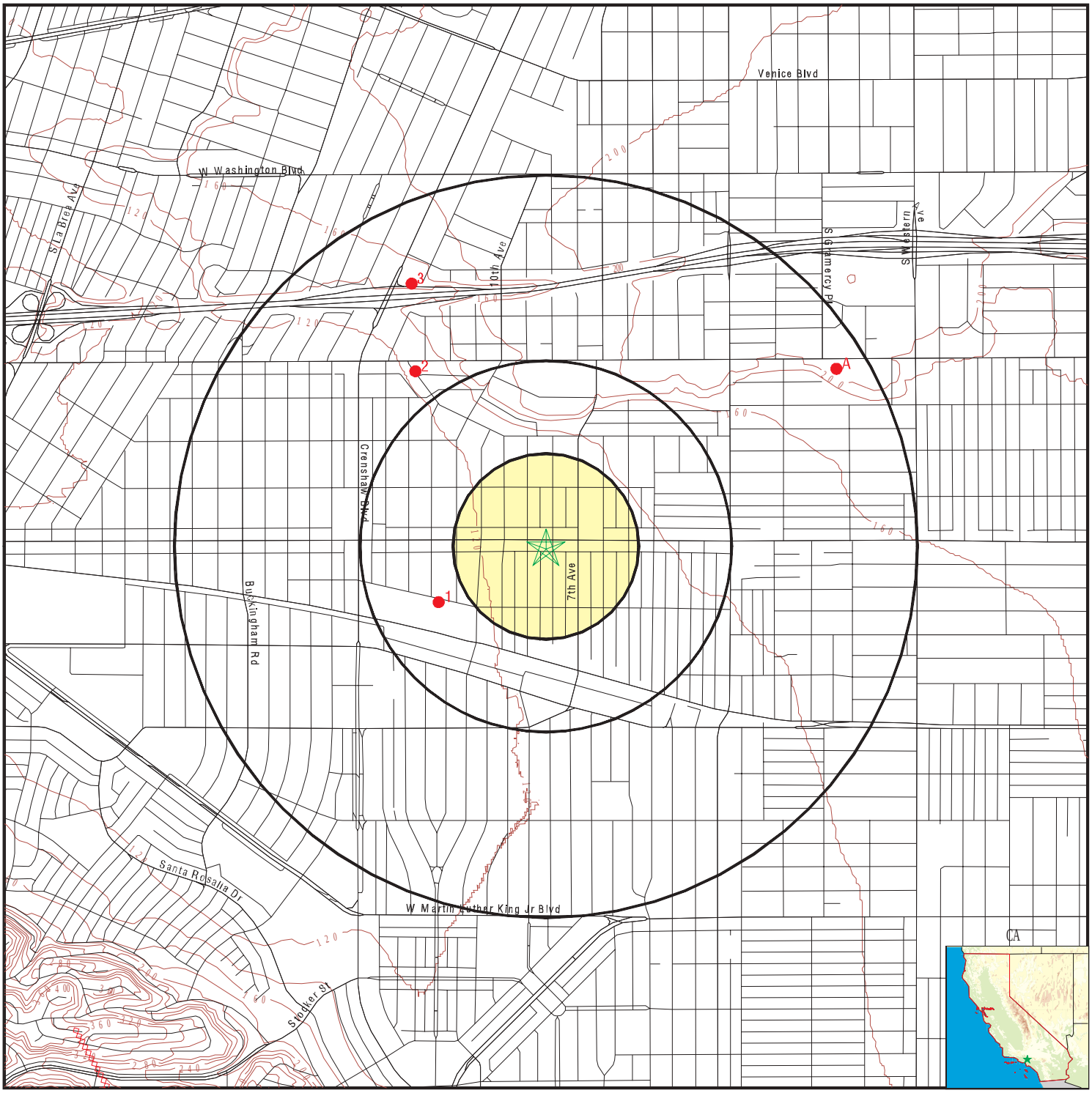
| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 1 | CAOG13000005818 | 1/4 - 1/2 Mile WSW |
| 2 | CAOG13000005062 | 1/2 - 1 Mile NW |
| 3 | CAOG13000005840 | 1/2 - 1 Mile NNW |
| A4 | CAOG13000129817 | 1/2 - 1 Mile ENE |
| A5 | CAOG13000129814 | 1/2 - 1 Mile ENE |
| A6 | CAOG13000129826 | 1/2 - 1 Mile ENE |
| A7 | CAOG13000129816 | 1/2 - 1 Mile ENE |
| A8 | CAOG13000129903 | 1/2 - 1 Mile ENE |
| A9 | CAOG13000129904 | 1/2 - 1 Mile ENE |
| A10 | CAOG13000129815 | 1/2 - 1 Mile ENE |
| A11 | CAOG13000129846 | 1/2 - 1 Mile ENE |
| A12 | CAOG13000129902 | 1/2 - 1 Mile ENE |
| A13 | CAOG13000102256 | 1/2 - 1 Mile ENE |
| A14 | CAOG13000129900 | 1/2 - 1 Mile ENE |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE OIL/GAS WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| A15 | CAOG13000129907 | 1/2 - 1 Mile ENE |
| A16 | CAOG13000129864 | 1/2 - 1 Mile ENE |
| A17 | CAOG13000129898 | 1/2 - 1 Mile ENE |
| A18 | CAOG13000129828 | 1/2 - 1 Mile ENE |
| A19 | CAOG13000129899 | 1/2 - 1 Mile ENE |
| A20 | CAOG13000129827 | 1/2 - 1 Mile ENE |
| A21 | CAOG13000129905 | 1/2 - 1 Mile ENE |
| A22 | CAOG13000129775 | 1/2 - 1 Mile ENE |
| A23 | CAOG13000129896 | 1/2 - 1 Mile ENE |
| A24 | CAOG13000129774 | 1/2 - 1 Mile ENE |
| A25 | CAOG13000129897 | 1/2 - 1 Mile ENE |
| A26 | CAOG13000129894 | 1/2 - 1 Mile ENE |
| A27 | CAOG13000129895 | 1/2 - 1 Mile ENE |
| A28 | CAOG13000129891 | 1/2 - 1 Mile ENE |
| A29 | CAOG13000129890 | 1/2 - 1 Mile ENE |
| A30 | CAOG13000129892 | 1/2 - 1 Mile ENE |
| A31 | CAOG13000129893 | 1/2 - 1 Mile ENE |
| A32 | CAOG13000129889 | 1/2 - 1 Mile ENE |
| A33 | CAOG13000129821 | 1/2 - 1 Mile ENE |
| A34 | CAOG13000129822 | 1/2 - 1 Mile ENE |
| A35 | CAOG13000129823 | 1/2 - 1 Mile ENE |
| A36 | CAOG13000129824 | 1/2 - 1 Mile ENE |

# PHYSICAL SETTING SOURCE MAP - 6084589.2s




- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

| | | | |
|---|---|---|---|
| SITE NAME: | Lim Jefferson Blvd | CLIENT: | Leighton and Associates, Inc. |
| ADDRESS: | 2800 West Jefferson Blvd<br>Los Angeles CA 90018 | CONTACT: | Brynn Mcculloch |
| LAT/LONG: | 34.025326 / 118.32629 | INQUIRY #: | 6084589.2s |
| | | DATE: | June 08, 2020 1:24 pm |

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# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**1**
**WSW** **OIL_GAS** **CAOG13000005818**
**1/4 - 1/2 Mile**

| | | | |
|---|---|---|---|
| API #: | 0403706321 | Well #: | 1 |
| Well Status: | Plugged | Well Type: | CH |
| Operator Name: | Chevron U.S.A. Inc. | Lease Name: | Dublin Corehole |
| Field Name: | Any Field | Area Name: | Any Area |
| GIS Source: | hud | Confidential Well: | N |
| Directionally Drilled: | N | SPUD Date: | Not Reported |

---

**2**
**NW** **OIL_GAS** **CAOG13000005062**
**1/2 - 1 Mile**

| | | | |
|---|---|---|---|
| API #: | 0403700547 | Well #: | 1 |
| Well Status: | Plugged | Well Type: | DH |
| Operator Name: | Union Oil Company of California | | |
| Lease Name: | Union-Sig-Standard Wash. Bl E. | | |
| Field Name: | Any Field | Area Name: | Any Area |
| GIS Source: | hud | Confidential Well: | N |
| Directionally Drilled: | N | SPUD Date: | Not Reported |

---

**3**
**NNW** **OIL_GAS** **CAOG13000005840**
**1/2 - 1 Mile**

| | | | |
|---|---|---|---|
| API #: | 0403706349 | Well #: | 21 |
| Well Status: | Plugged | Well Type: | CH |
| Operator Name: | Union Oil Company of California | | |
| Lease Name: | Las Cienegas Core Hole | Field Name: | Any Field |
| Area Name: | Any Area | GIS Source: | hud |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

---

**A4**
**ENE** **OIL_GAS** **CAOG13000129817**
**1/2 - 1 Mile**

| | | | |
|---|---|---|---|
| API #: | 0403720967 | Well #: | 23 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**A5**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129814**

| | | | |
|---|---|---|---|
| API #: | 0403721072 | Well #: | 22 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

---

**A6**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129826**

| | | | |
|---|---|---|---|
| API #: | 0403726956 | Well #: | 28 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | Operator |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A7**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129816**

| | | | |
|---|---|---|---|
| API #: | 0403720955 | Well #: | 21 |
| Well Status: | Idle | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A8**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129903**

| | | | |
|---|---|---|---|
| API #: | 0403700383 | Well #: | 16 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

Map ID
Direction
Distance

Database EDR ID Number

**A9**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129904**

| | | | |
|---|---|---|---|
| API #: | 0403700384 | Well #: | 17 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A10**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129815**

| | | | |
|---|---|---|---|
| API #: | 0403720954 | Well #: | 20 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A11**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129846**

| | | | |
|---|---|---|---|
| API #: | 0403700322 | Well #: | 19 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A12**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129902**

| | | | |
|---|---|---|---|
| API #: | 0403700382 | Well #: | 15 |
| Well Status: | Idle | Well Type: | INJ |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

Map ID
Direction
Distance

Database EDR ID Number

**A13**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000102256**

| | | | |
|---|---|---|---|
| API #: | 0403726596 | Well #: | 820 |
| Well Status: | Unknown | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | NW Extension | Field Name: | Inglewood |
| Area Name: | Any Area | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A14**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129900**

| | | | |
|---|---|---|---|
| API #: | 0403700380 | Well #: | 13 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A15**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129907**

| | | | |
|---|---|---|---|
| API #: | 0403730170 | Well #: | 33 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | Well Summary |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | 12/09/2013 | | |

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**A16**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129864**

| | | | |
|---|---|---|---|
| API #: | 0403700291 | Well #: | 10 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

Map ID
Direction
Distance

Database EDR ID Number

**A17**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129898**

| | | | |
|---|---|---|---|
| API #: | 0403700378 | Well #: | 11 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A18**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129828**

| | | | |
|---|---|---|---|
| API #: | 0403727007 | Well #: | 31 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A19**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129899**

| | | | |
|---|---|---|---|
| API #: | 0403700379 | Well #: | 12 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A20**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129827**

| | | | |
|---|---|---|---|
| API #: | 0403726957 | Well #: | 30 |
| Well Status: | Active | Well Type: | INJ |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

Map ID
Direction
Distance

Database EDR ID Number

**A21**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129905**

| | | | |
|---|---|---|---|
| API #: | 0403700385 | Well #: | 18 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A22**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129775**

| | | | |
|---|---|---|---|
| API #: | 0403730130 | Well #: | 40 |
| Well Status: | Canceled | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | Notice of Intent to Drill |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A23**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129896**

| | | | |
|---|---|---|---|
| API #: | 0403700376 | Well #: | 8 |
| Well Status: | Idle | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A24**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129774**

| | | | |
|---|---|---|---|
| API #: | 0403730129 | Well #: | 37 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | Well Summary |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | 12/27/2013 | | |

Map ID
Direction
Distance

Database EDR ID Number

**A25**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129897**

| | | | |
|---|---|---|---|
| API #: | 0403700377 | Well #: | 9 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A26**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129894**

| | | | |
|---|---|---|---|
| API #: | 0403700374 | Well #: | 6 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A27**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129895**

| | | | |
|---|---|---|---|
| API #: | 0403700375 | Well #: | 7 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A28**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129891**

| | | | |
|---|---|---|---|
| API #: | 0403700371 | Well #: | 3 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

Map ID
Direction
Distance

Database EDR ID Number

**A29**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129890**

| | | | |
|---|---|---|---|
| API #: | 0403700370 | Well #: | 2 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

---

**A30**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129892**

| | | | |
|---|---|---|---|
| API #: | 0403700372 | Well #: | 4 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A31**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129893**

| | | | |
|---|---|---|---|
| API #: | 0403700373 | Well #: | 5 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A32**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129889**

| | | | |
|---|---|---|---|
| API #: | 0403700369 | Well #: | 1 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

Map ID
Direction
Distance

Database EDR ID Number

**A33**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129821**

| | | | |
|---|---|---|---|
| API #: | 0403721221 | Well #: | 24 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A34**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129822**

| | | | |
|---|---|---|---|
| API #: | 0403721222 | Well #: | 25 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

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**A35**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129823**

| | | | |
|---|---|---|---|
| API #: | 0403721223 | Well #: | 26 |
| Well Status: | Active | Well Type: | OG |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | N |
| SPUD Date: | Not Reported | | |

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**A36**
**ENE**
**1/2 - 1 Mile**

**OIL_GAS** **CAOG13000129824**

| | | | |
|---|---|---|---|
| API #: | 0403721224 | Well #: | 27 |
| Well Status: | Active | Well Type: | Multi |
| Operator Name: | Sentinel Peak Resources California LLC | | |
| Lease Name: | Murphy | Field Name: | Las Cienegas |
| Area Name: | Murphy | GIS Source: | GPS |
| Confidential Well: | N | Directionally Drilled: | Y |
| SPUD Date: | Not Reported | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
# RADON

**AREA RADON INFORMATION**

State Database: CA Radon

Radon Test Results

| Zipcode | Num Tests | > 4 pCi/L |
|---|---|---|
| 90018 | 4 | 0 |

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area - 1st Floor | 0.711 pCi/L | 98% | 2% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | 0.933 pCi/L | 100% | 0% | 0% |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

## HYDROGEOLOGIC INFORMATION

AQUIFLOW$^{R}$ Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

**STREET AND ADDRESS INFORMATION**

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**Lim Jefferson Blvd**
2800 West Jefferson Blvd
Los Angeles, CA 90018

Inquiry Number: 6084589.2s
July 16, 2020

# EDR Vapor Encroachment Screen

## Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

| STANDARD ENVIRONMENTAL RECORDS | Default Area of Concern (Miles)* | property | 1/10 | > 1/10 |
|---|---|---|---|---|
| Federal NPL site list | 1.0 | 0 | 0 | 0 |
| Federal Delisted NPL site list | 1.0 | 0 | 0 | 0 |
| Federal CERCLIS list | 0.5 | 0 | 0 | 0 |
| Federal CERCLIS NFRAP site list | 0.5 | 0 | 0 | 0 |
| Federal RCRA CORRACTS facilities list | 1.0 | 0 | 0 | 0 |
| Federal RCRA non-CORRACTS TSD facilities list | 0.5 | 0 | 0 | 0 |
| Federal RCRA generators list | 0.25 | 0 | 0 | 0 |
| Federal institutional controls / engineering controls registries | 0.5 | 0 | 0 | 0 |
| Federal ERNS list | 0.001 | 0 | 0 | - |
| State- and tribal - equivalent NPL | 1.0 | 0 | 0 | 0 |
| State- and tribal - equivalent CERCLIS | 1.0 | 0 | 0 | 0 |
| State and tribal landfill and/or solid waste disposal site lists | 0.5 | 0 | 0 | 0 |
| State and tribal leaking storage tank lists | 0.5 | 0 | 0 | 0 |
| State and tribal registered storage tank lists | 0.25 | 0 | 0 | 0 |
| State and tribal institutional control / engineering control registries | not searched | - | - | - |
| State and tribal voluntary cleanup sites | 0.5 | 0 | 0 | 0 |
| State and tribal Brownfields sites | 0.5 | 0 | 0 | 0 |

| ADDITIONAL ENVIRONMENTAL RECORDS | | | | |
|---|---|---|---|---|
| Local Brownfield lists | 0.5 | 0 | 0 | 0 |
| Local Lists of Landfill / Solid Waste Disposal Sites | 0.5 | 0 | 0 | 0 |
| Local Lists of Hazardous waste / Contaminated Sites | 1.0 | 1 | 0 | 0 |
| Local Lists of Registered Storage Tanks | 0.25 | 1 | 0 | 0 |
| Local Land Records | 0.5 | 0 | 0 | 0 |
| Records of Emergency Release Reports | 0.5 | 0 | 0 | 0 |
| Other Ascertainable Records | 1.0 | 12 | 0 | 0 |

| EDR HIGH RISK HISTORICAL RECORDS | | | | |
|---|---|---|---|---|
| EDR Exclusive Records | 1.0 | 2 | 2 | 0 |
| Exclusive Recovered Govt. Archives | 0.001 | 0 | 0 | - |

# EXECUTIVE SUMMARY

**EDR RECOVERED GOVERNMENT ARCHIVES**

| | | | | |
|---|---|---|---|---|
| EDR Exclusive Records | 1.0 | 2 | 2 | 0 |
| Exclusive Recovered Govt. Archives | 0.001 | 0 | 0 | - |

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

# EXECUTIVE SUMMARY

## TARGET PROPERTY INFORMATION

### ADDRESS

LIM JEFFERSON BLVD
2800 WEST JEFFERSON BLVD
LOS ANGELES, CA 90018

### COORDINATES

| | |
|---|---|
| Latitude (North): | 34.025326 - 34° 1′ 31.17279″ |
| Longitude (West): | 118.32629 - 118° 19′ 34.630737″ |
| Elevation: | 126 ft. above sea level |

## TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records.

| Site | Database(s) |
|---|---|
| YEO SAN LIM DBA LIMS AUTO SERVICE<br>2800 W JEFFERSON BLVD<br>LOS ANGELES, CA 900183323 | HWTS |
| 1X GARCIA, ANGEL<br>2800 W JEFFERSON BLVD<br>LOS ANGELES, CA 900660000 | HWTS |
| 1X ANGLE GARCIA<br>2800 W JEFFERSON BLVD<br>LOS ANGELE, CA 900100000 | HAZNET<br>GEPAID: CAC000615624<br>HWTS |
| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 | HWTS |
| TONY AUTO CENTER<br>2800 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018 | EDR Hist Auto |
| WICKSON HARRY<br>2802 W JEFFERSON BLVD<br>LOS ANGELES, CA | EDR Hist Auto |
| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 | RCRA NonGen / NLR<br>EPA ID:: CAL000445290 |
| LIM AUTO<br>2800 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018 | HAZMAT |
| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 | FINDS |

# EXECUTIVE SUMMARY

| Site | Database(s) |
| --- | --- |
| FRANK'S BODY SHOP<br>2800 W JEFFERSON BLVD<br>LA, CA 900160000 | SWEEPS UST<br>Status:<br>Comp Number: 5583<br>Tank Status:<br>CA FID UST<br>Status: I<br>Facility Id: 19015775 |
| TONY'S AUTO BODY WORK<br>2802 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018 | HAZMAT<br>CERS HAZ WASTE |
| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B<br>LOS ANGELES, CA 90018 | ECHO<br>Registry ID: 110070591923 |
| TONY'S BODY SHOP<br>2802 W JEFFERSON BLVD<br>LOS ANGELES, CA 900183323 | HWTS |
| TONY'S AUTO BODY WORK<br>2802 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018-3323 | FINDS<br>Registry ID:: 110066089020 |
| LIM AUTO<br>2800 W JEFFERSON BLVD<br>LOS ANGELES, CA 90018 | FINDS<br>Registry ID:: 110065308820 |

# EXECUTIVE SUMMARY

## SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

## STANDARD ENVIRONMENTAL RECORDS

| Name | Address | Dist/Dir | Map ID | Page |
|---|---|---|---|---|
| Not Reported | | | | |

## ADDITIONAL ENVIRONMENTAL RECORDS

| Name | Address | Dist/Dir | Map ID | Page |
|---|---|---|---|---|
| YEO SAN LIM DBA LIMS AUTO SERVICE<br>HWTS: HWTS | 2800 W JEFFERSON BLVD | Property | ▲ A1 | 10 |
| 1X GARCIA, ANGEL<br>HWTS: HWTS | 2800 W JEFFERSON BLVD | Property | ▲ A2 | 10 |
| 1X ANGLE GARCIA<br>HAZNET: HAZNET<br>HWTS: HWTS | 2800 W JEFFERSON BLVD | Property | ▲ A3 | 10 |
| L.A #1 AUTO CENTER TRANSMISSION<br>HWTS: HWTS | 2800 W. JEFFERSON BLVD #B | Property | ▲ A4 | 10 |
| L.A #1 AUTO CENTER TRANSMISSION<br>RCRA NonGen / NLR: RCRA NonGen / NLR | 2800 W. JEFFERSON BLVD #B | Property | ▲ A7 | 11 |
| LIM AUTO<br>HAZMAT: SAN JOSE HAZMAT | 2800 W JEFFERSON BLVD | Property | ▲ A8 | 11 |
| L.A #1 AUTO CENTER TRANSMISSION<br>FINDS: FINDS | 2800 W. JEFFERSON BLVD #B | Property | ▲ A9 | 11 |
| FRANK'S BODY SHOP<br>SWEEPS UST: SWEEPS UST<br>CA FID UST: CA FID UST | 2800 W JEFFERSON BLVD | Property | ▲ A10 | 11 |
| TONY'S AUTO BODY WORK<br>HAZMAT: SAN JOSE HAZMAT<br>CERS HAZ WASTE: CERS HAZ WASTE | 2802 W JEFFERSON BLVD | Property | ▲ A11 | 12 |
| L.A #1 AUTO CENTER TRANSMISSION<br>ECHO: ECHO | 2800 W. JEFFERSON BLVD #B | Property | ▲ A12 | 12 |
| TONY'S BODY SHOP<br>HWTS: HWTS | 2802 W JEFFERSON BLVD | Property | ▲ A13 | 12 |
| TONY'S AUTO BODY WORK<br>FINDS: FINDS | 2802 W JEFFERSON BLVD | Property | ▲ A14 | 12 |

# EXECUTIVE SUMMARY

| Name | Address | Dist/Dir | Map ID | Page |
|---|---|---|---|---|
| LIM AUTO | 2800 W JEFFERSON BLVD | Property | ▲ A15 | 12 |
| FINDS: FINDS | | | | |

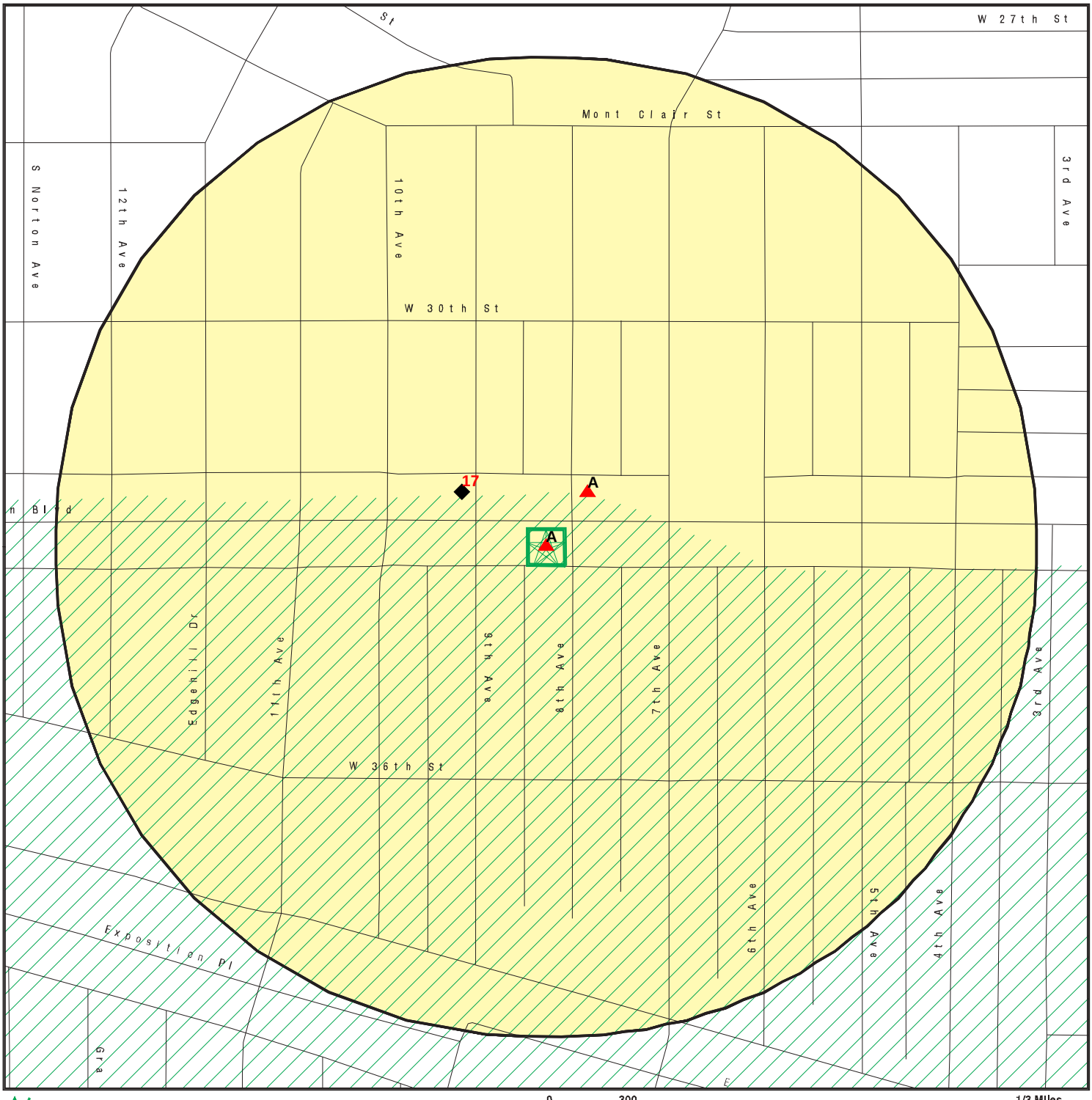
**EDR HIGH RISK HISTORICAL RECORDS**

| Name | Address | Dist/Dir | Map ID | Page |
|---|---|---|---|---|
| TONY AUTO CENTER | 2800 W JEFFERSON BLVD | Property | ▲ A5 | 11 |
| EDR Hist Auto: EDR Hist Auto | | | | |
| WICKSON HARRY | 2802 W JEFFERSON BLVD | Property | ▲ A6 | 11 |
| EDR Hist Auto: EDR Hist Auto | | | | |
| YASUDA Y | 2731 W JEFFERSON BLVD | <1/10 NE | ▲ A16 | 12 |
| EDR Hist Cleaner: EDR Hist Cleaner | | | | |
| WALKER L L | 2901 W JEFFERSON BLVD | <1/10 WNW | ◆ 17 | 13 |
| EDR Hist Auto: EDR Hist Auto | | | | |

**EDR RECOVERED GOVERNMENT ARCHIVES**

| Name | Address | Dist/Dir | Map ID | Page |
|---|---|---|---|---|
| Not Reported | | | | |

# PRIMARY MAP - 6084589.2S




Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

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: | Lim Jefferson Blvd | CLIENT: | Leighton and Associates, Inc. |
| ADDRESS: | 2800 West Jefferson Blvd<br>Los Angeles CA 90018 | CONTACT: | Brynn Mcculloch |
| LAT/LONG: | 34.025326 / 118.32629 | INQUIRY #: | 6084589.2s |
| | | DATE: | June 08, 2020 1:23 pm |

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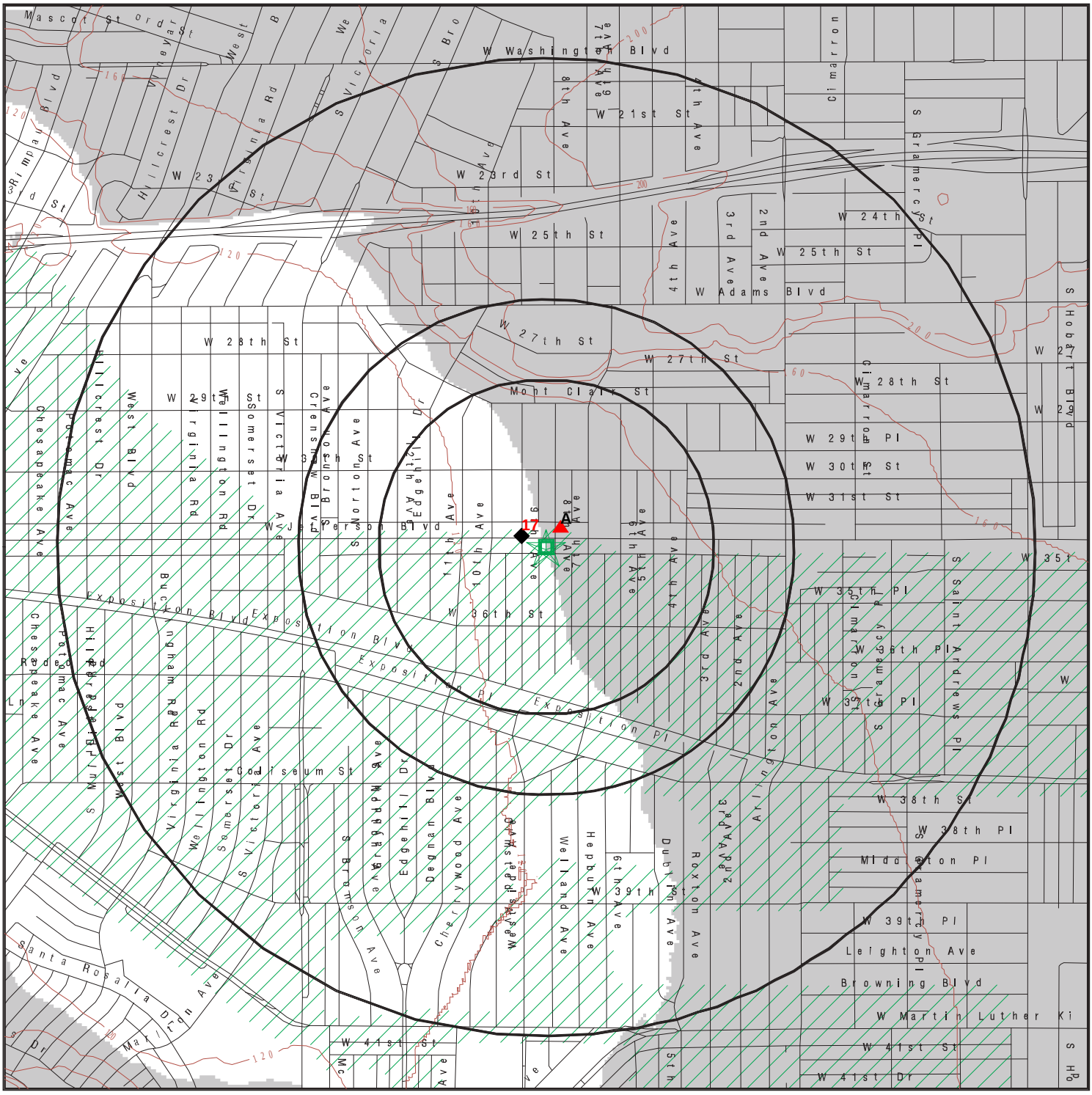
# SECONDARY MAP - 6084589.2S




0 1/3 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
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- Upgradient Area
- 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: Lim Jefferson Blvd<br>ADDRESS: 2800 West Jefferson Blvd<br>Los Angeles CA 90018<br>LAT/LONG: 34.025326 / 118.32629 | CLIENT: Leighton and Associates, Inc.<br>CONTACT: Brynn Mcculloch<br>INQUIRY #: 6084589.2s<br>DATE: June 08, 2020 1:22 pm |

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MAP FINDINGS

**LEGEND**

| **FACILITY NAME**<br>**FACILITY ADDRESS, CITY, ST, ZIP** | | EDR SITE ID NUMBER |
|---|---|---|
| ◆ **MAP ID#** | Direction Distance Range (Distance feet / miles)<br>Relative Elevation Feet Above Sea Level | ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency. |

**Worksheet:**

**Comments:**
Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

| YEO SAN LIM DBA LIMS AUTO SERVICE<br>2800 W JEFFERSON BLVD, LOS ANGELES, CA, 900183323 | | S124878068 |
|---|---|---|
| ▲ A1 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| 1X GARCIA, ANGEL<br>2800 W JEFFERSON BLVD, LOS ANGELES, CA, 900660000 | | S124534955 |
|---|---|---|
| ▲ A2 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| 1X ANGLE GARCIA<br>2800 W JEFFERSON BLVD, LOS ANGELE, CA, 900100000 | | S123738528 |
|---|---|---|
| ▲ A3 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B, LOS ANGELES, CA, 90018 | | S124930833 |
|---|---|---|
| ▲ A4 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

MAP FINDINGS

| TONY AUTO CENTER<br>2800 W JEFFERSON BLVD, LOS ANGELES, CA, 90018 | | 1020883351 |
|---|---|---|
| ▲ A5 | Target Property<br>126 ft. Above Sea Level | EDR Exclusive Records |

**Worksheet:**

| WICKSON HARRY<br>2802 W JEFFERSON BLVD, LOS ANGELES, CA, | | 1009079403 |
|---|---|---|
| ▲ A6 | Target Property<br>126 ft. Above Sea Level | EDR Exclusive Records |

**Worksheet:**

| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B, LOS ANGELES, CA, 90018 | | 1025872169 |
|---|---|---|
| ▲ A7 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| LIM AUTO<br>2800 W JEFFERSON BLVD, LOS ANGELES, CA, 90018 | | S123550960 |
|---|---|---|
| ▲ A8 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B, LOS ANGELES, CA, 90018 | | 1025980696 |
|---|---|---|
| ▲ A9 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| FRANK'S BODY SHOP<br>2800 W JEFFERSON BLVD, LA, CA, 900160000 | | S101584807 |
|---|---|---|
| ▲ A10 | Target Property<br>126 ft. Above Sea Level | Local Lists of Registered Storage Tanks |

**Worksheet:**

MAP FINDINGS

| TONY'S AUTO BODY WORK<br>2802 W JEFFERSON BLVD, LOS ANGELES, CA, 90018 | | S123537156 |
|---|---|---|
| ▲ A11 | Target Property<br>126 ft. Above Sea Level | Local Lists of Hazardous waste / Contaminated Sites<br>Other Ascertainable Records |

**Worksheet:**

| L.A #1 AUTO CENTER TRANSMISSION<br>2800 W. JEFFERSON BLVD #B, LOS ANGELES, CA, 90018 | | 1025911441 |
|---|---|---|
| ▲ A12 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| TONY'S BODY SHOP<br>2802 W JEFFERSON BLVD, LOS ANGELES, CA, 900183323 | | S124864695 |
|---|---|---|
| ▲ A13 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| TONY'S AUTO BODY WORK<br>2802 W JEFFERSON BLVD, LOS ANGELES, CA, 90018-3323 | | 1023315710 |
|---|---|---|
| ▲ A14 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| LIM AUTO<br>2800 W JEFFERSON BLVD, LOS ANGELES, CA, 90018 | | 1023242860 |
|---|---|---|
| ▲ A15 | Target Property<br>126 ft. Above Sea Level | Other Ascertainable Records |

**Worksheet:**

| YASUDA Y<br>2731 W JEFFERSON BLVD, LOS ANGELES, CA, | | 1009189878 |
|---|---|---|
| ▲ A16 | NE <1/10 (160 ft. / 0.03 mi.)<br>1 ft. Higher Elevation 127 ft. Above Sea Level | EDR Exclusive Records |

**Worksheet:**

MAP FINDINGS

| WALKER L L<br>2901 W JEFFERSON BLVD, LOS ANGELES, CA, | | | 1009077492 |
|---|---|---|---|
| ◆ 17 | WNW <1/10 | (283 ft. / 0.054 mi.) | EDR Exclusive Records |
| | 2 ft. Lower Elevation | 124 ft. Above Sea Level | |

**Worksheet:**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| **ENVIRONMENTAL RECORDS** | | | | | | |
| ***Federal NPL site list*** | | | | | | |
| US | NPL | National Priority List | EPA | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| US | Proposed NPL | Proposed National Priority List Sites | EPA | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| US | NPL LIENS | Federal Superfund Liens | EPA | 10/15/1991 | 02/02/1994 | 03/30/1994 |
| ***Federal CERCLIS list*** | | | | | | |
| US | SEMS | Superfund Enterprise Management System | EPA | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | |
| US | CORRACTS | Corrective Action Report | EPA | 03/23/2020 | 03/25/2020 | 05/21/2020 |
| ***Federal RCRA TSD facilities list*** | | | | | | |
| US | RCRA-TSDF | RCRA - Treatment, Storage and Disposal | Environmental Protection Agency | 03/23/2020 | 03/25/2020 | 05/21/2020 |
| ***Federal RCRA generators list*** | | | | | | |
| US | RCRA-LQG | RCRA - Large Quantity Generators | Environmental Protection Agency | 03/23/2020 | 03/25/2020 | 05/21/2020 |
| US | RCRA-SQG | RCRA - Small Quantity Generators | Environmental Protection Agency | 03/23/2020 | 03/25/2020 | 05/21/2020 |
| US | RCRA-VSQG | RCRA - Very Small Quantity Generators (Formerly Conditionall | Environmental Protection Agency | 03/23/2020 | 03/25/2020 | 05/21/2020 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | |
| US | LUCIS | Land Use Control Information System | Department of the Navy | 11/04/2019 | 11/13/2019 | 01/28/2020 |
| US | US ENG CONTROLS | Engineering Controls Sites List | Environmental Protection Agency | 02/13/2020 | 02/20/2020 | 05/15/2020 |
| US | US INST CONTROLS | Institutional Controls Sites List | Environmental Protection Agency | 02/13/2020 | 02/20/2020 | 05/15/2020 |
| ***Federal ERNS list*** | | | | | | |
| US | ERNS | Emergency Response Notification System | National Response Center, United States Coast | 12/16/2019 | 12/19/2019 | 03/06/2020 |
| ***State and tribal - equivalent NPL*** | | | | | | |
| CA | RESPONSE | State Response Sites | Department of Toxic Substances Control | 01/27/2020 | 01/28/2020 | 04/09/2020 |
| ***State and tribal - equivalent CERCLIS*** | | | | | | |
| CA | ENVIROSTOR | EnviroStor Database | Department of Toxic Substances Control | 01/27/2020 | 01/28/2020 | 04/09/2020 |
| ***State and tribal landfill / solid waste disposal*** | | | | | | |
| CA | SWF/LF (SWIS) | Solid Waste Information System | Department of Resources Recycling and Recover | 02/10/2020 | 02/11/2020 | 04/20/2020 |
| ***State and tribal leaking storage tank lists*** | | | | | | |
| CA | LUST REG 7 | Leaking Underground Storage Tank Case Listing | California Regional Water Quality Control Boa | 02/26/2004 | 02/26/2004 | 03/24/2004 |
| CA | LUST | Leaking Underground Fuel Tank Report (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | LUST REG 8 | Leaking Underground Storage Tanks | California Regional Water Quality Control Boa | 02/14/2005 | 02/15/2005 | 03/28/2005 |
| CA | LUST REG 1 | Active Toxic Site Investigation | California Regional Water Quality Control Boa | 02/01/2001 | 02/28/2001 | 03/29/2001 |
| CA | LUST REG 9 | Leaking Underground Storage Tank Report | California Regional Water Quality Control Boa | 03/01/2001 | 04/23/2001 | 05/21/2001 |
| CA | LUST REG 6V | Leaking Underground Storage Tank Case Listing | California Regional Water Quality Control Boa | 06/07/2005 | 06/07/2005 | 06/29/2005 |
| CA | LUST REG 6L | Leaking Underground Storage Tank Case Listing | California Regional Water Quality Control Boa | 09/09/2003 | 09/10/2003 | 10/07/2003 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| CA | LUST REG 2 | Fuel Leak List | California Regional Water Quality Control Boa | 09/30/2004 | 10/20/2004 | 11/19/2004 |
| CA | LUST REG 3 | Leaking Underground Storage Tank Database | California Regional Water Quality Control Boa | 05/19/2003 | 05/19/2003 | 06/02/2003 |
| CA | LUST REG 4 | Underground Storage Tank Leak List | California Regional Water Quality Control Boa | 09/07/2004 | 09/07/2004 | 10/12/2004 |
| CA | LUST REG 5 | Leaking Underground Storage Tank Database | California Regional Water Quality Control Boa | 07/01/2008 | 07/22/2008 | 07/31/2008 |
| US | INDIAN LUST R7 | Leaking Underground Storage Tanks on Indian Land | EPA Region 7 | 10/15/2019 | 12/17/2019 | 02/10/2020 |
| US | INDIAN LUST R8 | Leaking Underground Storage Tanks on Indian Land | EPA Region 8 | 10/03/2019 | 12/04/2019 | 02/14/2020 |
| US | INDIAN LUST R6 | Leaking Underground Storage Tanks on Indian Land | EPA Region 6 | 10/02/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN LUST R1 | Leaking Underground Storage Tanks on Indian Land | EPA Region 1 | 10/01/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN LUST R5 | Leaking Underground Storage Tanks on Indian Land | EPA, Region 5 | 10/01/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN LUST R10 | Leaking Underground Storage Tanks on Indian Land | EPA Region 10 | 10/11/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN LUST R4 | Leaking Underground Storage Tanks on Indian Land | EPA Region 4 | 10/10/2019 | 12/05/2019 | 02/10/2020 |
| US | INDIAN LUST R9 | Leaking Underground Storage Tanks on Indian Land | Environmental Protection Agency | 10/04/2019 | 12/04/2019 | 02/27/2020 |
| CA | CPS-SLIC | Statewide SLIC Cases (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/14/2020 |
| CA | SLIC REG 1 | Active Toxic Site Investigations | California Regional Water Quality Control Boa | 04/03/2003 | 04/07/2003 | 04/25/2003 |
| CA | SLIC REG 2 | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | Regional Water Quality Control Board San Fran | 09/30/2004 | 10/20/2004 | 11/19/2004 |
| CA | SLIC REG 3 | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | California Regional Water Quality Control Boa | 05/18/2006 | 05/18/2006 | 06/15/2006 |
| CA | SLIC REG 4 | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | Region Water Quality Control Board Los Angele | 11/17/2004 | 11/18/2004 | 01/04/2005 |
| CA | SLIC REG 5 | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | Regional Water Quality Control Board Central | 04/01/2005 | 04/05/2005 | 04/21/2005 |
| CA | SLIC REG 6V | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | Regional Water Quality Control Board, Victorv | 05/24/2005 | 05/25/2005 | 06/16/2005 |
| CA | SLIC REG 6L | SLIC Sites | California Regional Water Quality Control Boa | 09/07/2004 | 09/07/2004 | 10/12/2004 |
| CA | SLIC REG 7 | SLIC List | California Regional Quality Control Board, Co | 11/24/2004 | 11/29/2004 | 01/04/2005 |
| CA | SLIC REG 8 | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | California Region Water Quality Control Board | 04/03/2008 | 04/03/2008 | 04/14/2008 |
| CA | SLIC REG 9 | Spills, Leaks, Investigation & Cleanup Cost Recovery Listing | California Regional Water Quality Control Boa | 09/10/2007 | 09/11/2007 | 09/28/2007 |
| ***State and tribal registered storage tank lists*** | | | | | | |
| CA | UST | Active UST Facilities | SWRCB | 03/09/2020 | 03/10/2020 | 05/20/2020 |
| CA | UST CLOSURE | Proposed Closure of Underground Storage Tank (UST) Cases | State Water Resources Control Board | 03/09/2020 | 03/11/2020 | 05/26/2020 |
| CA | MILITARY UST SITES | Military UST Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | UST MENDOCINO | Mendocino County UST Database | Department of Public Health | 12/19/2019 | 12/23/2019 | 02/21/2020 |
| CA | AST | Aboveground Petroleum Storage Tank Facilities | California Environmental Protection Agency | 07/06/2016 | 07/12/2016 | 09/19/2016 |
| US | INDIAN UST R10 | Underground Storage Tanks on Indian Land | EPA Region 10 | 10/11/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN UST R1 | Underground Storage Tanks on Indian Land | EPA, Region 1 | 10/01/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN UST R4 | Underground Storage Tanks on Indian Land | EPA Region 4 | 10/10/2019 | 12/05/2019 | 02/10/2020 |
| US | INDIAN UST R5 | Underground Storage Tanks on Indian Land | EPA Region 5 | 10/01/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN UST R6 | Underground Storage Tanks on Indian Land | EPA Region 6 | 10/02/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN UST R7 | Underground Storage Tanks on Indian Land | EPA Region 7 | 10/11/2019 | 12/04/2019 | 02/10/2020 |
| US | INDIAN UST R8 | Underground Storage Tanks on Indian Land | EPA Region 8 | 10/03/2019 | 12/04/2019 | 02/14/2020 |
| US | INDIAN UST R9 | Underground Storage Tanks on Indian Land | EPA Region 9 | 10/04/2019 | 12/04/2019 | 02/27/2020 |
| US | FEMA UST | Underground Storage Tank Listing | FEMA | 08/27/2019 | 08/28/2019 | 11/11/2019 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| ***State and tribal voluntary cleanup sites*** | | | | | | |
| CA | VCP | Voluntary Cleanup Program Properties | Department of Toxic Substances Control | 01/27/2020 | 01/28/2020 | 04/09/2020 |
| US | INDIAN VCP R7 | Voluntary Cleanup Priority Lisitng | EPA, Region 7 | 03/20/2008 | 04/22/2008 | 05/19/2008 |
| US | INDIAN VCP R1 | Voluntary Cleanup Priority Listing | EPA, Region 1 | 07/27/2015 | 09/29/2015 | 02/18/2016 |
| ***State and tribal Brownfields sites*** | | | | | | |
| CA | BROWNFIELDS | Considered Brownfieds Sites Listing | State Water Resources Control Board | 03/23/2020 | 03/24/2020 | 06/05/2020 |
| ***Other Records*** | | | | | | |
| US | CONSENT | Superfund (CERCLA) Consent Decrees | Department of Justice, Consent Decree Library | 12/31/2019 | 01/17/2020 | 03/06/2020 |
| US | ROD | Records Of Decision | EPA | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| US | LIENS 2 | CERCLA Lien Information | Environmental Protection Agency | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| CA | HIST CAL-SITES | Calsites Database | Department of Toxic Substance Control | 08/08/2005 | 08/03/2006 | 08/24/2006 |
| US | DEBRIS REGION 9 | Torres Martinez Reservation Illegal Dump Site Locations | EPA, Region 9 | 01/12/2009 | 05/07/2009 | 09/21/2009 |
| CA | SWRCY | Recycler Database | Department of Conservation | 03/09/2020 | 03/10/2020 | 05/19/2020 |
| CA | CA FID UST | Facility Inventory Database | California Environmental Protection Agency | 10/31/1994 | 09/05/1995 | 09/29/1995 |
| CA | HIST UST | Hazardous Substance Storage Container Database | State Water Resources Control Board | 10/15/1990 | 01/25/1991 | 02/12/1991 |
| CA | SAN FRANCISCO AST | Aboveground Storage Tank Site Listing | San Francisco County Department of Public Hea | 08/01/2019 | 08/02/2019 | 10/11/2019 |
| CA | SWEEPS UST | SWEEPS UST Listing | State Water Resources Control Board | 06/01/1994 | 07/07/2005 | 08/11/2005 |
| US | US AIRS (AFS) | Aerometric Information Retrieval System Facility Subsystem ( | EPA | 10/12/2016 | 10/26/2016 | 02/03/2017 |
| US | EPA WATCH LIST | EPA WATCH LIST | Environmental Protection Agency | 08/30/2013 | 03/21/2014 | 06/17/2014 |
| US | FUSRAP | Formerly Utilized Sites Remedial Action Program | Department of Energy | 08/08/2017 | 09/11/2018 | 09/14/2018 |
| US | US AIRS MINOR | Air Facility System Data | EPA | 10/12/2016 | 10/26/2016 | 02/03/2017 |
| US | SCRD DRYCLEANERS | State Coalition for Remediation of Drycleaners Listing | Environmental Protection Agency | 01/01/2017 | 02/03/2017 | 04/07/2017 |
| US | US FIN ASSUR | Financial Assurance Information | Environmental Protection Agency | 12/16/2019 | 12/19/2019 | 02/27/2020 |
| US | US HIST CDL | National Clandestine Laboratory Register | Drug Enforcement Administration | 06/11/2019 | 06/13/2019 | 09/03/2019 |
| US | LEAD SMELTER 2 | Lead Smelter Sites | American Journal of Public Health | 04/05/2001 | 10/27/2010 | 12/02/2010 |
| US | 2020 COR ACTION | 2020 Corrective Action Program List | Environmental Protection Agency | 09/30/2017 | 05/08/2018 | 07/20/2018 |
| US | COAL ASH DOE | Steam-Electric Plant Operation Data | Department of Energy | 12/31/2018 | 12/04/2019 | 01/15/2020 |
| US | PCB TRANSFORMER | PCB Transformer Registration Database | Environmental Protection Agency | 09/13/2019 | 11/06/2019 | 02/10/2020 |
| US | LEAD SMELTER 1 | Lead Smelter Sites | Environmental Protection Agency | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| US | COAL ASH EPA | Coal Combustion Residues Surface Impoundments List | Environmental Protection Agency | 01/12/2017 | 03/05/2019 | 11/11/2019 |
| US | Delisted NPL | National Priority List Deletions | EPA | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| US | SEMS-ARCHIVE | Superfund Enterprise Management System Archive | EPA | 04/27/2020 | 05/06/2020 | 05/28/2020 |
| US | RCRA NonGen / NLR | RCRA - Non Generators / No Longer Regulated | Environmental Protection Agency | 03/23/2020 | 03/25/2020 | 05/21/2020 |
| US | HMIRS | Hazardous Materials Information Reporting System | U.S. Department of Transportation | 12/05/2019 | 12/06/2019 | 02/14/2020 |
| US | DOT OPS | Incident and Accident Data | Department of Transporation, Office of Pipeli | 01/02/2020 | 01/28/2020 | 04/17/2020 |
| US | US CDL | Clandestine Drug Labs | Drug Enforcement Administration | 06/11/2019 | 06/13/2019 | 09/03/2019 |
| US | US BROWNFIELDS | A Listing of Brownfields Sites | Environmental Protection Agency | 12/02/2019 | 12/16/2019 | 03/06/2020 |
| US | DOD | Department of Defense Sites | USGS | 12/31/2005 | 11/10/2006 | 01/11/2007 |
| US | FEDLAND | Federal and Indian Lands | U.S. Geological Survey | 04/02/2018 | 04/11/2018 | 11/06/2019 |
| US | FUDS | Formerly Used Defense Sites | U.S. Army Corps of Engineers | 01/28/2020 | 02/19/2020 | 05/14/2020 |
| US | UMTRA | Uranium Mill Tailings Sites | Department of Energy | 08/30/2019 | 11/15/2019 | 01/28/2020 |
| US | ODI | Open Dump Inventory | Environmental Protection Agency | 06/30/1985 | 08/09/2004 | 09/17/2004 |
| US | US MINES | Mines Master Index File | Department of Labor, Mine Safety and Health A | 02/11/2020 | 02/25/2020 | 05/21/2020 |
| US | MINES VIOLATIONS | MSHA Violation Assessment Data | DOL, Mine Safety & Health Admi | 03/31/2020 | 04/01/2020 | 05/21/2020 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| US | US MINES 2 | Ferrous and Nonferrous Metal Mines Database Listing | USGS | 01/16/2018 | 02/28/2020 | 05/22/2020 |
| US | US MINES 3 | Active Mines & Mineral Plants Database Listing | USGS | 04/14/2011 | 06/08/2011 | 09/13/2011 |
| US | PRP | Potentially Responsible Parties | EPA | 01/30/2020 | 02/06/2020 | 02/14/2020 |
| US | TRIS | Toxic Chemical Release Inventory System | EPA | 12/31/2018 | 02/05/2020 | 04/24/2020 |
| US | TSCA | Toxic Substances Control Act | EPA | 12/31/2016 | 06/21/2017 | 01/05/2018 |
| US | FTTS | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu | EPA/Office of Prevention, Pesticides and Toxi | 04/09/2009 | 04/16/2009 | 05/11/2009 |
| US | FTTS INSP | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu | EPA | 04/09/2009 | 04/16/2009 | 05/11/2009 |
| US | HIST FTTS | FIFRA/TSCA Tracking System Administrative Case Listing | Environmental Protection Agency | 10/19/2006 | 03/01/2007 | 04/10/2007 |
| US | HIST FTTS INSP | FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis | Environmental Protection Agency | 10/19/2006 | 03/01/2007 | 04/10/2007 |
| US | SSTS | Section 7 Tracking Systems | EPA | 05/01/2019 | 10/23/2019 | 01/15/2020 |
| US | ICIS | Integrated Compliance Information System | Environmental Protection Agency | 11/18/2016 | 11/23/2016 | 02/10/2017 |
| US | PADS | PCB Activity Database System | EPA | 10/09/2019 | 10/11/2019 | 12/20/2019 |
| US | MLTS | Material Licensing Tracking System | Nuclear Regulatory Commission | 10/25/2019 | 10/25/2019 | 01/15/2020 |
| US | RADINFO | Radiation Information Database | Environmental Protection Agency | 07/01/2019 | 07/01/2019 | 09/23/2019 |
| US | FINDS | Facility Index System/Facility Registry System | EPA | 02/03/2020 | 03/03/2020 | 05/28/2020 |
| US | RAATS | RCRA Administrative Action Tracking System | EPA | 04/17/1995 | 07/03/1995 | 08/07/1995 |
| US | RMP | Risk Management Plans | Environmental Protection Agency | 11/05/2019 | 11/20/2019 | 04/17/2020 |
| US | BRS | Biennial Reporting System | EPA/NTIS | 12/31/2015 | 02/22/2017 | 09/28/2017 |
| US | PWS | Public Water System Data | EPA | 12/17/2013 | 01/09/2014 | 10/15/2014 |
| US | INDIAN RESERV | Indian Reservations | USGS | 12/31/2014 | 07/14/2015 | 01/10/2017 |
| US | INDIAN ODI | Report on the Status of Open Dumps on Indian Lands | Environmental Protection Agency | 12/31/1998 | 12/03/2007 | 01/24/2008 |
| US | IHS OPEN DUMPS | Open Dumps on Indian Land | Department of Health & Human Serivces, Indian | 04/01/2014 | 08/06/2014 | 01/29/2015 |
| US | ABANDONED MINES | Abandoned Mines | Department of Interior | 03/05/2020 | 03/06/2020 | 05/29/2020 |
| CA | CA BOND EXP. PLAN | Bond Expenditure Plan | Department of Health Services | 01/01/1989 | 07/27/1994 | 08/02/1994 |
| CA | CDL | Clandestine Drug Labs | Department of Toxic Substances Control | 12/31/2018 | 02/05/2020 | 04/15/2020 |
| CA | CHMIRS | California Hazardous Material Incident Report System | Office of Emergency Services | 12/24/2019 | 01/22/2020 | 03/30/2020 |
| CA | CORTESE | "Cortese" Hazardous Waste & Substances Sites List | CAL EPA/Office of Emergency Information | 03/23/2020 | 03/24/2020 | 06/05/2020 |
| CA | CUPA LIVERMORE-PLEASANTON | CUPA Facility Listing | Livermore-Pleasanton Fire Department | 05/01/2019 | 05/14/2019 | 07/17/2019 |
| CA | CUPA SAN FRANCISCO CO | CUPA Facility Listing | San Francisco County Department of Environmen | 02/03/2020 | 02/04/2020 | 04/09/2020 |
| CA | DEED | Deed Restriction Listing | DTSC and SWRCB | 03/02/2020 | 03/03/2020 | 05/13/2020 |
| CA | DRYCLEAN AVAQMD | Antelope Valley Air Quality Management District Drycleaner L | Antelope Valley Air Quality Management Distri | 02/27/2020 | 02/28/2020 | 05/07/2020 |
| CA | DRYCLEANERS | Cleaner Facilities | Department of Toxic Substance Control | 12/04/2019 | 01/29/2020 | 04/09/2020 |
| CA | DRYCLEAN SOUTH COAST | South Coast Air Quality Management District Drycleaner Listi | South Coast Air Quality Management District | 01/31/2020 | 01/31/2020 | 04/09/2020 |
| CA | EMI | Emissions Inventory Data | California Air Resources Board | 12/31/2017 | 06/24/2019 | 08/22/2019 |
| CA | ENF | Enforcement Action Listing | State Water Resoruces Control Board | 04/03/2020 | 04/07/2020 | 04/15/2020 |
| CA | Financial Assurance 1 | Financial Assurance Information Listing | Department of Toxic Substances Control | 01/21/2020 | 01/23/2020 | 04/01/2020 |
| CA | Financial Assurance 2 | Financial Assurance Information Listing | California Integrated Waste Management Board | 02/19/2020 | 02/20/2020 | 04/24/2020 |
| CA | HAULERS | Registered Waste Tire Haulers Listing | Integrated Waste Management Board | 11/15/2019 | 11/15/2019 | 01/23/2020 |
| CA | HAZNET | Facility and Manifest Data | California Environmental Protection Agency | 12/31/2017 | 05/29/2019 | 07/22/2019 |
| CA | HIST CORTESE | Hazardous Waste & Substance Site List | Department of Toxic Substances Control | 04/01/2001 | 01/22/2009 | 04/08/2009 |
| CA | HWP | EnviroStor Permitted Facilities Listing | Department of Toxic Substances Control | 02/18/2020 | 02/19/2020 | 04/24/2020 |
| CA | HWT | Registered Hazardous Waste Transporter Database | Department of Toxic Substances Control | 01/06/2020 | 01/07/2020 | 03/05/2020 |
| CA | ICE | ICE | Department of Toxic Subsances Control | 02/18/2020 | 02/19/2020 | 04/24/2020 |
| CA | LDS | Land Disposal Sites Listing (GEOTRACKER) | State Water Qualilty Control Board | 05/13/2020 | 05/13/2020 | 05/14/2020 |
| CA | LIENS | Environmental Liens Listing | Department of Toxic Substances Control | 03/03/2020 | 03/05/2020 | 05/14/2020 |
| CA | MCS | Military Cleanup Sites Listing (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | MINES | Mines Site Location Listing | Department of Conservation | 03/09/2020 | 03/10/2020 | 05/19/2020 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| CA | MWMP | Medical Waste Management Program Listing | Department of Public Health | 02/12/2020 | 03/03/2020 | 05/14/2020 |
| CA | NPDES | NPDES Permits Listing | State Water Resources Control Board | 02/10/2020 | 02/11/2020 | 04/20/2020 |
| CA | PEST LIC | Pesticide Regulation Licenses Listing | Department of Pesticide Regulation | 03/02/2020 | 03/03/2020 | 05/14/2020 |
| CA | PROC | Certified Processors Database | Department of Conservation | 03/09/2020 | 03/10/2020 | 05/19/2020 |
| CA | NOTIFY 65 | Proposition 65 Records | State Water Resources Control Board | 03/12/2020 | 03/13/2020 | 05/21/2020 |
| CA | SCH | School Property Evaluation Program | Department of Toxic Substances Control | 01/27/2020 | 01/28/2020 | 04/09/2020 |
| CA | SPILLS 90 | SPILLS90 data from FirstSearch | FirstSearch | 06/06/2012 | 01/03/2013 | 02/22/2013 |
| CA | TOXIC PITS | Toxic Pits Cleanup Act Sites | State Water Resources Control Board | 07/01/1995 | 08/30/1995 | 09/26/1995 |
| CA | UIC | UIC Listing | Deaprtment of Conservation | 03/09/2020 | 03/10/2020 | 05/19/2020 |
| CA | WASTEWATER PITS | Oil Wastewater Pits Listing | RWQCB, Central Valley Region | 11/19/2019 | 01/07/2020 | 03/09/2020 |
| CA | WDS | Waste Discharge System | State Water Resources Control Board | 06/19/2007 | 06/20/2007 | 06/29/2007 |
| CA | WIP | Well Investigation Program Case List | Los Angeles Water Quality Control Board | 07/03/2009 | 07/21/2009 | 08/03/2009 |
| CA | WMUDS/SWAT | Waste Management Unit Database | State Water Resources Control Board | 04/01/2000 | 04/10/2000 | 05/10/2000 |
| CA | CERS HAZ WASTE | CERS HAZ WASTE | CalEPA | 01/21/2020 | 01/22/2020 | 04/01/2020 |
| CA | HWTS | Hazardous Waste Tracking System | Department of Toxic Substances Control | 10/15/2019 | 11/14/2019 | 02/07/2020 |
| US | FUELS PROGRAM | EPA Fuels Program Registered Listing | EPA | 02/18/2020 | 02/19/2020 | 05/14/2020 |
| US | MINES MRDS | Mineral Resources Data System | USGS | 04/06/2018 | 10/21/2019 | 10/24/2019 |
| CA | WELL STIM PROJ | Well Stimulation Project (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | PFAS | PFAS Contamination Site Location Listing | State Water Resources Control Board | 03/09/2020 | 03/10/2020 | 05/19/2020 |
| CA | WDR | Waste Discharge Requirements Listing | State Water Resources Control Board | 03/09/2020 | 03/10/2020 | 05/19/2020 |
| US | UXO | Unexploded Ordnance Sites | Department of Defense | 12/31/2017 | 01/17/2019 | 04/01/2019 |
| CA | CIWQS | California Integrated Water Quality System | State Water Resources Control Board | 03/02/2020 | 03/03/2020 | 05/13/2020 |
| CA | CERS TANKS | California Environmental Reporting System (CERS) Tanks | California Environmental Protection Agency | 01/21/2020 | 01/22/2020 | 04/01/2020 |
| US | DOCKET HWC | Hazardous Waste Compliance Docket Listing | Environmental Protection Agency | 05/31/2018 | 07/26/2018 | 10/05/2018 |
| CA | CERS | CalEPA Regulated Site Portal Data | California Environmental Protection Agency | 01/21/2020 | 01/22/2020 | 04/01/2020 |
| CA | PROJECT | Project Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | UIC GEO | Underground Injection Control Sites (GEOTRACKER) | State Water Resource Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | PROD WATER PONDS | Produced Water Ponds Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | SAMPLING POINT | Sampling Point ? Public Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| US | ECHO | Enforcement & Compliance History Information | Environmental Protection Agency | 01/05/2020 | 01/07/2020 | 03/06/2020 |
| CA | MILITARY PRIV SITES | Military Privatized Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | NON-CASE INFO | Non-Case Information Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |
| CA | OTHER OIL GAS | Other Oil & Gas Projects Sites (GEOTRACKER) | State Water Resources Control Board | 05/13/2020 | 05/13/2020 | 05/15/2020 |

**HISTORICAL USE RECORDS**

| | | | | | | |
|---|---|---|---|---|---|---|
| US | EDR MGP | EDR Proprietary Manufactured Gas Plants | EDR, Inc. | | | |
| US | EDR Hist Auto | EDR Exclusive Historical Auto Stations | EDR, Inc. | | | |
| US | EDR Hist Cleaner | EDR Exclusive Historical Cleaners | EDR, Inc. | | | |
| CA | RGA LF | Recovered Government Archive Solid Waste Facilities List | Department of Resources Recycling and Recover | | 07/01/2013 | 01/13/2014 |
| CA | RGA LUST | Recovered Government Archive Leaking Underground Storage Tan | State Water Resources Control Board | | 07/01/2013 | 12/30/2013 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| **COUNTY RECORDS** | | | | | | |
| CA | CS ALAMEDA | Contaminated Sites | Alameda County Environmental Health Services | 01/09/2019 | 01/11/2019 | 03/05/2019 |
| CA | UST ALAMEDA | Underground Tanks | Alameda County Environmental Health Services | 01/06/2020 | 01/07/2020 | 03/06/2020 |
| CA | CUPA AMADOR | CUPA Facility List | Amador County Environmental Health | 05/18/2020 | 05/19/2020 | 06/01/2020 |
| CA | CUPA BUTTE | CUPA Facility Listing | Public Health Department | 04/21/2017 | 04/25/2017 | 08/09/2017 |
| CA | CUPA CALVERAS | CUPA Facility Listing | Calveras County Environmental Health | 12/02/2019 | 12/03/2019 | 02/04/2020 |
| CA | CUPA COLUSA | CUPA Facility List | Health & Human Services | 03/02/2020 | 03/04/2020 | 06/01/2020 |
| CA | SL CONTRA COSTA | Site List | Contra Costa Health Services Department | 02/14/2020 | 02/18/2020 | 04/24/2020 |
| CA | CUPA DEL NORTE | CUPA Facility List | Del Norte County Environmental Health Divisio | 12/27/2019 | 01/28/2020 | 04/09/2020 |
| CA | CUPA EL DORADO | CUPA Facility List | El Dorado County Environmental Management Dep | 12/31/2019 | 01/03/2020 | 03/05/2020 |
| CA | CUPA FRESNO | CUPA Resources List | Dept. of Community Health | 10/08/2019 | 10/10/2019 | 12/11/2019 |
| CA | CUPA GLENN | CUPA Facility List | Glenn County Air Pollution Control District | 01/22/2018 | 01/24/2018 | 03/14/2018 |
| CA | CUPA HUMBOLDT | CUPA Facility List | Humboldt County Environmental Health | 11/13/2019 | 11/14/2019 | 01/23/2020 |
| CA | CUPA IMPERIAL | CUPA Facility List | San Diego Border Field Office | 01/21/2020 | 01/23/2020 | 03/30/2020 |
| CA | CUPA INYO | CUPA Facility List | Inyo County Environmental Health Services | 04/02/2018 | 04/03/2018 | 06/14/2018 |
| CA | UST KERN | Underground Storage Tank Sites & Tank Listing | Kern County Environment Health Services Depar | 01/31/2020 | 02/05/2020 | 04/15/2020 |
| CA | CUPA KINGS | CUPA Facility List | Kings County Department of Public Health | 02/13/2020 | 02/14/2020 | 04/24/2020 |
| CA | CUPA LAKE | CUPA Facility List | Lake County Environmental Health | 01/15/2020 | 01/16/2020 | 04/01/2020 |
| CA | CUPA LASSEN | CUPA Facility List | Lassen County Environmental Health | 01/30/2020 | 01/31/2020 | 04/09/2020 |
| CA | AOCONCERN | Key Areas of Concerns in Los Angeles County | | 03/30/2009 | 03/31/2009 | 10/23/2009 |
| CA | HMS LOS ANGELES | HMS: Street Number List | Department of Public Works | 01/15/2020 | 01/16/2020 | 02/07/2020 |
| CA | LF LOS ANGELES | List of Solid Waste Facilities | La County Department of Public Works | 01/13/2020 | 01/14/2020 | 03/24/2020 |
| CA | LF LOS ANGELES CITY | City of Los Angeles Landfills | Engineering & Construction Division | 01/01/2019 | 01/15/2019 | 03/07/2019 |
| CA | LOS ANGELES AST | Active & Inactive AST Inventory | Los Angeles Fire Department | 06/01/2019 | 06/25/2019 | 08/22/2019 |
| CA | LOS ANGELES CO LF METHANE | Methane Producing Landfills | Los Angeles County Department of Public Works | 04/30/2012 | 04/17/2019 | 05/29/2019 |
| CA | LOS ANGELES HM | Active & Inactive Hazardous Materials Inventory | Los Angeles Fire Department | 06/01/2019 | 06/25/2019 | 08/22/2019 |
| CA | LOS ANGELES UST | Active & Inactive UST Inventory | Los Angeles Fire Department | 06/01/2019 | 06/25/2019 | 08/22/2019 |
| CA | SITE MIT LOS ANGELES | Site Mitigation List | Community Health Services | 12/31/2019 | 01/14/2020 | 03/24/2020 |
| CA | UST EL SEGUNDO | City of El Segundo Underground Storage Tank | City of El Segundo Fire Department | 01/21/2017 | 04/19/2017 | 05/10/2017 |
| CA | UST LONG BEACH | City of Long Beach Underground Storage Tank | City of Long Beach Fire Department | 04/22/2019 | 04/23/2019 | 06/27/2019 |
| CA | UST TORRANCE | City of Torrance Underground Storage Tank | City of Torrance Fire Department | 06/27/2019 | 07/30/2019 | 10/02/2019 |
| CA | CUPA MADERA | CUPA Facility List | Madera County Environmental Health | 02/24/2020 | 02/25/2020 | 05/07/2020 |
| CA | UST MARIN | Underground Storage Tank Sites | Public Works Department Waste Management | 09/26/2018 | 10/04/2018 | 11/02/2018 |
| CA | CUPA MERCED | CUPA Facility List | Merced County Environmental Health | 11/18/2019 | 11/20/2019 | 01/03/2020 |
| CA | CUPA MONO | CUPA Facility List | Mono County Health Department | 02/21/2020 | 03/05/2020 | 05/13/2020 |
| CA | CUPA MONTEREY | CUPA Facility Listing | Monterey County Health Department | 11/06/2019 | 11/07/2019 | 01/08/2020 |
| CA | LUST NAPA | Sites With Reported Contamination | Napa County Department of Environmental Manag | 01/09/2017 | 01/11/2017 | 03/02/2017 |
| CA | UST NAPA | Closed and Operating Underground Storage Tank Sites | Napa County Department of Environmental Manag | 09/05/2019 | 09/09/2019 | 10/31/2019 |
| CA | CUPA NEVADA | CUPA Facility List | Community Development Agency | 02/05/2020 | 02/06/2020 | 04/15/2020 |
| CA | IND_SITE ORANGE | List of Industrial Site Cleanups | Health Care Agency | 01/02/2020 | 02/05/2020 | 04/15/2020 |
| CA | LUST ORANGE | List of Underground Storage Tank Cleanups | Health Care Agency | 01/02/2020 | 02/05/2020 | 04/15/2020 |
| CA | UST ORANGE | List of Underground Storage Tank Facilities | Health Care Agency | 01/02/2020 | 02/04/2020 | 04/10/2020 |
| CA | MS PLACER | Master List of Facilities | Placer County Health and Human Services | 03/02/2020 | 03/03/2020 | 05/13/2020 |
| CA | CUPA PLUMAS | CUPA Facility List | Plumas County Environmental Health | 03/31/2019 | 04/23/2019 | 06/26/2019 |
| CA | LUST RIVERSIDE | Listing of Underground Tank Cleanup Sites | Department of Environmental Health | 03/10/2020 | 03/11/2020 | 05/20/2020 |
| CA | UST RIVERSIDE | Underground Storage Tank Tank List | Department of Environmental Health | 03/10/2020 | 03/11/2020 | 05/20/2020 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|
| CA | CS SACRAMENTO | Toxic Site Clean-Up List | Sacramento County Environmental Management | 11/14/2019 | 12/23/2019 | 02/20/2020 |
| CA | ML SACRAMENTO | Master Hazardous Materials Facility List | Sacramento County Environmental Management | 11/14/2019 | 12/23/2019 | 02/21/2020 |
| CA | CUPA SAN BENITO | CUPA Facility List | San Benito County Environmental Health | 02/12/2020 | 02/13/2020 | 04/23/2020 |
| CA | PERMITS SAN BERNARDINO | Hazardous Material Permits | San Bernardino County Fire Department Hazardo | 02/25/2020 | 02/26/2020 | 05/07/2020 |
| CA | HMMD SAN DIEGO | Hazardous Materials Management Division Database | Hazardous Materials Management Division | 03/02/2020 | 03/03/2020 | 05/13/2020 |
| CA | LF SAN DIEGO | Solid Waste Facilities | Department of Health Services | 04/18/2018 | 04/24/2018 | 06/19/2018 |
| CA | SAN DIEGO CO LOP | Local Oversight Program Listing | Department of Environmental Health | 12/26/2019 | 01/22/2020 | 04/01/2020 |
| CA | SAN DIEGO CO SAM | Environmental Case Listing | San Diego County Department of Environmental | 03/23/2010 | 06/15/2010 | 07/09/2010 |
| CA | LUST SAN FRANCISCO | Local Oversite Facilities | Department Of Public Health San Francisco Cou | 09/19/2008 | 09/19/2008 | 09/29/2008 |
| CA | UST SAN FRANCISCO | Underground Storage Tank Information | Department of Public Health | 01/08/2020 | 01/09/2020 | 03/06/2020 |
| CA | UST SAN JOAQUIN | San Joaquin Co. UST | Environmental Health Department | 06/22/2018 | 06/26/2018 | 07/11/2018 |
| CA | CUPA SAN LUIS OBISPO | CUPA Facility List | San Luis Obispo County Public Health Departme | 02/18/2020 | 02/20/2020 | 04/24/2020 |
| CA | BI SAN MATEO | Business Inventory | San Mateo County Environmental Health Service | 02/20/2020 | 02/20/2020 | 04/24/2020 |
| CA | LUST SAN MATEO | Fuel Leak List | San Mateo County Environmental Health Service | 03/29/2019 | 03/29/2019 | 05/29/2019 |
| CA | CUPA SANTA BARBARA | CUPA Facility Listing | Santa Barbara County Public Health Department | 09/08/2011 | 09/09/2011 | 10/07/2011 |
| CA | CUPA SANTA CLARA | Cupa Facility List | Department of Environmental Health | 02/14/2020 | 02/19/2020 | 04/24/2020 |
| CA | HIST LUST SANTA CLARA | HIST LUST - Fuel Leak Site Activity Report | Santa Clara Valley Water District | 03/29/2005 | 03/30/2005 | 04/21/2005 |
| CA | LUST SANTA CLARA | LOP Listing | Department of Environmental Health | 03/03/2014 | 03/05/2014 | 03/18/2014 |
| CA | SAN JOSE HAZMAT | Hazardous Material Facilities | City of San Jose Fire Department | 04/22/2020 | 04/24/2020 | 05/07/2020 |
| CA | CUPA SANTA CRUZ | CUPA Facility List | Santa Cruz County Environmental Health | 01/21/2017 | 02/22/2017 | 05/23/2017 |
| CA | CUPA SHASTA | CUPA Facility List | Shasta County Department of Resource Manageme | 06/15/2017 | 06/19/2017 | 08/09/2017 |
| CA | LUST SOLANO | Leaking Underground Storage Tanks | Solano County Department of Environmental Man | 06/04/2019 | 06/06/2019 | 08/13/2019 |
| CA | UST SOLANO | Underground Storage Tanks | Solano County Department of Environmental Man | 03/02/2020 | 03/04/2020 | 05/14/2020 |
| CA | CUPA SONOMA | Cupa Facility List | County of Sonoma Fire & Emergency Services De | 02/25/2020 | 02/26/2020 | 03/11/2020 |
| CA | LUST SONOMA | Leaking Underground Storage Tank Sites | Department of Health Services | 01/02/2020 | 01/03/2020 | 03/05/2020 |
| CA | CUPA STANISLAUS | CUPA Facility List | Stanislaus County Department of Ennvironmenta | 02/04/2020 | 02/05/2020 | 04/15/2020 |
| CA | UST SUTTER | Underground Storage Tanks | Sutter County Environmental Health Services | 01/23/2020 | 03/03/2020 | 05/08/2020 |
| CA | CUPA TEHAMA | CUPA Facility List | Tehama County Department of Environmental Hea | 03/16/2020 | 03/17/2020 | 05/26/2020 |
| CA | CUPA TRINITY | CUPA Facility List | Department of Toxic Substances Control | 01/21/2020 | 01/23/2020 | 03/30/2020 |
| CA | CUPA TULARE | CUPA Facility List | Tulare County Environmental Health Services D | 02/10/2020 | 02/11/2020 | 04/20/2020 |
| CA | CUPA TUOLUMNE | CUPA Facility List | Divison of Environmental Health | 04/23/2018 | 04/25/2018 | 06/25/2018 |
| CA | BWT VENTURA | Business Plan, Hazardous Waste Producers, and Operating Unde | Ventura County Environmental Health Division | 12/26/2019 | 01/24/2020 | 04/01/2020 |
| CA | LF VENTURA | Inventory of Illegal Abandoned and Inactive Sites | Environmental Health Division | 12/01/2011 | 12/01/2011 | 01/19/2012 |
| CA | LUST VENTURA | Listing of Underground Tank Cleanup Sites | Environmental Health Division | 05/29/2008 | 06/24/2008 | 07/31/2008 |
| CA | MED WASTE VENTURA | Medical Waste Program List | Ventura County Resource Management Agency | 12/26/2019 | 01/24/2020 | 04/01/2020 |
| CA | UST VENTURA | Underground Tank Closed Sites List | Environmental Health Division | 01/27/2020 | 03/10/2020 | 05/20/2020 |
| CA | UST YOLO | Underground Storage Tank Comprehensive Facility Report | Yolo County Department of Health | 12/12/2019 | 01/15/2020 | 03/25/2020 |
| CA | CUPA YUBA | CUPA Facility List | Yuba County Environmental Health Department | 01/27/2020 | 02/12/2020 | 04/23/2020 |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym | Full Name | Government Agency | Gov Date | Arvl. Date | Active Date |
|---|---|---|---|---|---|---|

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# APPENDIX F

**Lim Jefferson Blvd**

2800 West Jefferson Blvd

Los Angeles, CA 90018

Inquiry Number: 6084589.8

June 08, 2020

# The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Aerial Photo Decade Package

06/08/20

**Site Name:**

Lim Jefferson Blvd
2800 West Jefferson Blvd
Los Angeles, CA 90018
EDR Inquiry # 6084589.8

**Client Name:**

Leighton and Associates, Inc.
17781 Cowan
Irvine, CA 92614
Contact: Brynn Mcculloch

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

***Search Results:***

| Year | Scale | Details | Source |
|---|---|---|---|
| 2016 | 1"=500' | Flight Year: 2016 | USDA/NAIP |
| 2012 | 1"=500' | Flight Year: 2012 | USDA/NAIP |
| 2009 | 1"=500' | Flight Year: 2009 | USDA/NAIP |
| 2005 | 1"=500' | Flight Year: 2005 | USDA/NAIP |
| 2002 | 1"=500' | Flight Date: June 10, 2002 | USDA |
| 1994 | 1"=500' | Acquisition Date: May 31, 1994 | USGS/DOQQ |
| 1989 | 1"=500' | Flight Date: August 22, 1989 | USDA |
| 1981 | 1"=500' | Flight Date: February 17, 1981 | EDR Proprietary Brewster Pacific |
| 1977 | 1"=500' | Flight Date: April 25, 1977 | EDR Proprietary Brewster Pacific |
| 1970 | 1"=500' | Flight Date: February 17, 1970 | EDR Proprietary Brewster Pacific |
| 1964 | 1"=500' | Flight Date: July 28, 1964 | USGS |
| 1954 | 1"=500' | Flight Date: October 27, 1954 | USDA |
| 1952 | 1"=500' | Flight Date: August 01, 1952 | USGS |
| 1948 | 1"=500' | Flight Date: July 10, 1948 | USGS |
| 1938 | 1"=500' | Flight Date: May 22, 1938 | USDA |
| 1928 | 1"=500' | Flight Date: January 01, 1928 | FAIR |
| 1923 | 1"=500' | Flight Date: January 01, 1923 | FAIR |

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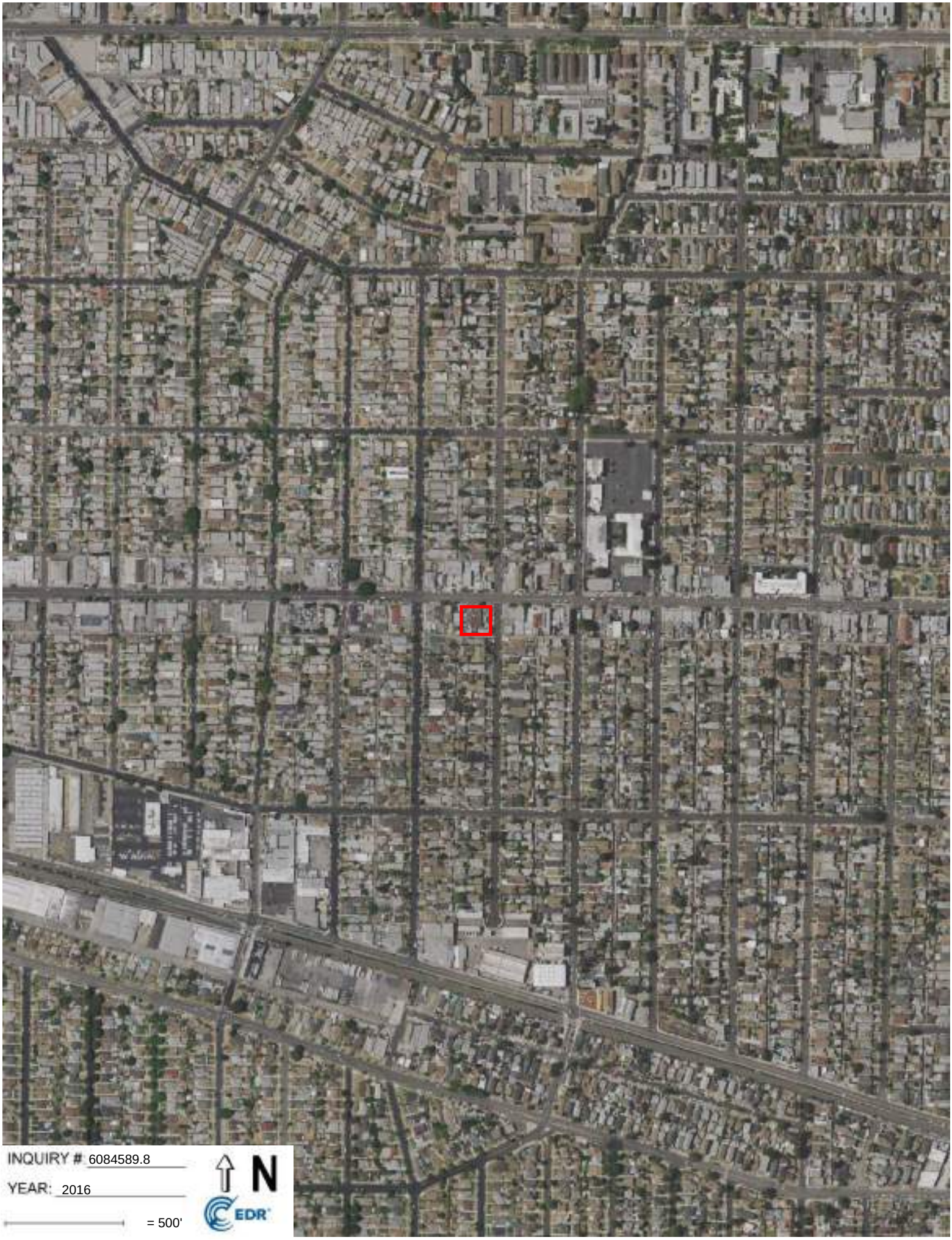
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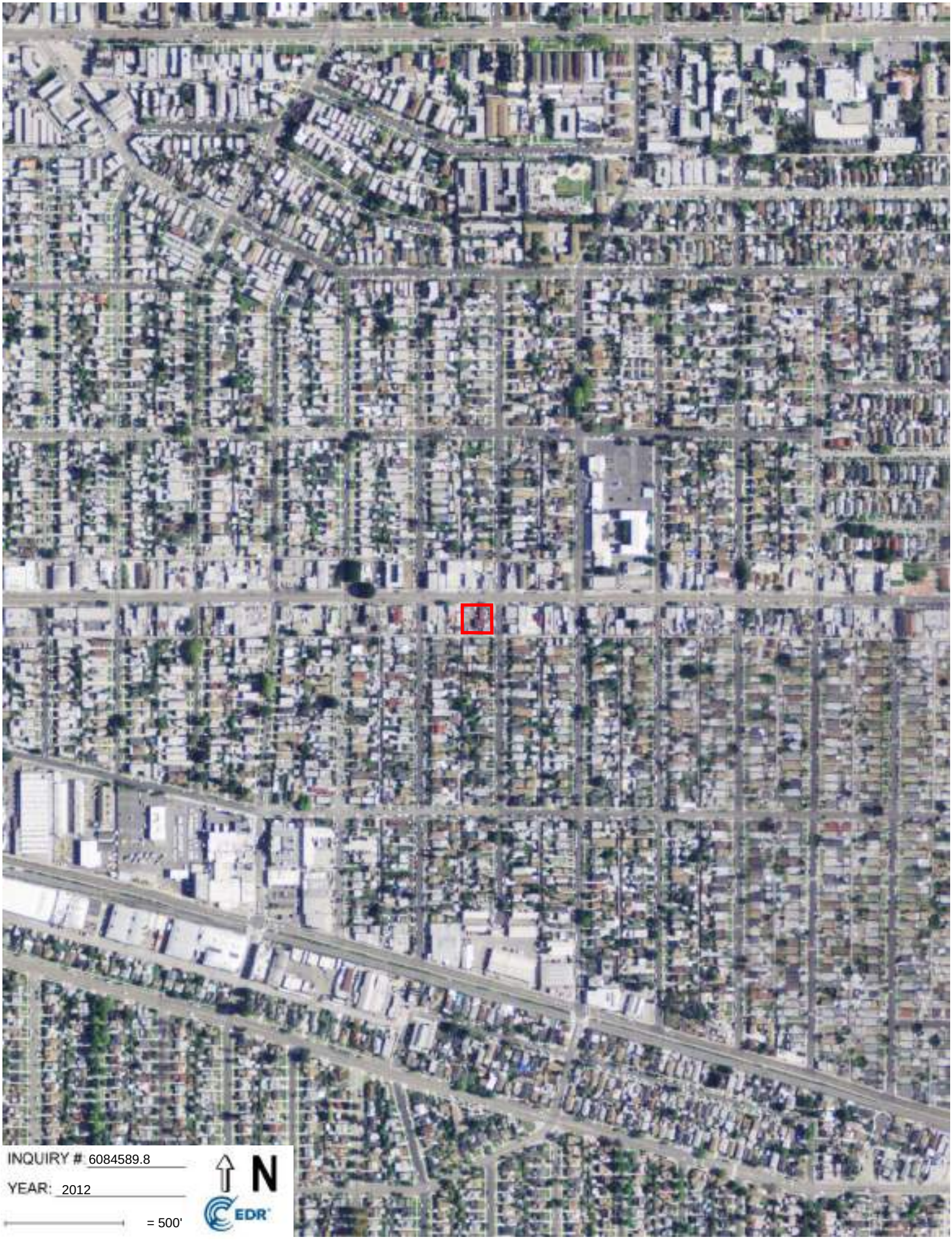
EDR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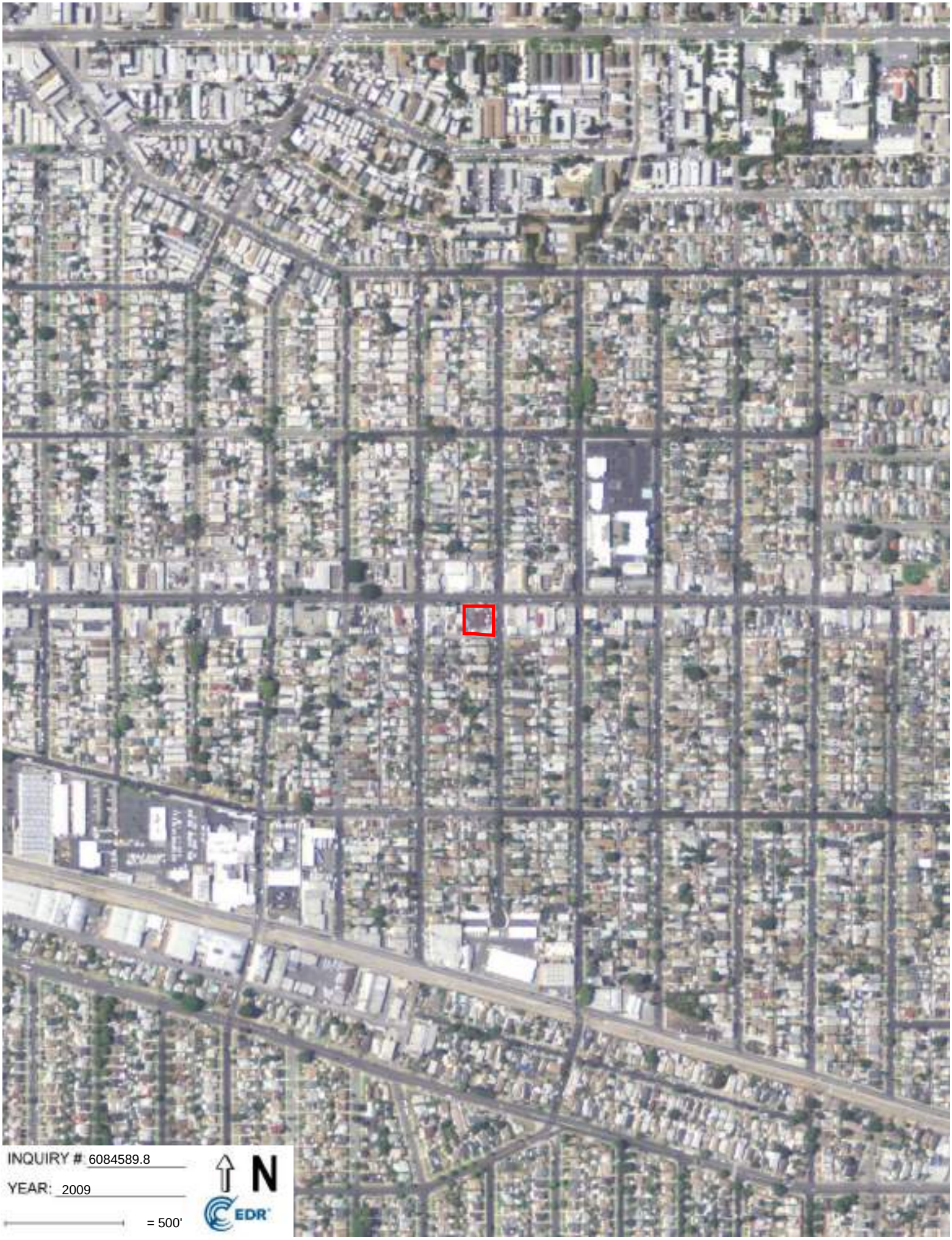
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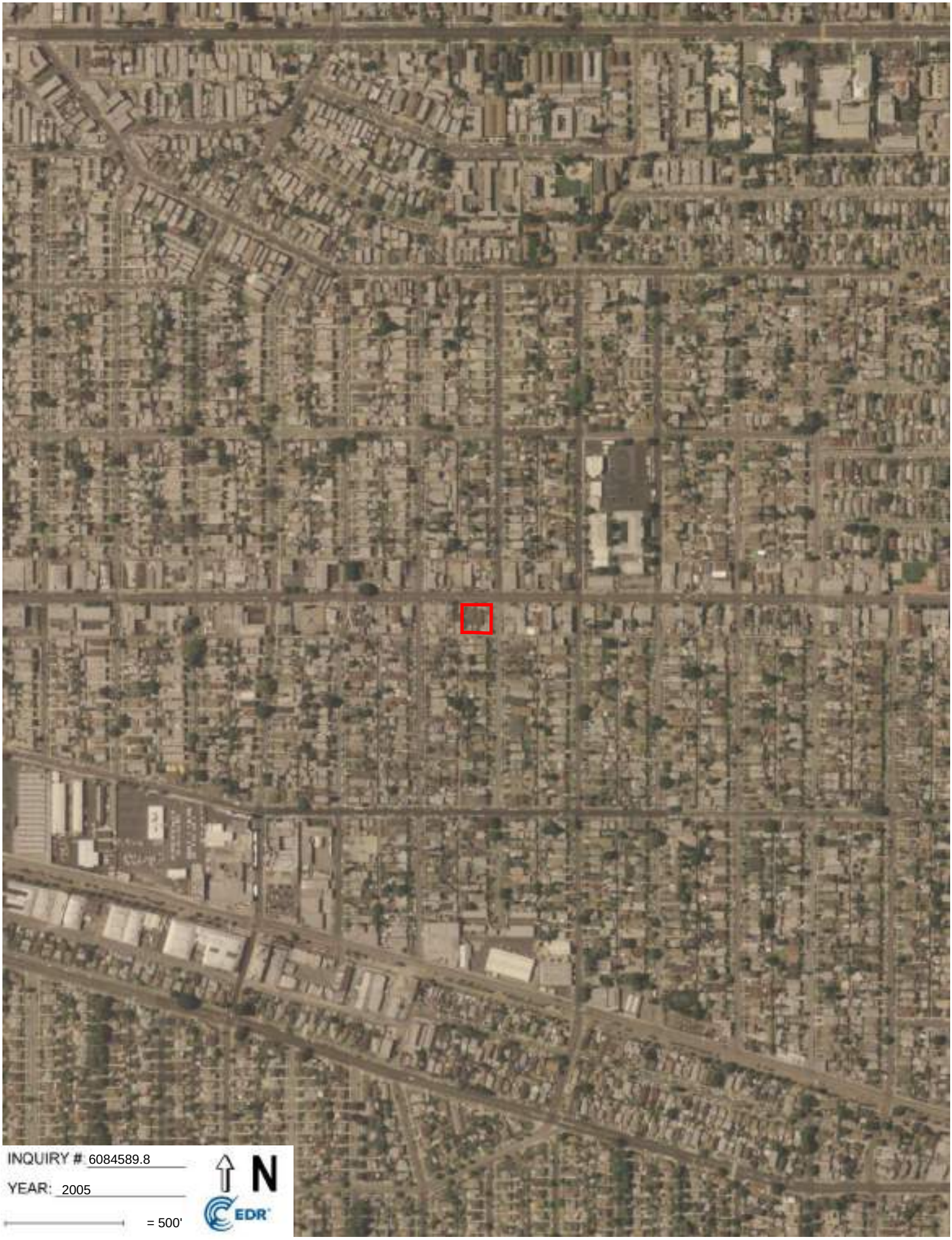
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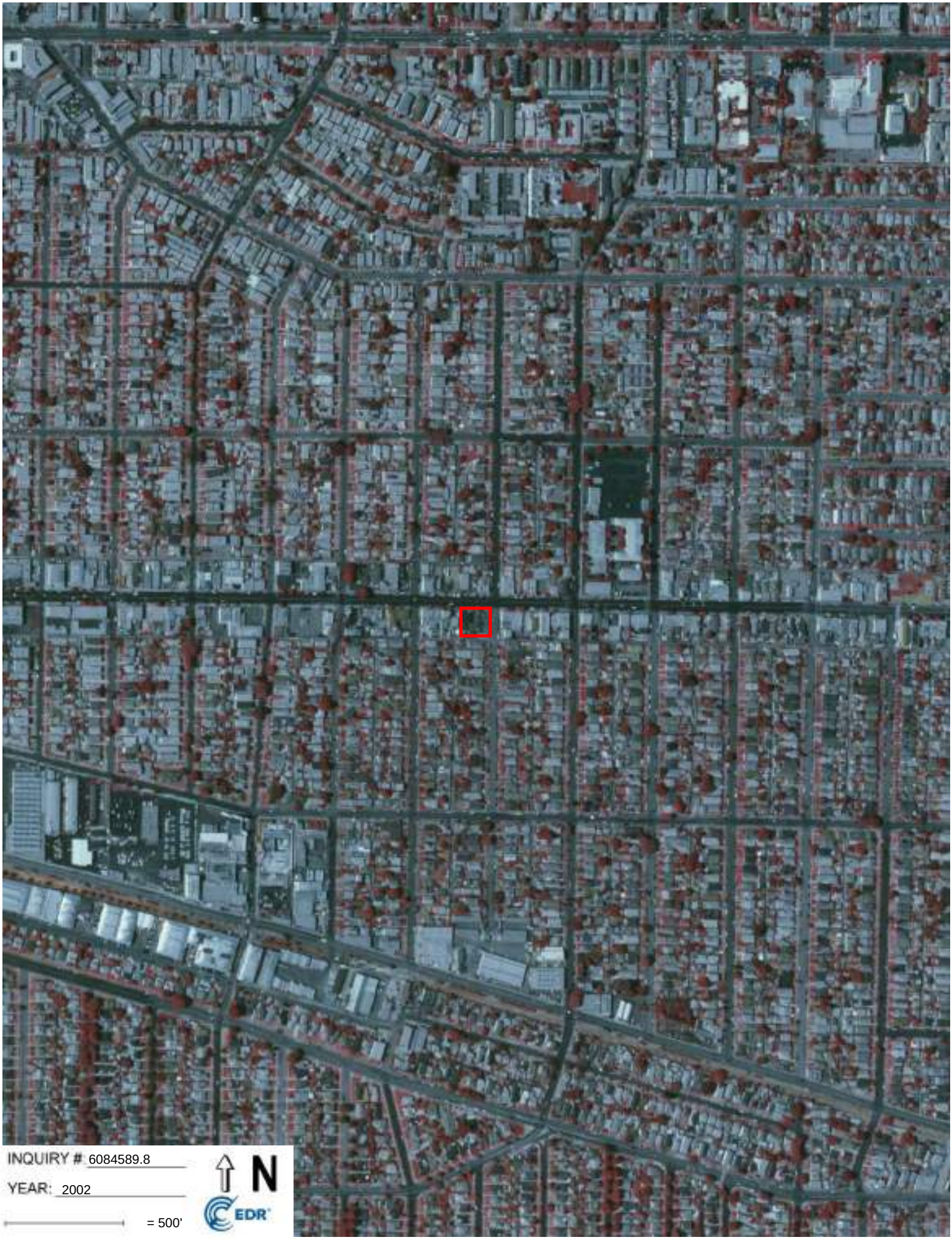
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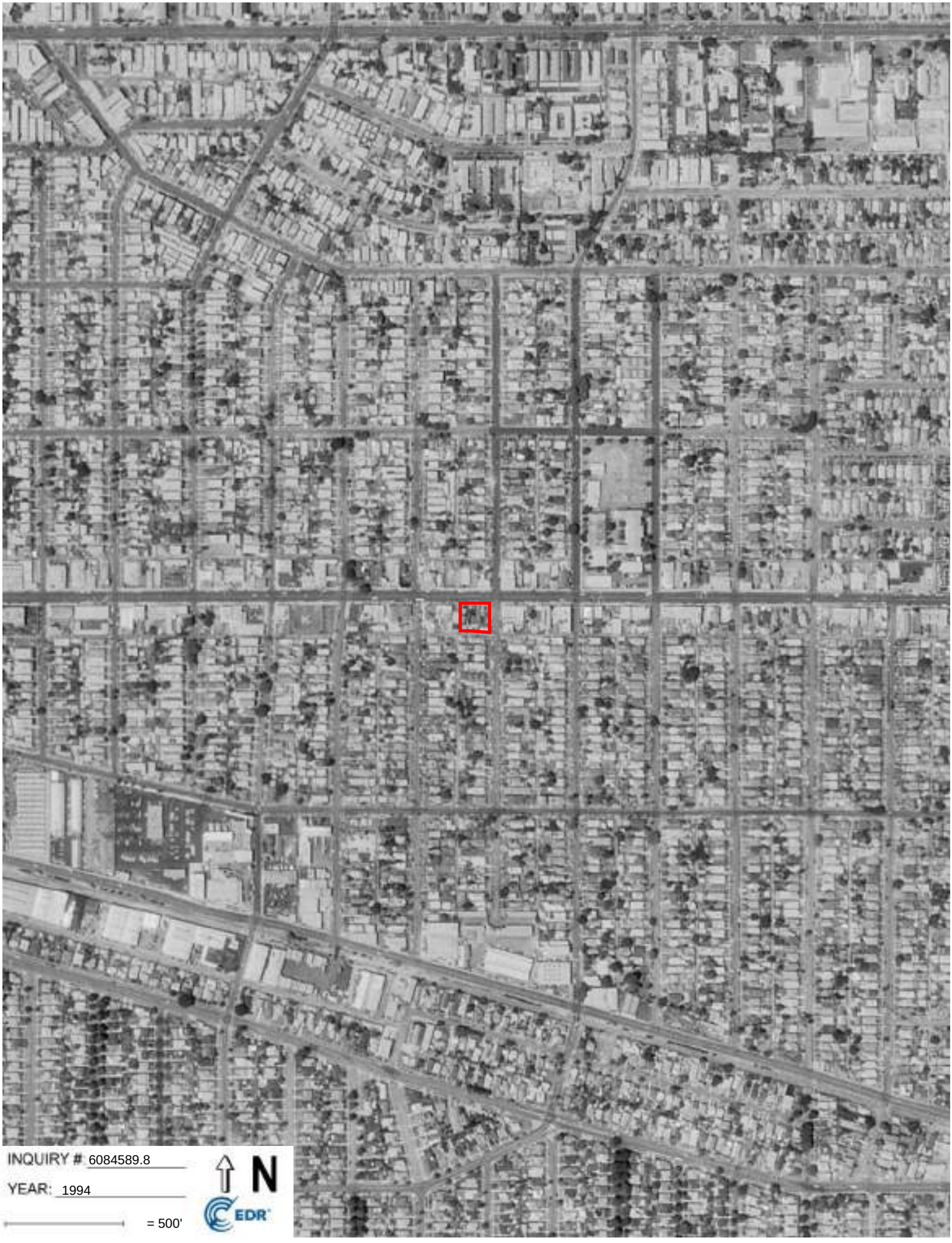
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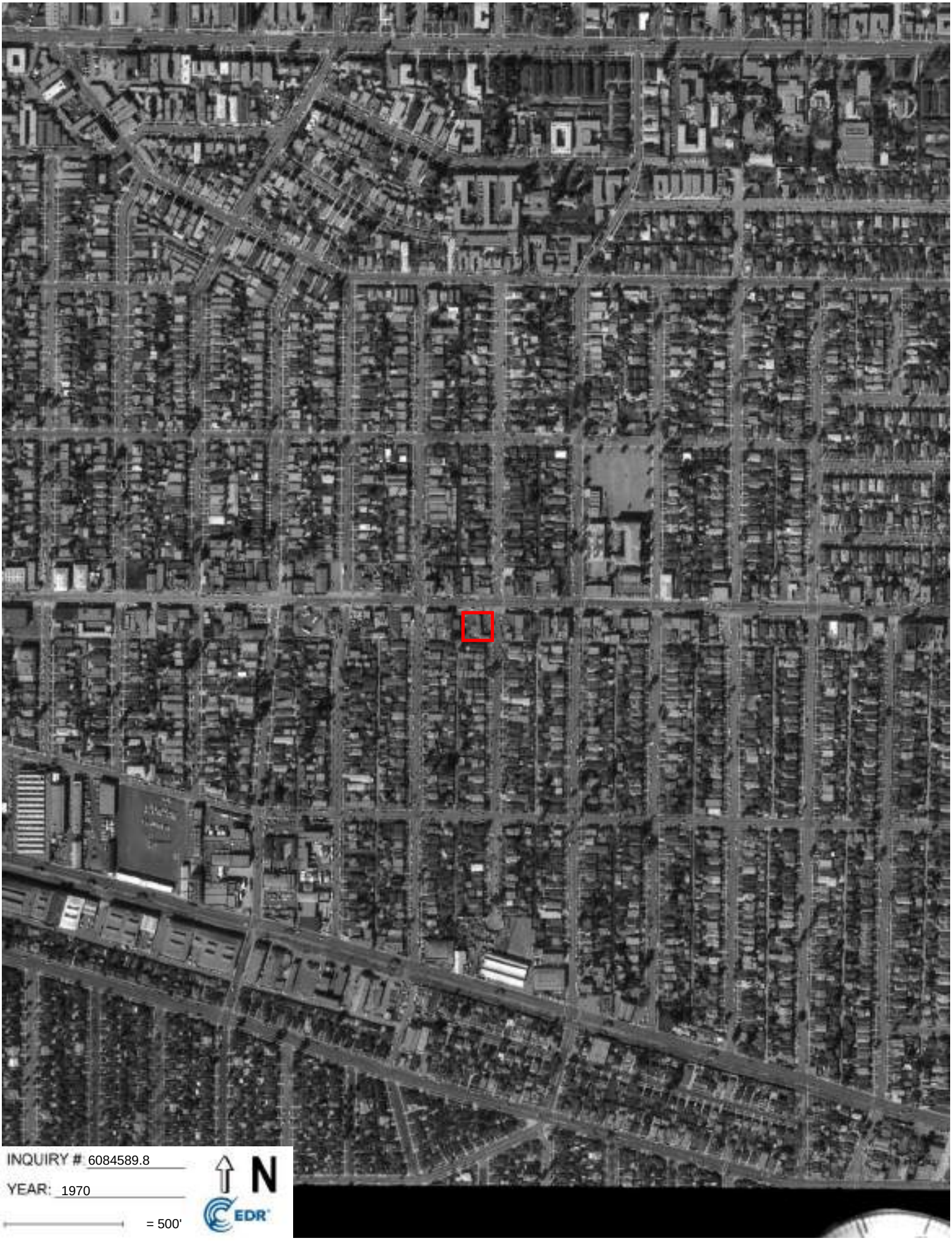
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EDR

INQUIRY #: 6084589.8

YEAR: 1952

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YEAR: 1948
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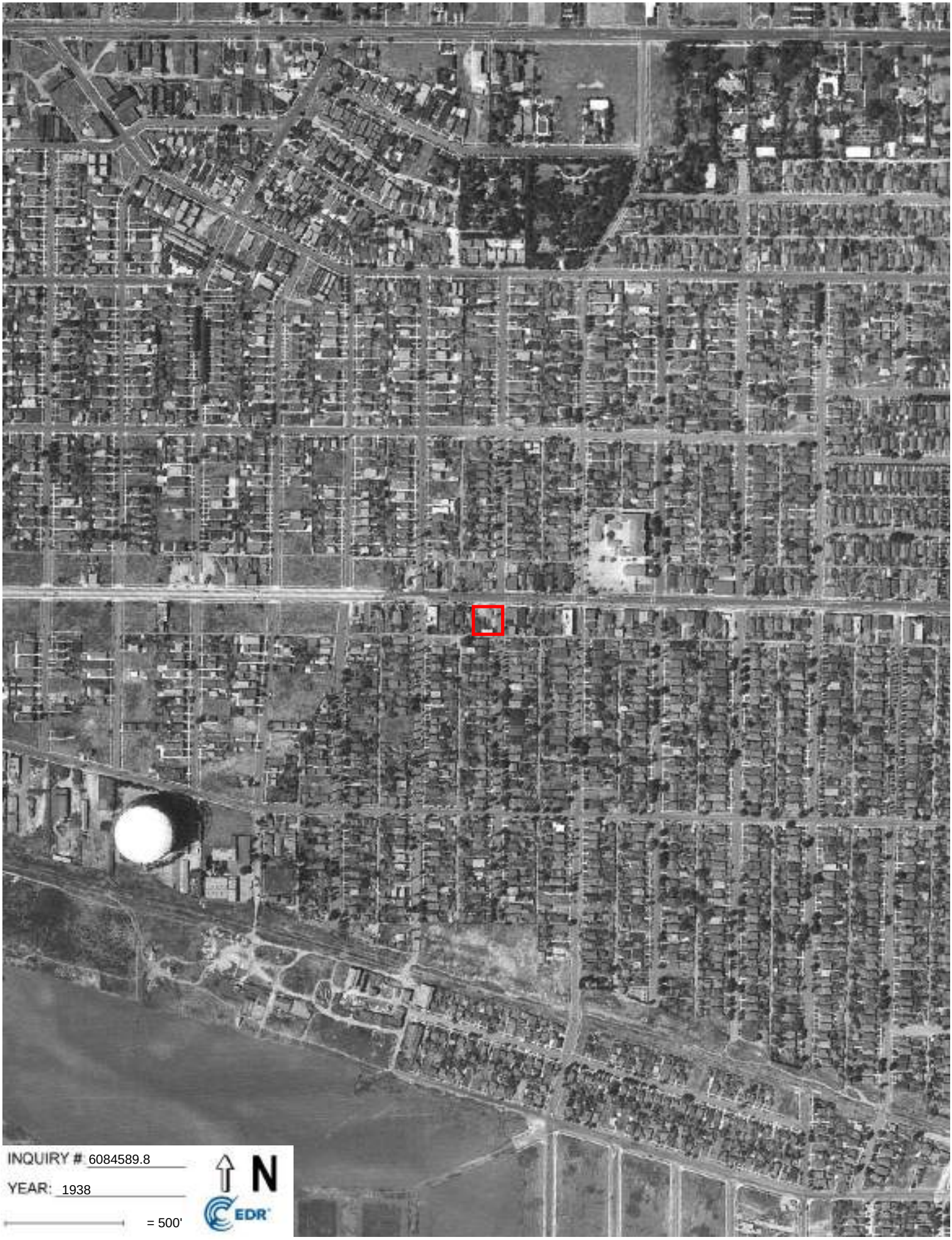
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YEAR: 1928
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EDR

INQUIRY #: 6084589.8
YEAR: 1923
= 500'
N
EDR

Lim Jefferson Blvd

2800 West Jefferson Blvd

Los Angeles, CA 90018

Inquiry Number: 6084589.4

June 08, 2020

# EDR Historical Topo Map Report

## with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# EDR Historical Topo Map Report

06/08/20

**Site Name:**

Lim Jefferson Blvd
2800 West Jefferson Blvd
Los Angeles, CA 90018
EDR Inquiry # 6084589.4

**Client Name:**

Leighton and Associates, Inc.
17781 Cowan
Irvine, CA 92614
Contact: Brynn Mcculloch

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Leighton and Associates, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

***Search Results:***

**P.O.#** 12779.001

**Project:** Lim Jefferson Blvd

***Coordinates:***

| | |
|---|---|
| **Latitude:** | 34.025326 34° 1' 31" North |
| **Longitude:** | -118.32629 -118° 19' 35" West |
| **UTM Zone:** | Zone 11 North |
| **UTM X Meters:** | 377552.23 |
| **UTM Y Meters:** | 3765757.18 |
| **Elevation:** | 126.00' above sea level |

**Maps Provided:**

| | |
|---|---|
| 2012 | 1921 |
| 1991 | 1920 |
| 1981 | 1902 |
| 1972 | 1900 |
| 1966 | 1898 |
| 1953 | 1896 |
| 1926, 1928 | 1894 |
| 1924 | |

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## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2012 Source Sheets

Hollywood
2012
7.5-minute, 24000

### 1991 Source Sheets

Hollywood
1991
7.5-minute, 24000
Aerial Photo Revised 1978

### 1981 Source Sheets

Hollywood
1981
7.5-minute, 24000
Aerial Photo Revised 1978

### 1972 Source Sheets

Hollywood
1972
7.5-minute, 24000
Aerial Photo Revised 1972

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1966 Source Sheets

Hollywood
1966
7.5-minute, 24000
Aerial Photo Revised 1964

### 1953 Source Sheets

Hollywood
1953
7.5-minute, 24000
Aerial Photo Revised 1952

### 1926, 1928 Source Sheets

Hollywood
1926
7.5-minute, 24000

Los Angeles
1928
7.5-minute, 24000

### 1924 Source Sheets

Hollywood
1924
7.5-minute, 24000

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1921 Source Sheets

Santa Monica
1921
15-minute, 62500

### 1920 Source Sheets

SANTA MONICA
1920
15-minute, 62500

### 1902 Source Sheets

Santa Monica
1902
15-minute, 62500

### 1900 Source Sheets

Los Angeles
1900
15-minute, 62500

## *Topo Sheet Key*

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1898 Source Sheets

Santa Monica
1898
15-minute, 62500

### 1896 Source Sheets

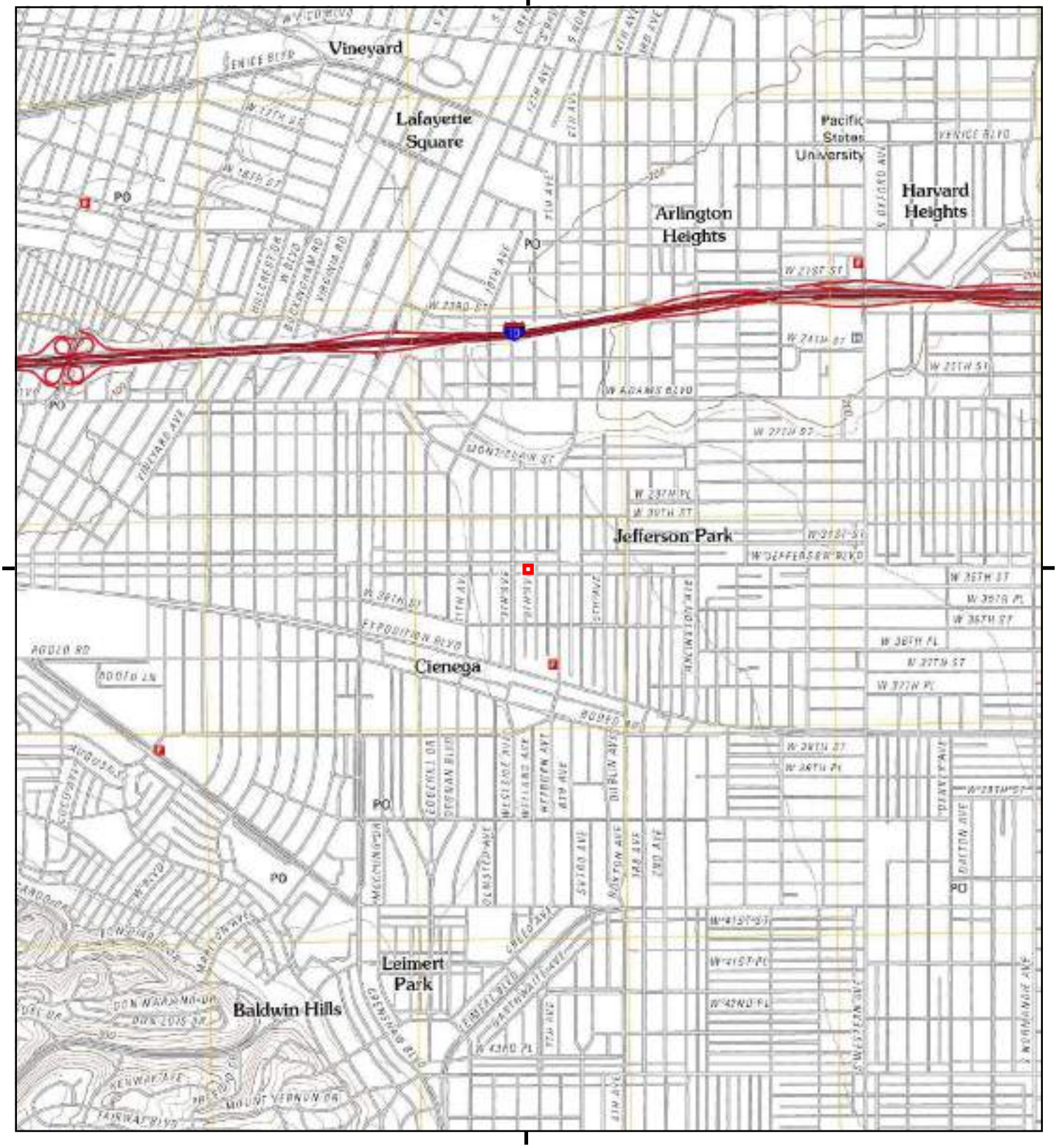
Santa Monica
1896
15-minute, 62500

### 1894 Source Sheets

Los Angeles
1894
15-minute, 62500

# Historical Topo Map

2012




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

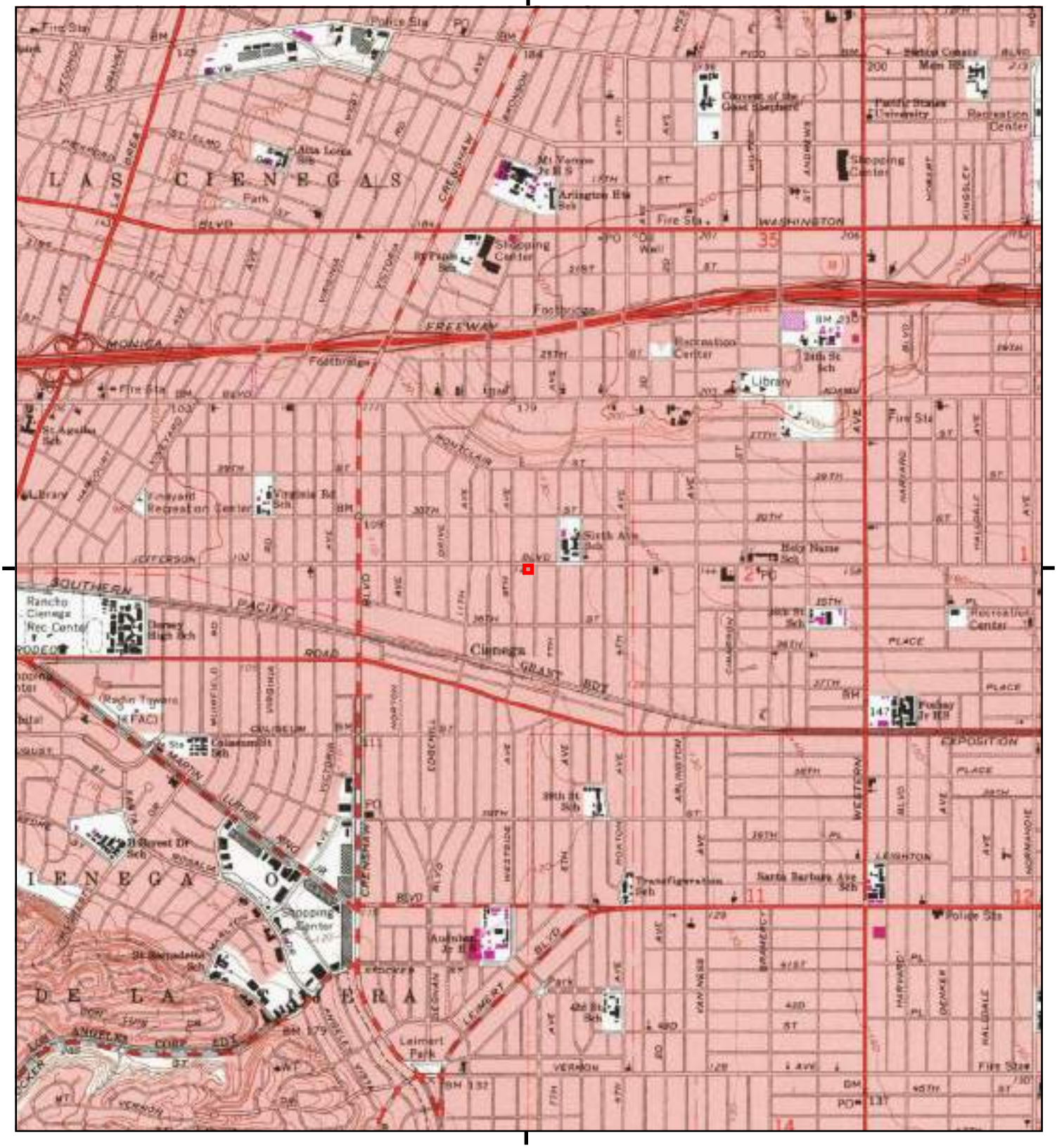
TP, Hollywood, 2012, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

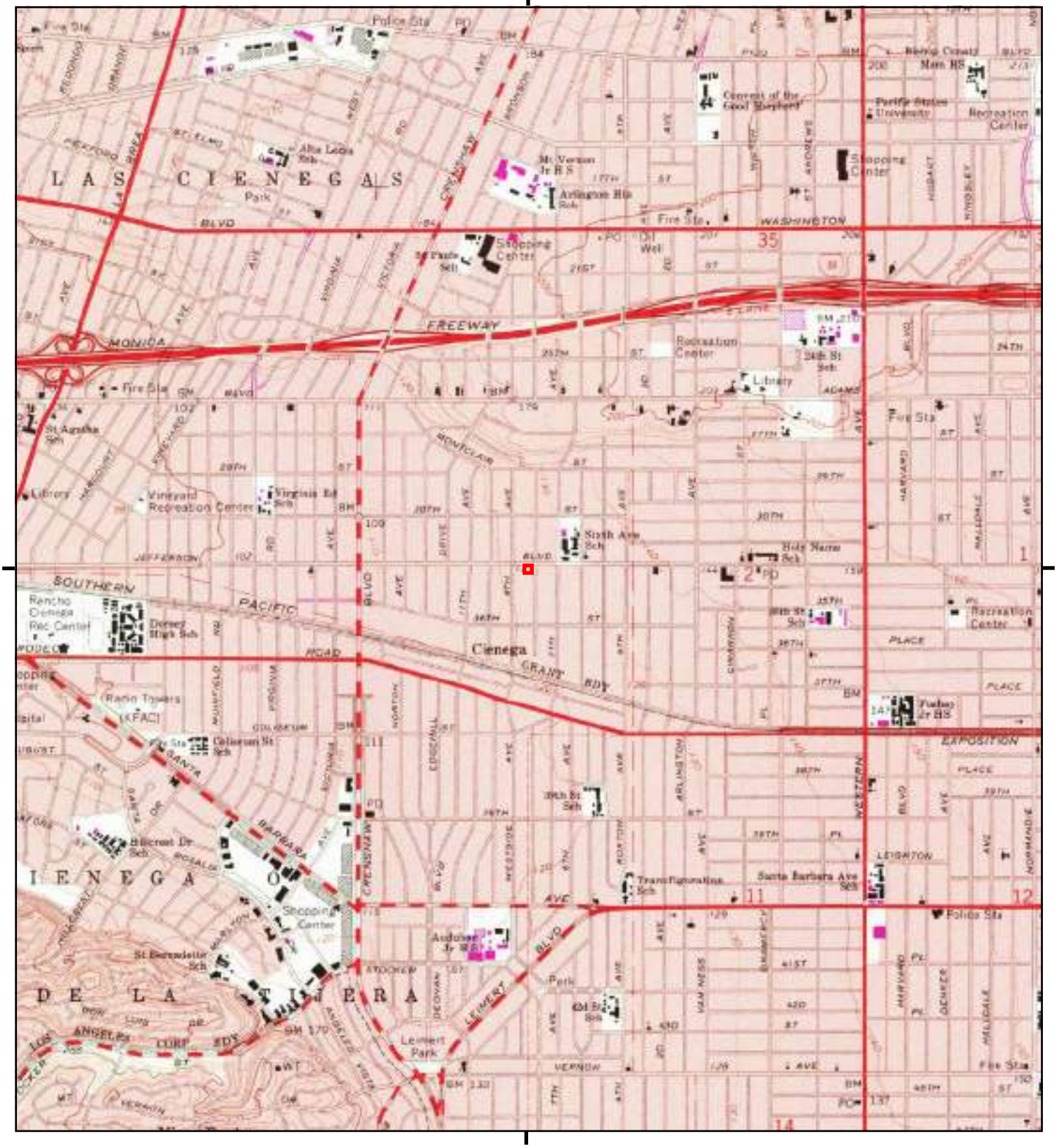
# Historical Topo Map

1991


LAS CIENEGAS
Park
FREEWAY
MONICA
Foothills
Foothills
Fire Sta
Police Sta
Alta Loma Sch
Mt Vernon Jr H S
Arlington Hts Sch
Shopping Center
Refuse Sta
Oil Well
Fire Sta
WASHINGTON
Church of the Good Shepherd
Pacific States University
Recreation Center
Shopping Center
Recreation Center
Library
Fire Sta
St Agnes Sch
Library
Fravaht Recreation Center
Virginia Rd Sch
Sixth Ave Sch
Holy Name Sch
Recreation Center
SOUTHERN PACIFIC
Rancho Cienega Rec Center
Dorsey High Sch
Cienega
GRADE
Ralph Towers (4 FAC)
Coliseum St Sch
Fudsay Jr H S
EXPOSITION
39th St Sch
Transfiguration Sch
Santa Barbara Ave Sch
Police Sta
Shopping Center
Audubon Jr H
Leimert Park
Fire Sta
PO
PO
PO

# Historical Topo Map

1981




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

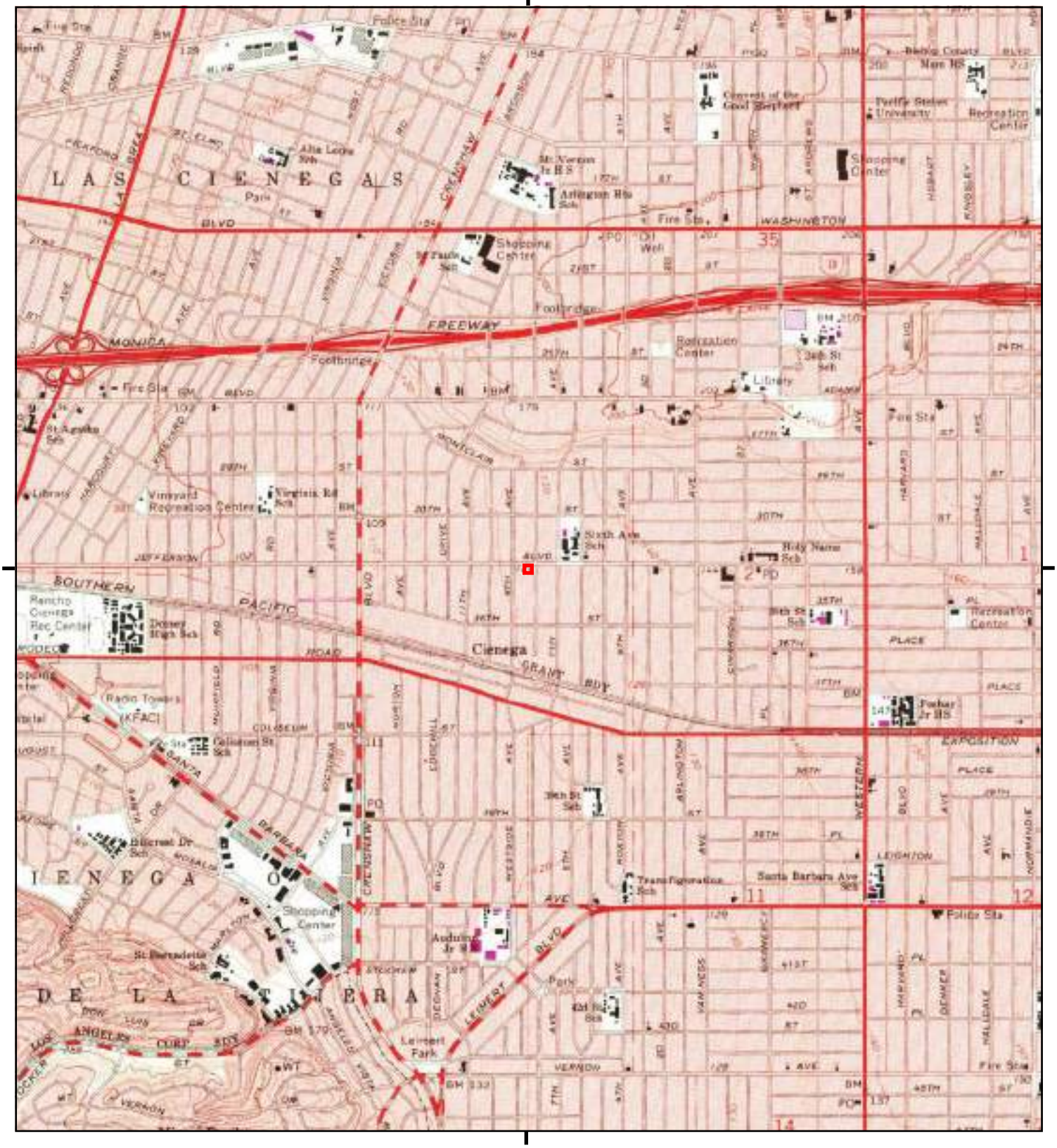
TP, Hollywood, 1981, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1972




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

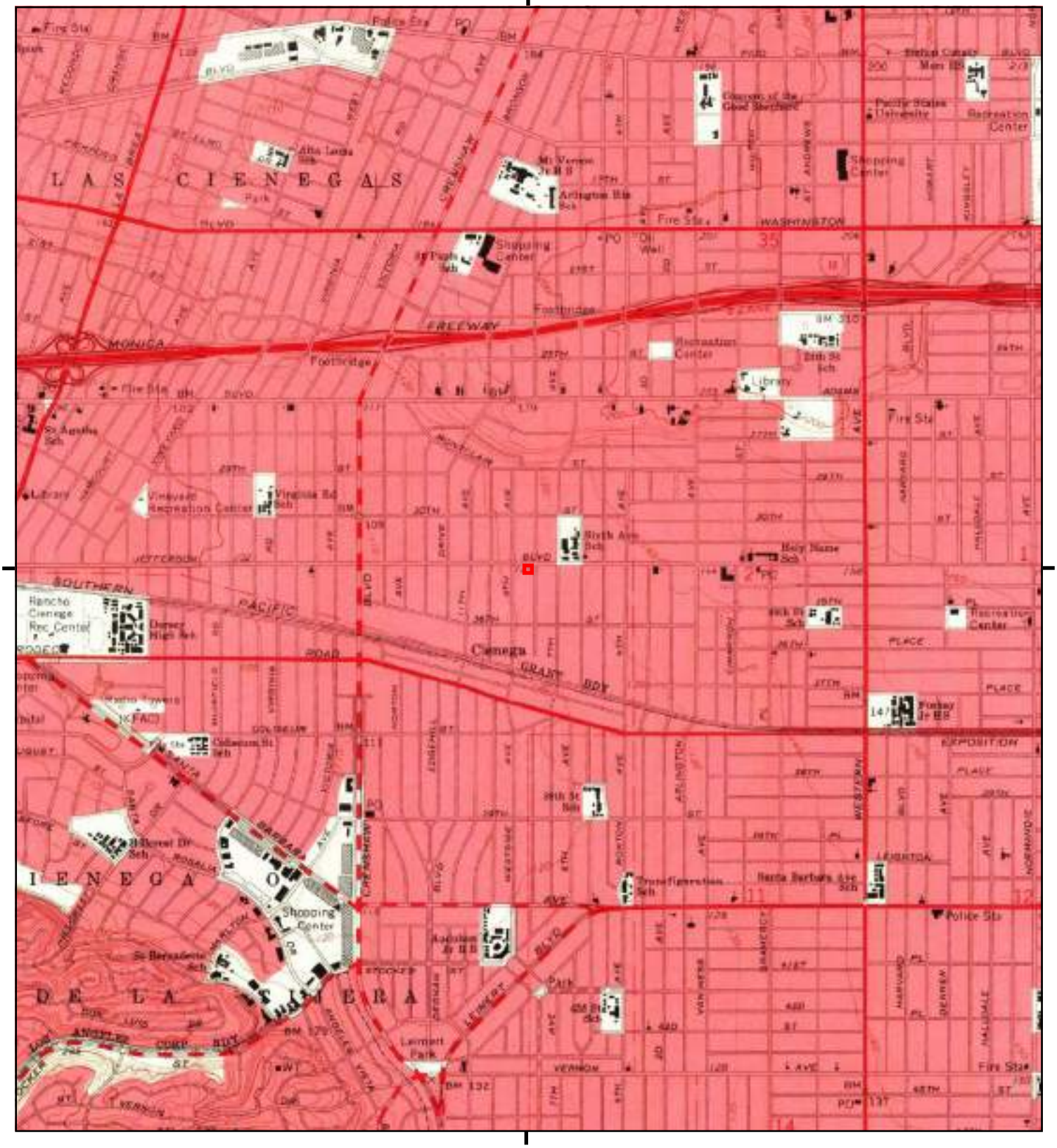
TP, Hollywood, 1972, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1966




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

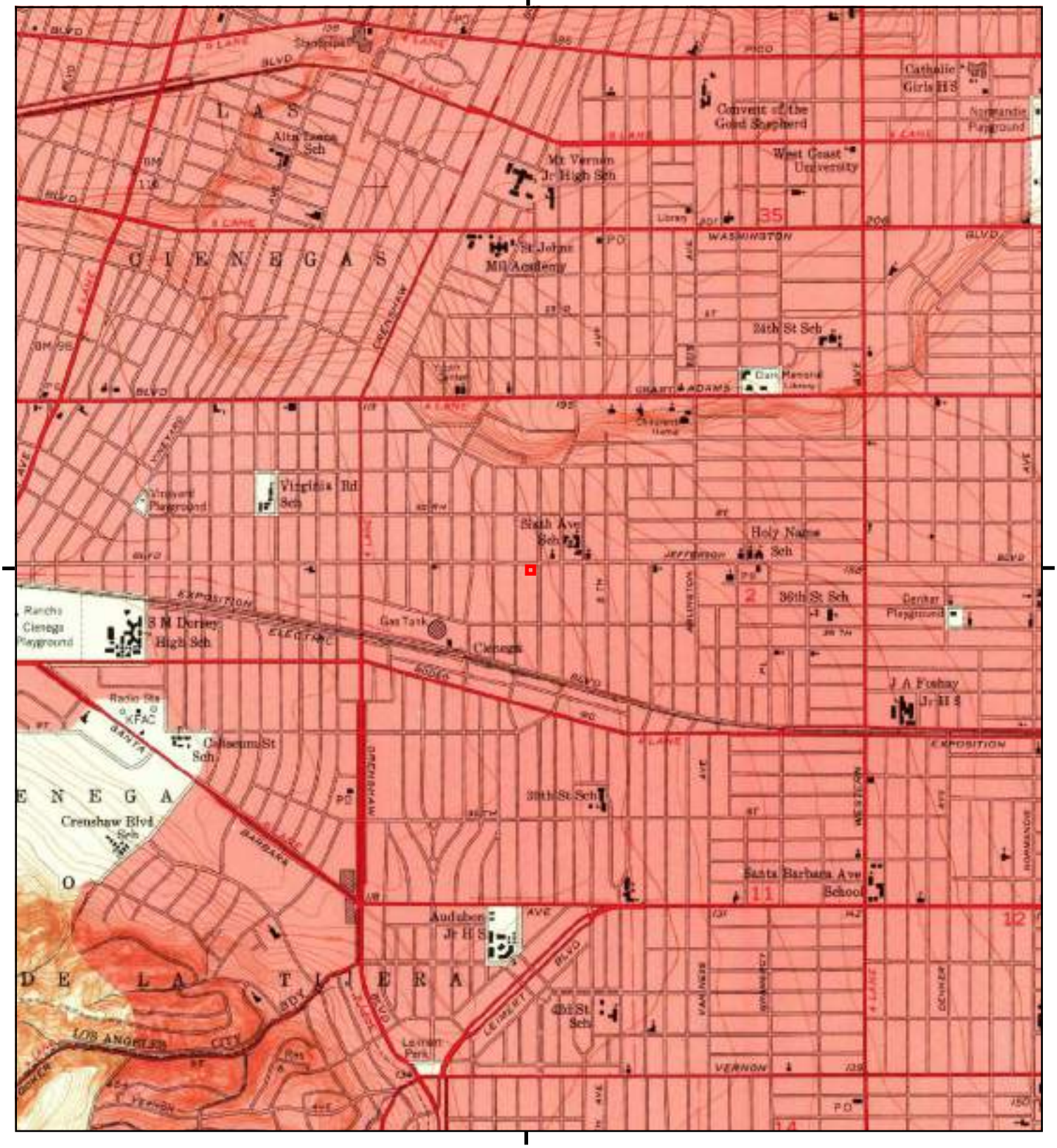
TP, Hollywood, 1966, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1953




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

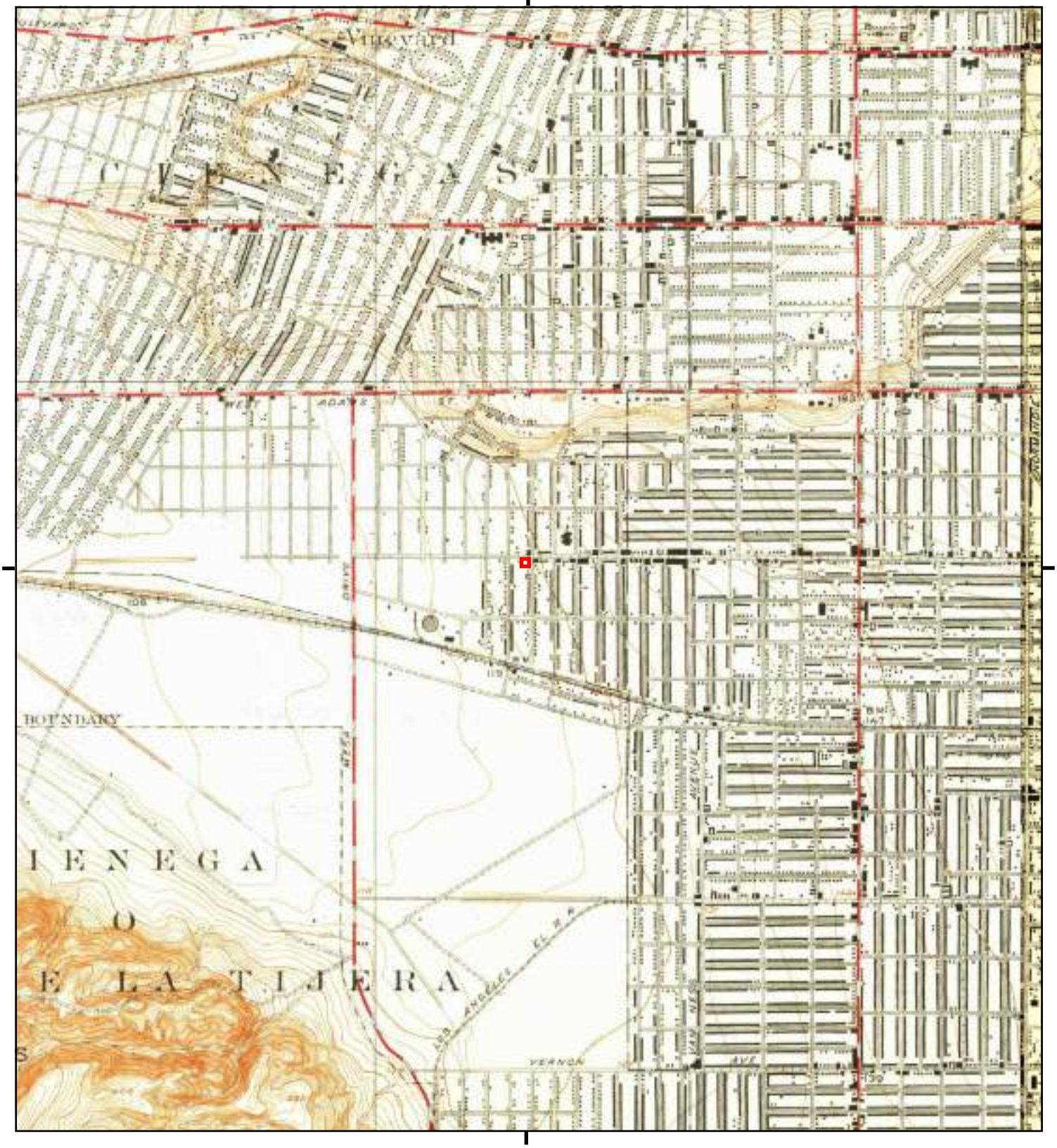
TP, Hollywood, 1953, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1926, 1928




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

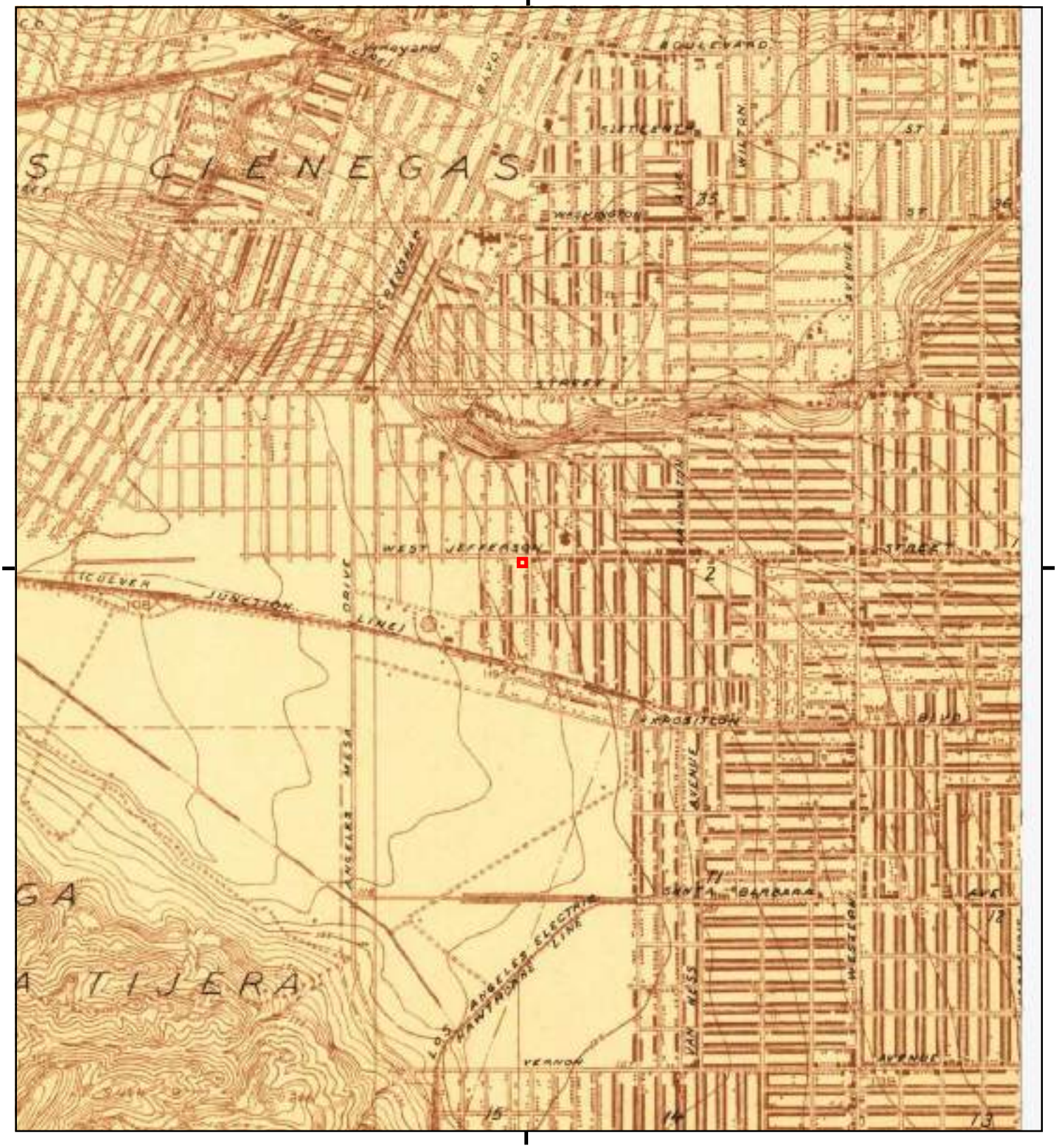
TP, Hollywood, 1926, 7.5-minute
E, Los Angeles, 1928, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1924




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

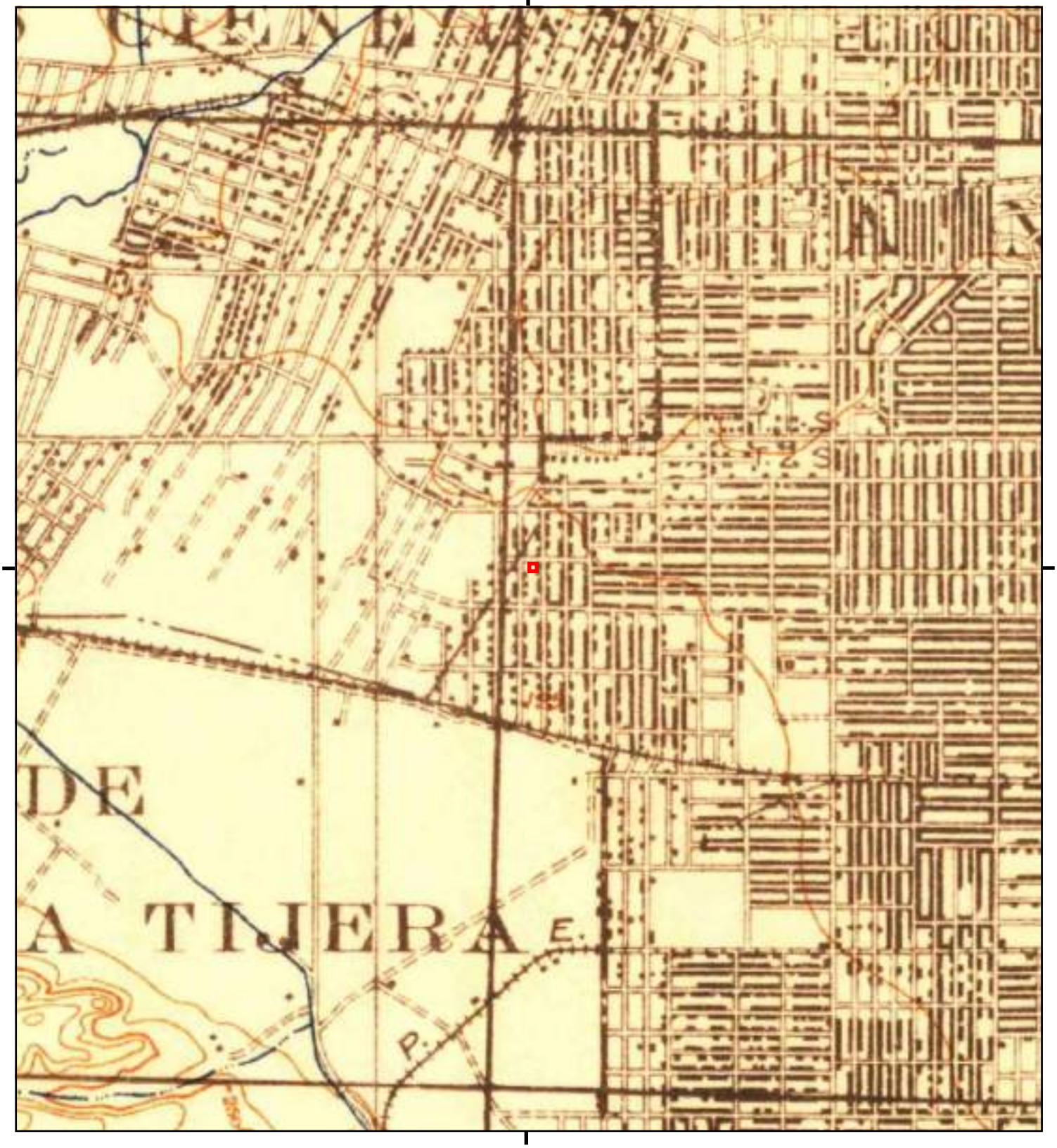
TP, Hollywood, 1924, 7.5-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1921




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

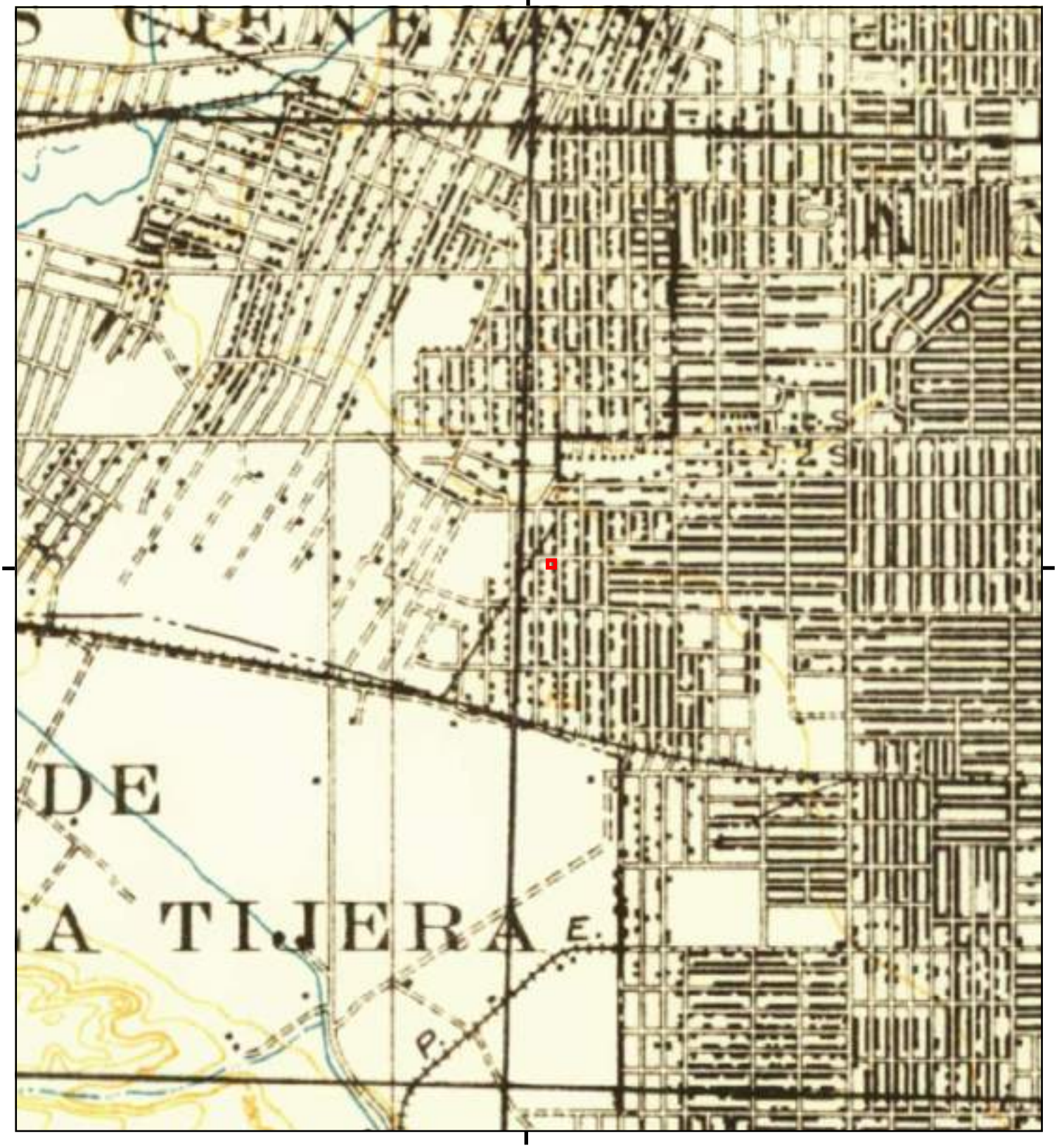
TP, Santa Monica, 1921, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

# Historical Topo Map

1920




This report includes information from the following map sheet(s).

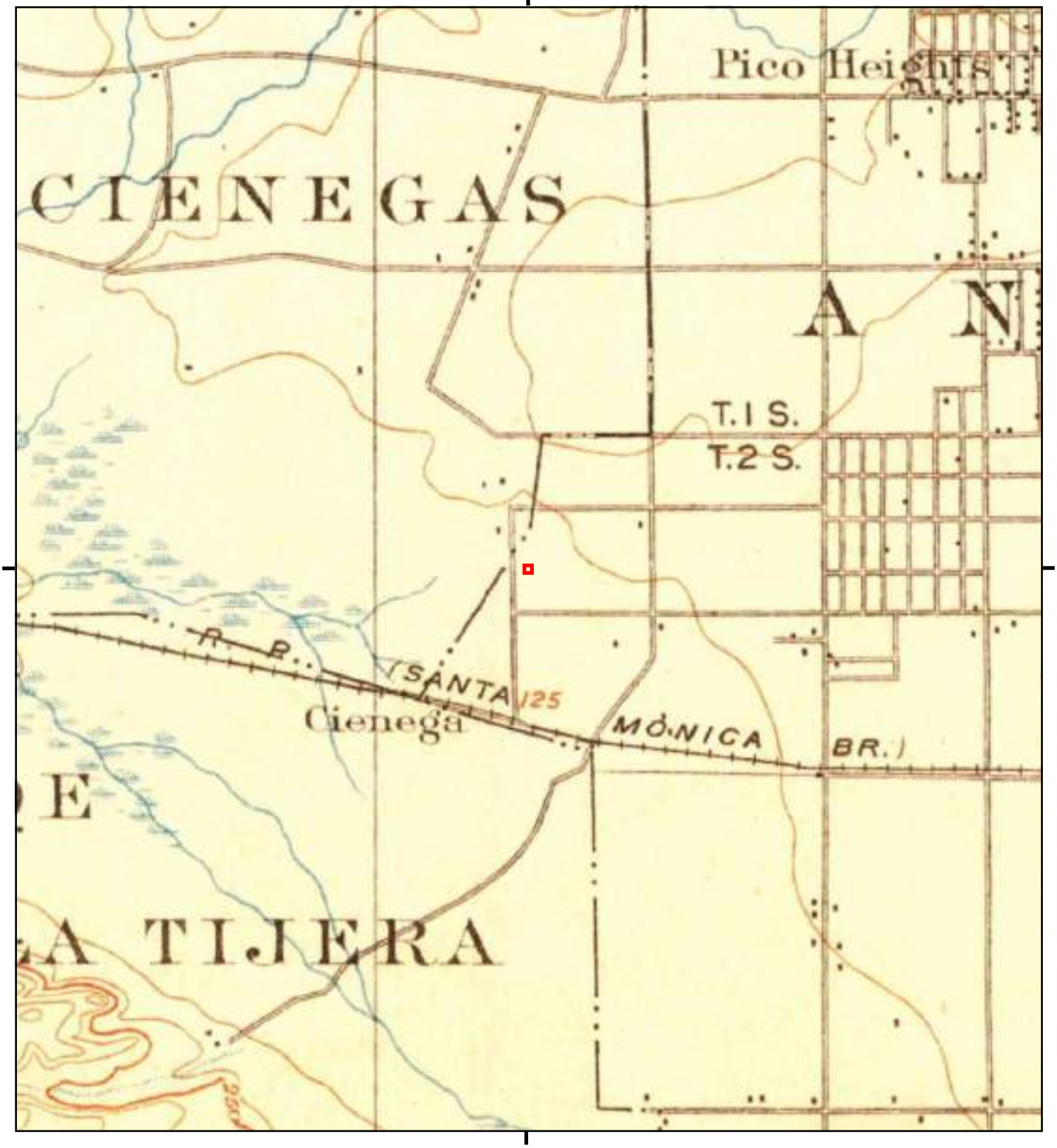
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, SANTA MONICA, 1920, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N




This report includes information from the following map sheet(s).

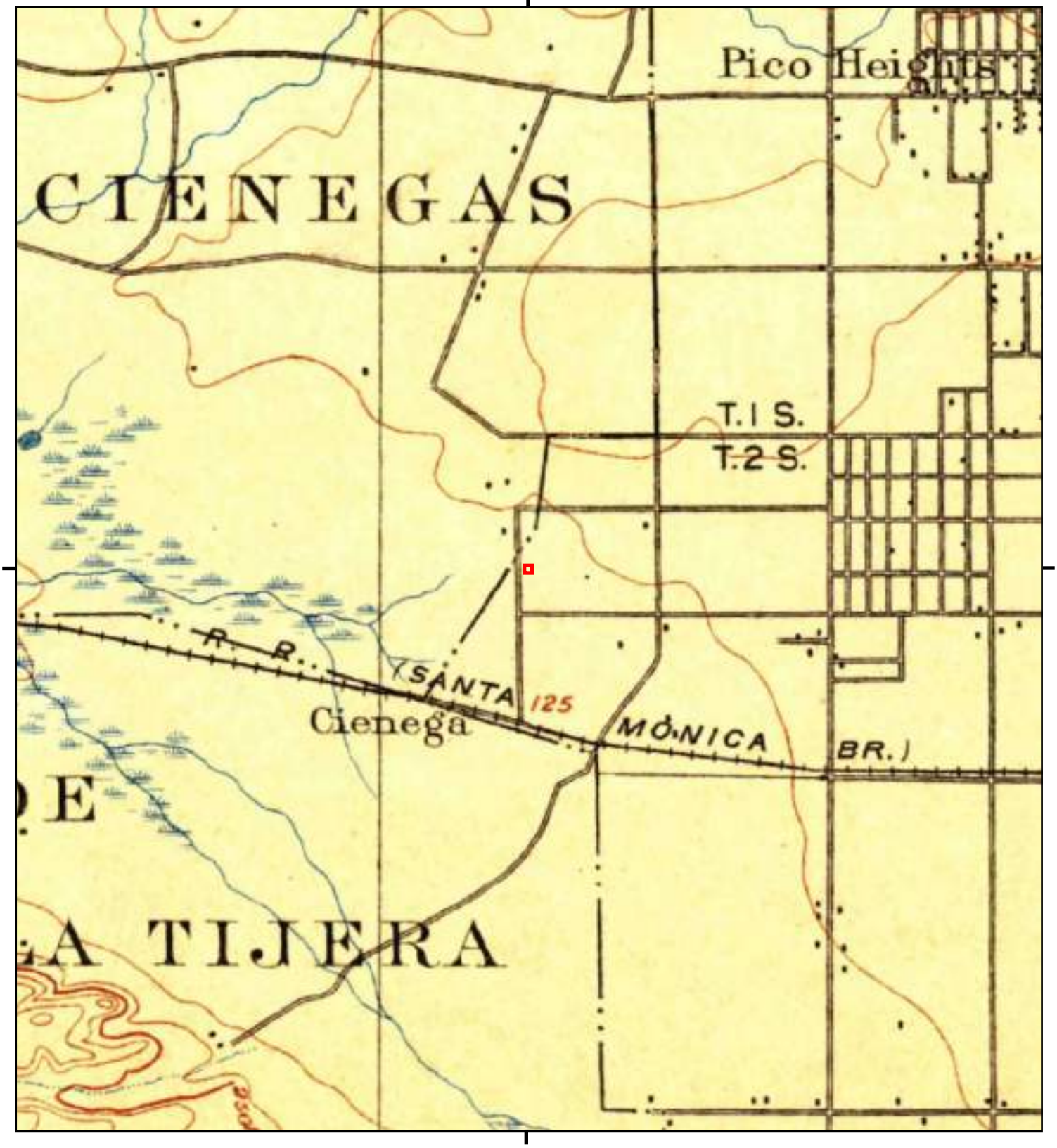
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Monica, 1902, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Los Angeles, 1900, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Monica, 1898, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

This report includes information from the following map sheet(s).

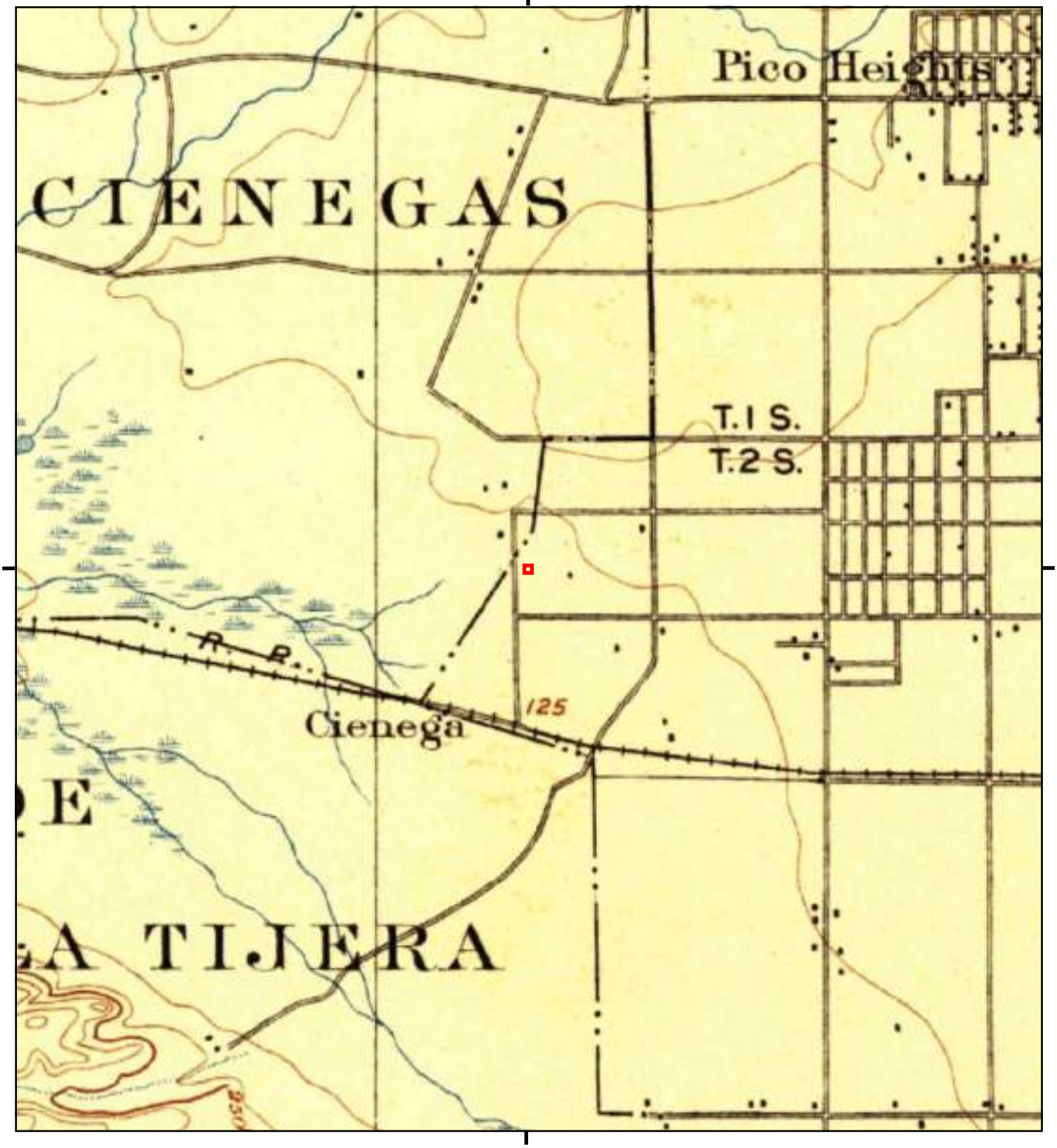
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Monica, 1896, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N




This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Los Angeles, 1894, 15-minute

SITE NAME: Lim Jefferson Blvd
ADDRESS: 2800 West Jefferson Blvd
Los Angeles, CA 90018
CLIENT: Leighton and Associates, Inc.

N

Lim Jefferson Blvd

2800 West Jefferson Blvd

Los Angeles, CA 90018

Inquiry Number: 6084589.3

June 08, 2020

# Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

# Certified Sanborn® Map Report

06/08/20

**Site Name:**

Lim Jefferson Blvd
2800 West Jefferson Blvd
Los Angeles, CA 90018
EDR Inquiry # 6084589.3

**Client Name:**

Leighton and Associates, Inc.
17781 Cowan
Irvine, CA 92614
Contact: Brynn Mcculloch

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Leighton and Associates, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## *Certified Sanborn Results:*

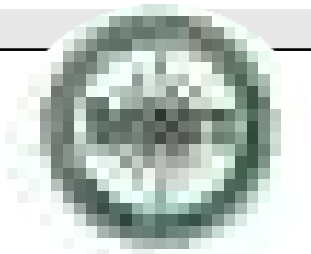
**Certification #** 0384-4C60-BB52

**PO #** 12779.001

**Project** Lim Jefferson Blvd

**Maps Provided:**

| | |
|---|---|
| 1970 | 1950 |
| 1969 | 1922 |
| 1968 | |
| 1966 | |
| 1960 | |
| 1956 | |
| 1955 | |
| 1954 | |



Sanborn® Library search results

Certification #: 0384-4C60-BB52

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track 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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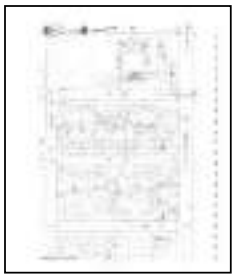
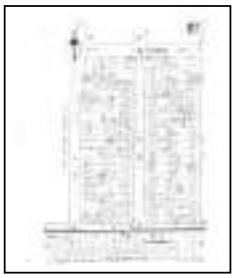
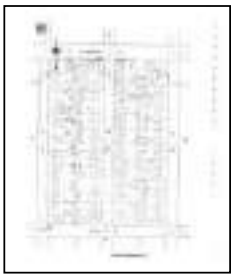
## *Sanborn Sheet Key*

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

### 1970 Source Sheets

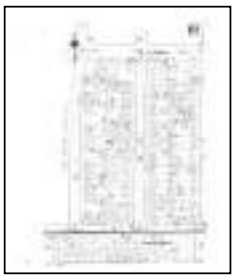

Volume 5A, Sheet 81a
1970

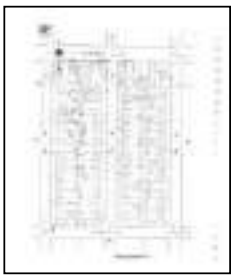

Volume 5A, Sheet 82a
1970


Volume 5A, Sheet 83a
1970

### 1969 Source Sheets

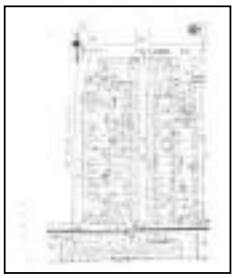
Volume 5A, Sheet 81a
1969

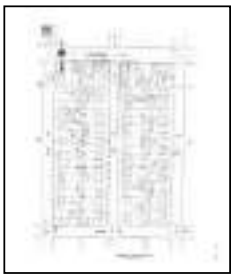

Volume 5A, Sheet 82a
1969


Volume 5A, Sheet 83a
1969

### 1968 Source Sheets

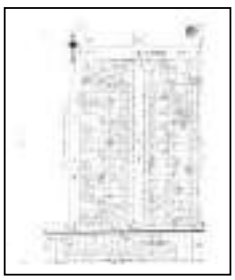
Volume 5A, Sheet 81a
1968

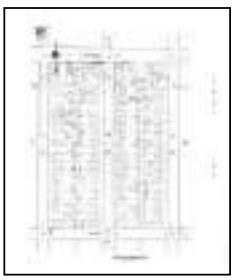

Volume 5A, Sheet 82a
1968


Volume 5A, Sheet 83a
1968

### 1966 Source Sheets

Volume 5A, Sheet 81a
1966


Volume 5A, Sheet 82a
1966

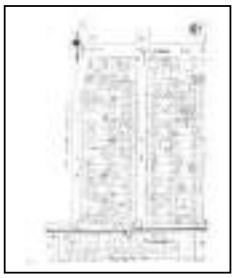

Volume 5A, Sheet 83a
1966

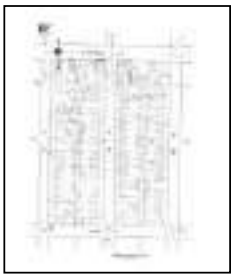
## *Sanborn Sheet Key*

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

### 1960 Source Sheets

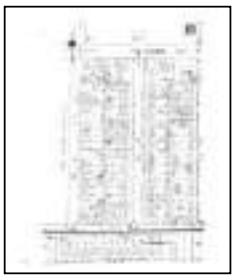
Volume 5A, Sheet 81a
1960

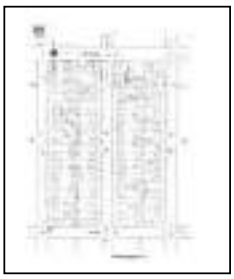

Volume 5A, Sheet 82a
1960


Volume 5A, Sheet 83a
1960

### 1956 Source Sheets

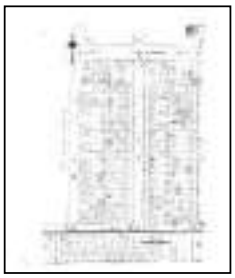
Volume 5A, Sheet 81a
1956

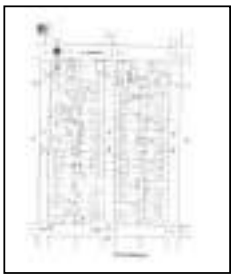

Volume 5A, Sheet 82a
1956


Volume 5A, Sheet 83a
1956

### 1955 Source Sheets

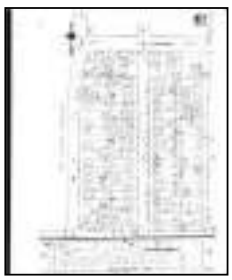
Volume 5A, Sheet 81a
1955

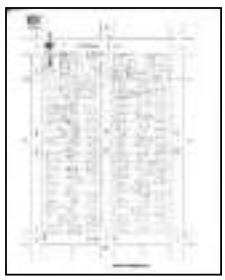

Volume 5A, Sheet 82a
1955


Volume 5A, Sheet 83a
1955

### 1954 Source Sheets

Volume 5A, Sheet 81a
1954


Volume 5A, Sheet 82a
1954

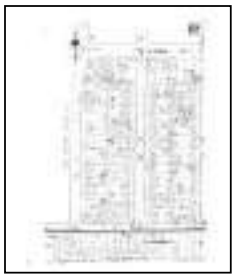

Volume 5A, Sheet 83a
1954

Volume 5A, Sheet 81a
1954

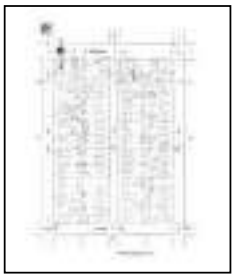
## *Sanborn Sheet Key*

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

### 1954 Source Sheets



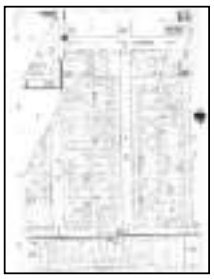
Volume 5A, Sheet 82a
1954



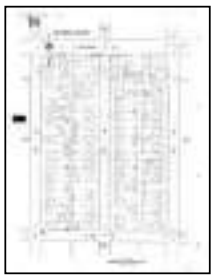
Volume 5A, Sheet 83a
1954

### 1950 Source Sheets

Volume 6, Sheet 613
1950



Volume 6, Sheet 614
1950

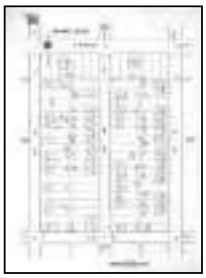


Volume 6, Sheet 615
1950

### 1922 Source Sheets

Volume 6, Sheet 613
1922

Volume 6, Sheet 614
1922

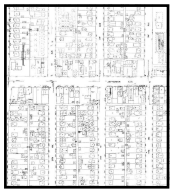


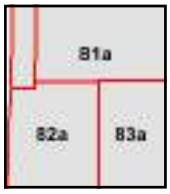
Volume 6, Sheet 615
1922

| | |
|---|---|
| Site Name: | Lim Jefferson Blvd |
| Address: | 2800 West Jefferson Blvd |
| City, ST, ZIP: | Los Angeles, CA 90018 |
| Client: | Leighton and Associates, Inc. |
| EDR Inquiry: | 6084589.3 |
| Order Date: | 06/08/2020 |
| Certification # | 0384-4C60-BB52 |
| Copyright | 1970 |

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



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Volume 5A, Sheet 82a
Volume 5A, Sheet 81a

N

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright 1969

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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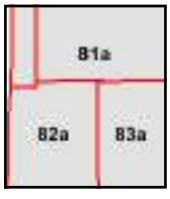


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N

# Certified Sanborn® Map

1968

| | |
|---|---|
| Site Name: | Lim Jefferson Blvd |
| Address: | 2800 West Jefferson Blvd |
| City, ST, ZIP: | Los Angeles, CA 90018 |
| Client: | Leighton and Associates, Inc. |
| EDR Inquiry: | 6084589.3 |
| Order Date: | 06/08/2020 |
| Certification # | 0384-4C60-BB52 |
| Copyright | 1968 |

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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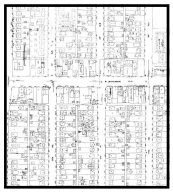
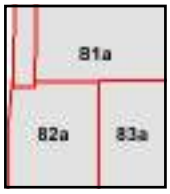


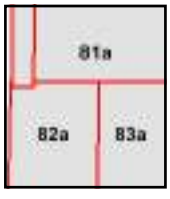



Volume 5A, Sheet 83a
Volume 5A, Sheet 82a
Volume 5A, Sheet 81a

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright: 1966

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

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Volume 5A, Sheet 81a

N

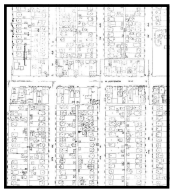
# Certified Sanborn® Map

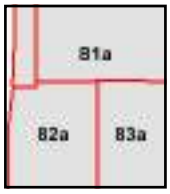
1960

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright: 1960

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600






Volume 5A, Sheet 83a
Volume 5A, Sheet 82a
Volume 5A, Sheet 81a

N

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright: 1956

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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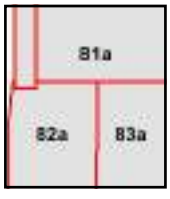


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Volume 5A, Sheet 82a
Volume 5A, Sheet 81a

N

# Certified Sanborn® Map

1955

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright: 1955

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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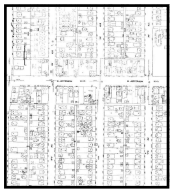

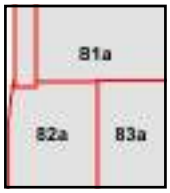


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Volume 5A, Sheet 82a
Volume 5A, Sheet 81a

N

# Certified Sanborn® Map

1954

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright: 1954

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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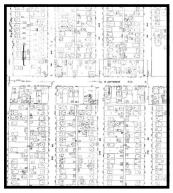
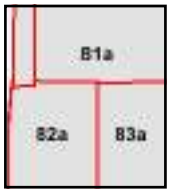


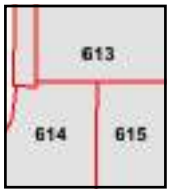



Volume 5A, Sheet 83a
Volume 5A, Sheet 82a
Volume 5A, Sheet 81a
Volume 5A, Sheet 83a
Volume 5A, Sheet 82a
Volume 5A, Sheet 81a

N

Site Name: Lim Jefferson Blvd
Address: 2800 West Jefferson Blvd
City, ST, ZIP: Los Angeles, CA 90018
Client: Leighton and Associates, Inc.
EDR Inquiry: 6084589.3
Order Date: 06/08/2020
Certification #: 0384-4C60-BB52
Copyright: 1950

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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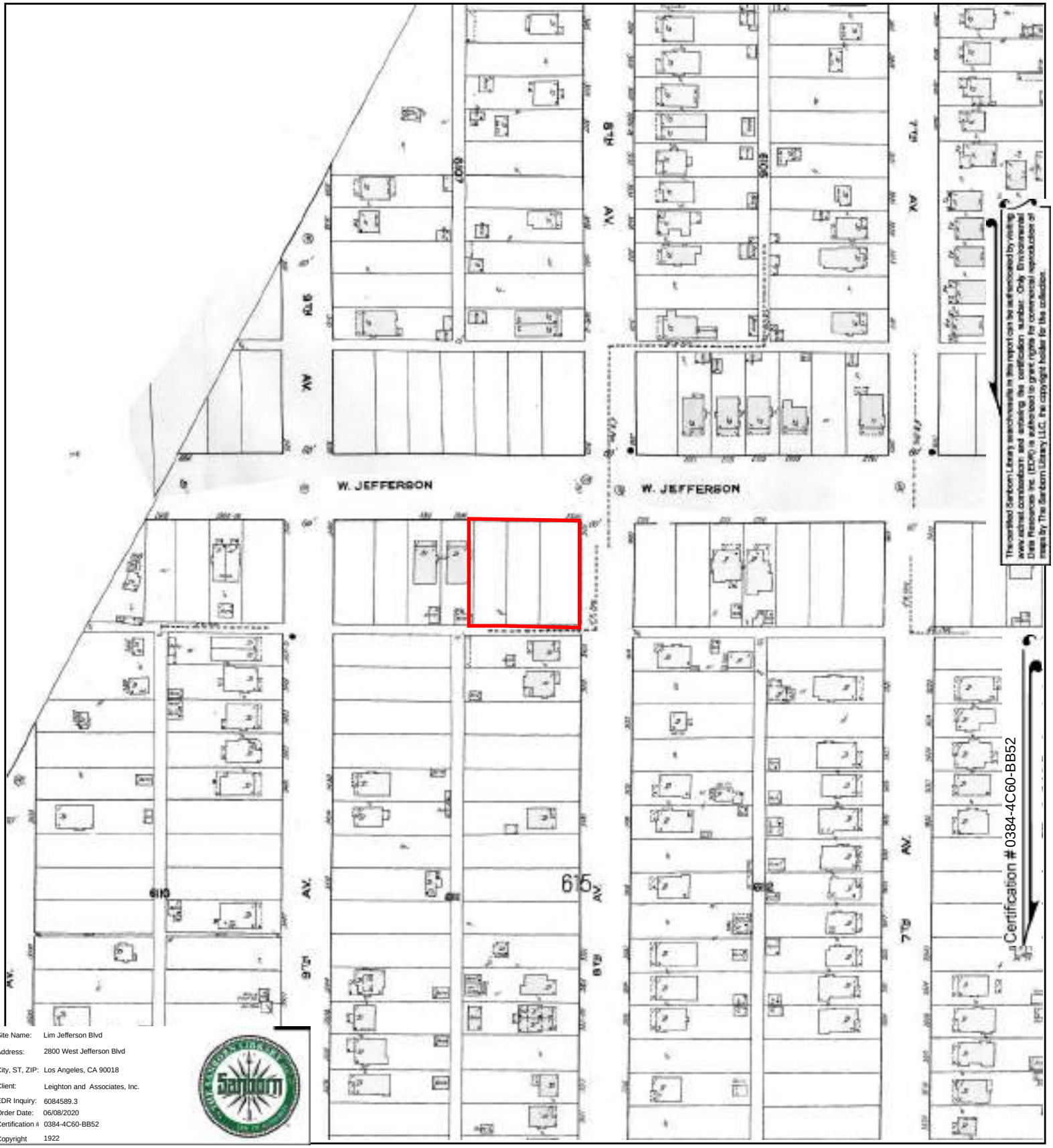
Volume 6, Sheet 614
Volume 6, Sheet 613

0 Feet 150 300 600

N


W. JEFFERSON
W. JEFFERSON
615
610
AV.
AV.
AV.

**Lim Jefferson Blvd**
2800 West Jefferson Blvd
Los Angeles, CA 90018

Inquiry Number: 6084589.5
June 08, 2020

# The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

# TABLE OF CONTENTS

## SECTION

**Executive Summary**

**Findings**

**City Directory Images**

***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.

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# EXECUTIVE SUMMARY

## DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

## RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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## RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

| Year | Source | TP | Adjoining | Text Abstract | Source Image |
|---|---|---|---|---|---|
| 2014 | Cole Information Services | X | X | X | - |
| 2009 | Cole Information Services | X | X | X | - |
| 2006 | Haines Company, Inc | - | X | X | - |
| | Haines Company, Inc | X | X | X | - |
| 2004 | Cole Information Services | - | X | X | - |
| | Cole Information Services | X | X | X | - |
| | Haines Company | - | - | - | - |
| | Haines Company | X | - | X | - |
| 2003 | Haines & Company | - | - | - | - |
| 2001 | Haines & Company, Inc. | - | - | - | - |
| 2000 | Haines & Company | - | X | X | - |
| | Haines & Company | X | X | X | - |

# EXECUTIVE SUMMARY

| Year | Source | TP | Adjoining | Text Abstract | Source Image |
|---|---|---|---|---|---|
| 1999 | Cole Information Services | - | X | X | - |
| | Cole Information Services | X | X | X | - |
| | Haines Company | - | - | - | - |
| | Haines Company | X | - | X | - |
| 1996 | GTE | - | - | - | - |
| 1995 | Pacific Bell | - | - | - | - |
| 1994 | Cole Information Services | X | X | X | - |
| 1992 | PACIFIC BELL WHITE PAGES | - | - | - | - |
| 1991 | Pacific Bell | - | - | - | - |
| 1990 | Pacific Bell | - | X | X | - |
| | Pacific Bell | X | X | X | - |
| 1986 | Pacific Bell | - | X | X | - |
| | Pacific Bell | X | X | X | - |
| 1985 | Pacific Bell | - | X | X | - |
| 1981 | Pacific Telephone | - | X | X | - |
| | Pacific Telephone | X | X | X | - |
| 1980 | Pacific Telephone | - | X | X | - |
| 1976 | Pacific Telephone | - | X | X | - |
| | Pacific Telephone | X | X | X | - |
| 1975 | Pacific Telephone | - | - | - | - |
| 1972 | R. L. Polk & Co. | - | - | - | - |
| 1971 | Pacific Telephone | - | X | X | - |
| | Pacific Telephone | X | X | X | - |
| 1970 | Pacific Telephone | - | - | - | - |
| 1969 | Pacific Telephone | - | - | - | - |
| 1967 | Pacific Telephone | - | X | X | - |
| | Pacific Telephone | X | X | X | - |
| 1966 | Pacific Telephone | - | - | - | - |
| 1965 | GTE | - | - | - | - |
| 1964 | Pacific Telephone | - | - | - | - |
| 1963 | Pacific Telephone | - | - | - | - |
| 1962 | Pacific Telephone | - | X | X | - |
| | Pacific Telephone | X | X | X | - |
| 1961 | R. L. Polk & Co. | - | - | - | - |
| 1960 | Pacific Telephone | - | - | - | - |
| 1958 | Pacific Telephone | - | X | X | - |
| | Pacific Telephone | X | X | X | - |
| 1957 | Pacific Telephone | - | - | - | - |
| 1956 | Pacific Telephone | - | - | - | - |
| 1955 | R. L. Polk & Co. | - | - | - | - |
| 1954 | R. L. Polk & Co. | - | - | - | - |
| 1952 | Los Angeles Directory Co. | - | - | - | - |

# EXECUTIVE SUMMARY

| Year | Source | TP | Adjoining | Text Abstract | Source Image |
|---|---|---|---|---|---|
| 1951 | Pacific Telephone & Telegraph Co. | - | X | X | - |
| | Pacific Telephone & Telegraph Co. | X | X | X | - |
| 1950 | Pacific Telephone | - | - | - | - |
| 1949 | Los Angeles Directory Co. | - | - | - | - |
| 1948 | Los Angeles Directory Co. | - | - | - | - |
| 1947 | Pacific Directory Co. | - | - | - | - |
| 1946 | Southern California Telephone Co | - | - | - | - |
| 1945 | The Glendale Directory Co. | - | - | - | - |
| 1944 | R. L. Polk & Co. | - | - | - | - |
| 1942 | Los Angeles Directory Co. | - | X | X | - |
| 1940 | Los Angeles Directory Co. | - | - | - | - |
| 1939 | Los Angeles Directory Co. | - | - | - | - |
| 1938 | Los Angeles Directory Company Publishers | - | - | - | - |
| 1937 | Los Angeles Directory Co. | - | X | X | - |
| 1936 | Los Angeles Directory Co. | - | - | - | - |
| 1935 | Los Angeles Directory Co. | - | - | - | - |
| 1934 | Los Angeles Directory Co. | - | - | - | - |
| 1933 | Los Angeles Directory Co. | - | X | X | - |
| 1932 | Los Angeles Directory Co. | - | - | - | - |
| 1931 | Los Angeles Directory Company Publishers | - | - | - | - |
| 1930 | Los Angeles Directory Co. | - | - | - | - |
| 1929 | Los Angeles Directory Co. | - | X | X | - |
| 1928 | Los Angeles Directory Co. | - | - | - | - |
| 1927 | Los Angeles Directory Co. | - | - | - | - |
| 1926 | Los Angeles Directory Co. | - | - | - | - |
| 1925 | Los Angeles Directory Co. | - | - | - | - |
| 1924 | Los Angeles Directory Co. | - | X | X | - |
| 1923 | Los Angeles Directory Co. | - | - | - | - |
| 1921 | Los Angeles Directory Co. | - | - | - | - |
| 1920 | Los Angeles Directory Co. | - | - | - | - |

# EXECUTIVE SUMMARY

## SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

| ***Address*** | ***Type*** | ***Findings*** |
|---|---|---|
| 2802 West Jefferson Blvd | Client Entered | X |
| 3411 South 8th Avenue | Client Entered | |
| 2804 West Jefferson Avenue | Client Entered | |
| 2806 West Jefferson Avenue | Client Entered | |
| 2808 West Jefferson Avenue | Client Entered | |
| 2810 West Jefferson Avenue | Client Entered | X |

# FINDINGS

## TARGET PROPERTY INFORMATION

### ADDRESS

2800 West Jefferson Blvd
Los Angeles, CA 90018

### FINDINGS DETAIL

Target Property research detail.

### JEFFERSON BLVD W

**2800 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | E & R AUTO REPAIR | Haines & Company |

**2802 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | KIM Ick TONY AUTO CENTER | Haines & Company |
| 1951 | W Jeffrsn Fisher Ed serv stn | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Rains Auto Serv | Pacific Telephone & Telegraph Co. |

**2810 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Bl Christensens Transfr | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Larrat Geo | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Veterans Van & Storage Inc | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Duncan Transfr Moving & Storage | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Murphy Bros Transfr | Pacific Telephone & Telegraph Co. |

### South 8th Avenue

**3411 South 8th Avenue**

| Year | Uses | Source |
|---|---|---|

### W JEFFERSON BLVD

**2800 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | LIMS AUTO SERVICE | Cole Information Services |
| | MAX SPEED TRANSMISSION 2 | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2009 | BTS TRANSMISSION | Cole Information Services |
| 2006 | SERVICE | Haines Company, Inc |
| | UMSAUTO | Haines Company, Inc |
| 2004 | LIMS AUTO SERVICE | Cole Information Services |
| | SOO LIM | Cole Information Services |
| 1999 | E & R AUTO REPAIR | Cole Information Services |
| 1994 | JEFFERSON TIRE SALES | Cole Information Services |
| | KING BODY AUTO REPAIR | Cole Information Services |
| 1990 | CHUVALO S AUTO BODY AND PAINT | Pacific Bell |
| 1986 | B C AUTO REPAIR | Pacific Bell |
| | FRANK S BODY SHOP | Pacific Bell |
| 1981 | COLE S GARAGE | Pacific Telephone |
| 1976 | Coles Auto Towing & Garage | Pacific Telephone |

**2802 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2006 | AUTOBODY | Haines Company, Inc |
| | JEFFERSON | Haines Company, Inc |
| 2004 | JEFFERSON AUTO BODY | Cole Information Services |
| | JEFFERSON AUTO REPAIR | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | TONY AUTO CENTER | Cole Information Services |
| 1971 | Parks Chewron Service Stn | Pacific Telephone |
| 1967 | Chevron Serv Stn | Pacific Telephone |
| | Olson Harold Chevron Serv Stn | Pacific Telephone |
| 1962 | Chevron Serv Stn | Pacific Telephone |
| | Olson Harold Chevron Serv Stn | Pacific Telephone |
| 1958 | Olson Harold serv Stn | Pacific Telephone |

## West Jefferson Avenue

**2804 West Jefferson Avenue**

| Year | Uses | Source |
|---|---|---|

**2806 West Jefferson Avenue**

| Year | Uses | Source |
|---|---|---|

# FINDINGS

**2808 West Jefferson Avenue**

| Year | Uses | Source |
|---|---|---|

**2810 West Jefferson Avenue**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Bl Christensens Transfr | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Larrat Geo | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Veterans Van & Storage Inc | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Duncan Transfr Moving & Storage | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Murphy Bros Transfr | Pacific Telephone & Telegraph Co. |

## West Jefferson Blvd

**2802 West Jefferson Blvd**

| Year | Uses | Source |
|---|---|---|
| 2006 | AUTOBODY | Haines Company, Inc |
| | JEFFERSON | Haines Company, Inc |
| 2000 | KIM Ick TONY AUTO CENTER | Haines & Company |
| 1971 | Parks Chewron Service Stn | Pacific Telephone |
| 1967 | Chevron Serv Stn | Pacific Telephone |
| | Olson Harold Chevron Serv Stn | Pacific Telephone |
| 1962 | Chevron Serv Stn | Pacific Telephone |
| | Olson Harold Chevron Serv Stn | Pacific Telephone |
| 1958 | Olson Harold serv Stn | Pacific Telephone |
| 1951 | W Jeffrsn Fisher Ed serv stn | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Rains Auto Serv | Pacific Telephone & Telegraph Co. |

# FINDINGS

## ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

### 8TH

**3184 8TH**

| Year | Uses | Source |
|---|---|---|
| 1981 | RODRIGUEZ MERCED | Pacific Telephone |

### 8TH AVE

**3233 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1980 | HURTADO GLEN J 8TH AVE ARCADIA | Pacific Telephone |

**3243 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1980 | BEASLEY JAS F 8TH AVE ARCADIA | Pacific Telephone |

**3316 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1942 | Kockelman Alf S bottler | Los Angeles Directory Co. |

**3330 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1929 | Card Myrlin R real est | Los Angeles Directory Co. |

**3406 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2000 | REED Robert | Haines & Company |
| 1981 | LONNIES GLAMOUR NOOK | Pacific Telephone |
| 1976 | Lonnies Glamour Nook | Pacific Telephone |
| 1971 | Lonnies Glamour Nook | Pacific Telephone |
| 1967 | Lonnies Glamour Nook | Pacific Telephone |
| 1962 | Lonnies Glamour Nook | Pacific Telephone |
| 1958 | Berthas Beauty Shop | Pacific Telephone |
| 1951 | 8th Av Westside Confectionery | Pacific Telephone & Telegraph Co. |

# FINDINGS

**3408 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | RAY TURNER | Cole Information Services |
| 2009 | JIMENEZ ABIGAIL | Cole Information Services |
| 2006 | No Current Listing | Haines Company, Inc |
| 2004 | CARMEN ARMENDARIZ | Cole Information Services |
| 2000 | XXXX | Haines & Company |
| 1999 | JIMENEZ ABIGAIL | Cole Information Services |
| 1967 | De Lille Bernardine | Pacific Telephone |
| | Calloway Fred A | Pacific Telephone |
| 1962 | Calloway Fred A | Pacific Telephone |
| | De Lille Bernardine | Pacific Telephone |
| 1958 | Mc Neely Camay | Pacific Telephone |
| | Mc Neely Billie | Pacific Telephone |
| 1951 | 8th Av Brockert Phillip r | Pacific Telephone & Telegraph Co. |
| 1942 | Mc DONALD Florence Mrs beauty opr | Los Angeles Directory Co. |
| | Mc DONALD Cecil Florence meatctr | Los Angeles Directory Co. |
| | MASON Lena M wid Jos | Los Angeles Directory Co. |
| 1929 | Flack Walter R Ella | Los Angeles Directory Co. |

**3410 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | SHANNYN TURNER | Cole Information Services |
| 2004 | ABDUL KARIM | Cole Information Services |
| 1986 | ALEXANDER ROXANNE | Pacific Bell |
| | ALEXANDER T | Pacific Bell |
| 1951 | 8th Av Graham Jennie Mrs r | Pacific Telephone & Telegraph Co. |
| 1942 | GRAHAM John W clk Safeway | Los Angeles Directory Co. |
| | Graham Andw Jennie | Los Angeles Directory Co. |
| | GRAHAM Warren J | Los Angeles Directory Co. |
| | MURPHY Ruth waiter | Los Angeles Directory Co. |
| 1937 | ROSE Norman Doris slsmn | Los Angeles Directory Co. |
| 1929 | Bradt Henry H slsmn Puritas Coffee & Tea Co | Los Angeles Directory Co. |

**3412 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1937 | GRAHAM Andw Jennie lab | Los Angeles Directory Co. |

# FINDINGS

**3414 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | KAREN SCOTT | Cole Information Services |
| 2009 | ANTWANETTE WASHINGTON | Cole Information Services |
| 2006 | GIBSON Delods | Haines Company, Inc |
| 2004 | DELORIS GIBSON | Cole Information Services |
| 2000 | GIBSON Deloris | Haines & Company |
| 1999 | ANTWANETTE WASHINGTON | Cole Information Services |
| 1994 | JENKINS, CURTIS G | Cole Information Services |
| 1976 | White Rachel | Pacific Telephone |
| 1971 | Harris Ernest Jas | Pacific Telephone |
| | White Rachel | Pacific Telephone |
| 1967 | Harris Ernest Jas | Pacific Telephone |
| 1962 | Harris Ernest Jas | Pacific Telephone |
| | Tatum Ida | Pacific Telephone |
| 1958 | Mc Whorter Juanita | Pacific Telephone |
| 1951 | 8th Av Harris Ernest Jas r | Pacific Telephone & Telegraph Co. |
| | 8th Av Aiken Bernard r | Pacific Telephone & Telegraph Co. |
| 1942 | Eimer Mira | Los Angeles Directory Co. |
| | Eimer Oser Sabine | Los Angeles Directory Co. |
| | Pasgus John | Los Angeles Directory Co. |
| 1937 | Blau Beatrice B slswn | Los Angeles Directory Co. |
| | Blau Celia wid Harry | Los Angeles Directory Co. |
| | Blau Louis clk | Los Angeles Directory Co. |
| 1933 | Blau Celia Mrs | Los Angeles Directory Co. |
| | Blau Nathan clk | Los Angeles Directory Co. |
| | DUFFY Leo C pntr | Los Angeles Directory Co. |
| | Rice Arlo E Evelyn inventor | Los Angeles Directory Co. |
| 1929 | Blau Celia wid Harry | Los Angeles Directory Co. |
| | BLAU Nathan clk | Los Angeles Directory Co. |
| | BLAU Theo | Los Angeles Directory Co. |
| 1924 | Blau Theo cond r | Los Angeles Directory Co. |
| | BROUSE Walter A auto mech h rear | Los Angeles Directory Co. |
| | h | Los Angeles Directory Co. |

**3415 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | RODRIGO ORELLANA | Cole Information Services |
| 2009 | HECTOR CALDERON | Cole Information Services |
| 2006 | CALDERON Hector | Haines Company, Inc |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2004 | HECTOR CALDERON | Cole Information Services |
| 2000 | PATTERSON William | Haines & Company |
| 1999 | HECTOR CALDERON | Cole Information Services |
| 1951 | 8th Av Tave Louise | Pacific Telephone & Telegraph Co. |
| 1942 | GARDNER Stenie C wid G L mach opr | Los Angeles Directory Co. |
| 1937 | Gardner Geo L Stenie C shtmtlwkr | Los Angeles Directory Co. |
| | Bersen Sol truck driver | Los Angeles Directory Co. |
| 1933 | GARDNER Geo L Stenie C shtmtlwkr | Los Angeles Directory Co. |
| 1929 | Wennrich Jos A prsmn r | Los Angeles Directory Co. |
| | Dindinger Maude wid C R | Los Angeles Directory Co. |
| 1924 | Tholen Harriet steno r | Los Angeles Directory Co. |
| | Kampmann Fredk A cabtmkr h | Los Angeles Directory Co. |

**3416 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1924 | Magnuson Herman lndymn r | Los Angeles Directory Co. |

**3418 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | WALNER REYES | Cole Information Services |
| 2009 | MARY HODGE | Cole Information Services |
| 2006 | a MARSHALL Randle | Haines Company, Inc |
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| 2000 | MARSHALL Randle | Haines & Company |
| 1999 | RANDLE MARSHALL | Cole Information Services |
| | MARY HODGE | Cole Information Services |
| 1958 | Train Edgar J | Pacific Telephone |
| 1942 | COREY Everett F Montise aircrftwkr | Los Angeles Directory Co. |
| 1937 | Johns Dale M | Los Angeles Directory Co. |
| | CLELAND Wm F | Los Angeles Directory Co. |
| 1933 | HALE Thos J lether | Los Angeles Directory Co. |
| | Clelland Fredk mach | Los Angeles Directory Co. |
| | JOHNS Viola Mrs | Los Angeles Directory Co. |
| 1929 | JOHNS Viola Mrs wid W T | Los Angeles Directory Co. |
| 1924 | JOHNS Wm T electr h | Los Angeles Directory Co. |

**3419 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | MARIA DANIELS | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2006 | RODRIGUEZ E | Haines Company, Inc |
| 2004 | S TOMAS | Cole Information Services |
| | OFELIA INTERIANO | Cole Information Services |
| | ANDRES ESPINOZA | Cole Information Services |
| | VERONICA RIVAS | Cole Information Services |
| 2000 | COVARRUBIAS Juan | Haines & Company |
| | ESPINOZA Andres | Haines & Company |
| 1962 | Nicholson Fred E | Pacific Telephone |
| 1951 | 8th Av Zealor Amos r | Pacific Telephone & Telegraph Co. |
| 1942 | Zealor Amos L Nellie formn SCG Co | Los Angeles Directory Co. |
| 1937 | Zealor Amos L Nellie F reprmn LAG & E Corp | Los Angeles Directory Co. |
| | Zealor Eileen F aide Orthopaedic Hosp | Los Angeles Directory Co. |
| | Zealor Montise | Los Angeles Directory Co. |
| 1929 | Zealor Amos L Nell h | Los Angeles Directory Co. |
| 1924 | Brannon Bertha candy mkr Bishop & Co r | Los Angeles Directory Co. |
| | BRANNON Hal clk Bishop & Co r | Los Angeles Directory Co. |

**3420 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | RANDLE MARSHALL | Cole Information Services |
| 2009 | RANDLE MARSHALL | Cole Information Services |
| 2004 | RANDLE MARSHALL | Cole Information Services |
| 1999 | RANDLE MARSHALL | Cole Information Services |
| 1990 | MARSHALL LATANYA | Pacific Bell |

**3421 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| | MARITZA RIVAS | Cole Information Services |
| 2009 | OSCAR CRUZ | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 2006 | /a CHAVEZEdw In | Haines Company, Inc |
| 2004 | OSCAR CRUZ | Cole Information Services |
| 2000 | a 1/2 LORENZANA Isabel | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | OSCAR CRUZ | Cole Information Services |
| 1986 | BENITEZ ANTONIA Q | Pacific Bell |
| 1967 | Patterson John | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1962 | Deveraux Mary | Pacific Telephone |
| 1958 | Boatwright Fred C | Pacific Telephone |
| 1951 | 8th Av Lavigne Bernice r | Pacific Telephone & Telegraph Co. |
| 1942 | JOHNSON J Douglas Marjorie printer | Los Angeles Directory Co. |
| | CLARK Wm Jessie | Los Angeles Directory Co. |
| 1937 | Wickson Harry Alva auto repr | Los Angeles Directory Co. |
| | Vanderschell John H | Los Angeles Directory Co. |
| 1933 | Kernaghan Martha | Los Angeles Directory Co. |
| | Kernaghan Esther Mrs | Los Angeles Directory Co. |
| | JORGENSEN Thora clk | Los Angeles Directory Co. |

**3422 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | CELESTINO CHAN | Cole Information Services |
| 2009 | JOSE BENAVIDES | Cole Information Services |
| 2006 | BENAVIDESJose | Haines Company, Inc |
| 2004 | LUCIO ORTEGA | Cole Information Services |
| 2000 | BENAVIDES Jose 00 B ORTEGA Lucio Meza | Haines & Company |
| 1999 | JOSE BENAVIDES | Cole Information Services |
| 1990 | OROZCO CARMEN | Pacific Bell |
| 1962 | Phillips Roy L | Pacific Telephone |
| 1958 | Benson Rebecca | Pacific Telephone |
| 1951 | 8th Av Stewart E | Pacific Telephone & Telegraph Co. |
| 1942 | BOYCE Frank J Helen electn | Los Angeles Directory Co. |
| 1937 | BOYCE John F Helen electn | Los Angeles Directory Co. |
| 1933 | WACHTER Carl H Orpha A meat ctr | Los Angeles Directory Co. |
| 1929 | Gollhardt Fred C Blanche mach | Los Angeles Directory Co. |
| 1924 | Gollhardt Fred C mech h | Los Angeles Directory Co. |

**3423 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| | MARIO CAMPOS | Cole Information Services |
| | CRISTINA RAMIREZ | Cole Information Services |
| 2009 | MARIO CAMPOS | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 2006 | o PORTILLO Crislna | Haines Company, Inc |
| 2004 | CHRISTINA PORTILLO | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2000 | PORTILLO Cristina | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | MARIO CAMPOS | Cole Information Services |
| 1994 | PORTILLO, C | Cole Information Services |
| 1990 | MATA FIDENCIO | Pacific Bell |
| 1976 | Washington ington ington Helen L | Pacific Telephone |
| | Brown Lula | Pacific Telephone |
| 1971 | Washington Helen L | Pacific Telephone |
| | Brown Lula | Pacific Telephone |
| | Leung Mei | Pacific Telephone |
| 1967 | Brown Lula | Pacific Telephone |
| | Hill J T | Pacific Telephone |
| 1962 | Hill J T | Pacific Telephone |
| | Brown Lula | Pacific Telephone |
| 1958 | Hill J T | Pacific Telephone |
| | Coates Leroy | Pacific Telephone |
| | Brown Lula | Pacific Telephone |
| 1951 | 8th Av Williams Katie r | Pacific Telephone & Telegraph Co. |
| | 8th Av Wells Edwin F | Pacific Telephone & Telegraph Co. |
| | 8th Av Brown Lula r | Pacific Telephone & Telegraph Co. |
| 1942 | Momary Richd Weda | Los Angeles Directory Co. |
| | Momary Raymond clk | Los Angeles Directory Co. |
| | Momary Alf R clk | Los Angeles Directory Co. |
| | DAVIS Fannie Mrs | Los Angeles Directory Co. |
| 1937 | Lindstrom Wm Ella mot pict opr | Los Angeles Directory Co. |
| | Lindstrom Agnes W Mrs clk Bd of Educ | Los Angeles Directory Co. |
| | DAVIS Saml Fannie clk | Los Angeles Directory Co. |
| 1933 | DAVIS Saml Fannie clk | Los Angeles Directory Co. |
| | Greenfield Jos Anna | Los Angeles Directory Co. |
| 1929 | DAVIS Saml Fannie clk | Los Angeles Directory Co. |
| | Greenfield Saml chauf | Los Angeles Directory Co. |
| | Maker Hugo A slsmn College Boot Shop | Los Angeles Directory Co. |
| | STAHL Benj Mae chauf h | Los Angeles Directory Co. |
| 1924 | GREENFIELD Fannie clk r | Los Angeles Directory Co. |
| | GREENFIELD Isadore garmt ctr r | Los Angeles Directory Co. |
| | GREENFIELD Jos shoemkr h | Los Angeles Directory Co. |

# FINDINGS

**3425 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1929 | Greenfield Jos Anna shoe repr | Los Angeles Directory Co. |

**3426 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | MANUEL MANCIA | Cole Information Services |
| 2009 | MANUEL MANCIA | Cole Information Services |
| 2006 | o MANCt AManuel F | Haines Company, Inc |
| 2004 | MANUEL MANCIA | Cole Information Services |
| 2000 | BRAGG Cornelius | Haines & Company |
| 1999 | MANUEL MANCIA | Cole Information Services |
| 1971 | Masuda Mary F | Pacific Telephone |
| 1967 | Masuda Mary F | Pacific Telephone |
| 1962 | Masuda Geo | Pacific Telephone |
| 1958 | Saikami Satoru | Pacific Telephone |
| 1942 | Adams Claude June | Los Angeles Directory Co. |
| | Sears Elaine Mrs Indywkr | Los Angeles Directory Co. |
| 1937 | MARTYN Mary B wid J Frank | Los Angeles Directory Co. |
| | Rowl Jas I | Los Angeles Directory Co. |
| 1933 | KLINE Constantine Barbara studiowkr | Los Angeles Directory Co. |
| 1929 | Canary Leo Pauline dental labtry | Los Angeles Directory Co. |
| 1924 | REYNOLDS V J uphol h | Los Angeles Directory Co. |

**3427 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2006 | No Current Listing | Haines Company, Inc |
| 2004 | JAIME GUERRA | Cole Information Services |
| 2000 | MORALES Samuel | Haines & Company |
| 1976 | Iniguez Luis | Pacific Telephone |
| 1962 | Spruill Percy L | Pacific Telephone |
| | Edwards Harold G | Pacific Telephone |
| 1958 | Spruill Percy L | Pacific Telephone |
| | Edwards Harold G | Pacific Telephone |
| 1951 | 8th Av Campbell Raymond J r | Pacific Telephone & Telegraph Co. |
| 1942 | GOODMAN Martha wid Geo | Los Angeles Directory Co. |
| | GOODMAN Estelle | Los Angeles Directory Co. |
| | BARNES G Elton jr | Los Angeles Directory Co. |
| 1933 | COX Joshua Indywkr | Los Angeles Directory Co. |
| | COX Robt E Martha slsmn | Los Angeles Directory Co. |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1933 | Lively Lee Thelma pkr | Los Angeles Directory Co. |
| 1929 | WRIGHT Edna wid R M h | Los Angeles Directory Co. |
| | Herod Guy Blanche col prsr Habit Dry Cleaners | Los Angeles Directory Co. |
| | Blackstock Earl Frances driver | Los Angeles Directory Co. |

**3428 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | MAGGIE GOMEZ | Cole Information Services |
| | ROSA RODRIGUEZ | Cole Information Services |
| 2009 | ARTURO MATA | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 2006 | MATA Donaclana | Haines Company, Inc |
| 2004 | ARTURO MATA | Cole Information Services |
| 2000 | XXXX | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | ARTURO MATA | Cole Information Services |
| 1971 | Hayamizu Jingo | Pacific Telephone |
| | Nishimoto Stanley I | Pacific Telephone |
| 1967 | Hayamizu Jingo | Pacific Telephone |
| | Nishimoto Stanley I | Pacific Telephone |
| 1962 | Yamanaka Nobuo | Pacific Telephone |
| | Yamanaka Hatsuye | Pacific Telephone |
| | Kobayashi Ken | Pacific Telephone |
| 1958 | Mashita Dick K | Pacific Telephone |
| 1951 | 8th Av Imai Geo r | Pacific Telephone & Telegraph Co. |
| | 8th Av Ajima Pomeroy r | Pacific Telephone & Telegraph Co. |
| 1942 | MERRYMAN Benj F Frances Indywkr | Los Angeles Directory Co. |
| 1937 | Greiner Frank Bertha lab | Los Angeles Directory Co. |
| | Brewster Jos Ida | Los Angeles Directory Co. |
| 1933 | Roll Jas I Clara A | Los Angeles Directory Co. |
| 1929 | Roll Jas I Clara h | Los Angeles Directory Co. |
| | Hosttler Ralph Bertha auto mech | Los Angeles Directory Co. |
| 1924 | Roll Jas I h | Los Angeles Directory Co. |
| | PINE Earl C clk r | Los Angeles Directory Co. |
| | Pagliuso Antonio stucco wkr h | Los Angeles Directory Co. |

# FINDINGS

**3429 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| | LIRA HERNANDEZ | Cole Information Services |
| 2009 | HECTOR MORON | Cole Information Services |
| | DOLORES TURCIO | Cole Information Services |
| | JUANA LIRA | Cole Information Services |
| 2006 | HERNANDEZLIRA | Haines Company, Inc |
| | Juana | Haines Company, Inc |
| | MORON Hector | Haines Company, Inc |
| 2004 | HECTOR MORON | Cole Information Services |
| | HECTOR SANCHEZ | Cole Information Services |
| 2000 | MORON Hector | Haines & Company |
| 1999 | DOLORES TURCIO | Cole Information Services |
| | HECTOR MORON | Cole Information Services |
| | JUANA LIRA | Cole Information Services |
| 1981 | ZAMUDIO JULIO | Pacific Telephone |
| 1958 | Gregoire Bertha | Pacific Telephone |
| 1951 | 8th Av Johnson Ralph C lubrication serv | Pacific Telephone & Telegraph Co. |
| 1942 | ENGELMAN Leonard A Vena chemist | Los Angeles Directory Co. |
| | Spring Donald T | Los Angeles Directory Co. |
| | Spring Harry J Vern aircrftwkr | Los Angeles Directory Co. |
| 1937 | Hamner Arth Vivian | Los Angeles Directory Co. |
| | HARDING Gordon H Alice mech | Los Angeles Directory Co. |
| 1933 | Barnard Chas W formn Sandberg Furn Mfg Corp | Los Angeles Directory Co. |
| | HANLIN Eliz | Los Angeles Directory Co. |
| 1929 | HANLIN Abr slsmn | Los Angeles Directory Co. |

**3430 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| | EFRAIN ORTEGA | Cole Information Services |
| 2009 | SALOMON GONZALEZ | Cole Information Services |
| | WILLIAM HILLMAN | Cole Information Services |
| 2006 | a ORTEGA Efra In | Haines Company, Inc |
| 2004 | EFRAIN ORTEGA | Cole Information Services |
| | WILLIAM HILLMAN | Cole Information Services |
| 2000 | ORTEGA Efrain | Haines & Company |
| 1999 | WILLIAM HILLMAN | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1999 | SALOMON GONZALEZ | Cole Information Services |
| 1981 | HILLMAN HATTIE | Pacific Telephone |
| 1976 | Hillman Hattie | Pacific Telephone |
| | Hillman Kelvin | Pacific Telephone |
| 1971 | Hillman Donald Juan | Pacific Telephone |
| | Hillman Hattie | Pacific Telephone |
| | Hillman Wm Jr | Pacific Telephone |
| 1967 | Hillman Hattie | Pacific Telephone |
| 1958 | Stevenson Julie | Pacific Telephone |
| 1951 | 8th Av Brown Mildred r | Pacific Telephone & Telegraph Co. |
| 1942 | ROBBINS Ray M Ruth hatter | Los Angeles Directory Co. |
| | ROBBINS Roy M Ruth D fctywkr | Los Angeles Directory Co. |
| 1937 | Davidian Kerope Zabel | Los Angeles Directory Co. |
| | Davidian Mary L factywkr | Los Angeles Directory Co. |
| | Jebejian Dickran Ruby | Los Angeles Directory Co. |
| 1933 | Eshelman Harvey jr Esther asst firewarden Co Forestry Dept | Los Angeles Directory Co. |
| 1929 | Layman Lula mach opr | Los Angeles Directory Co. |
| | MILLER Paul C Florence Cal Floral Co | Los Angeles Directory Co. |
| | SORENSON Martin M dairymn r | Los Angeles Directory Co. |
| | WHITE Huston P Velma dairymn h | Los Angeles Directory Co. |
| 1924 | Miller Paul C Lowe & Miller h | Los Angeles Directory Co. |
| | Ostberg Frank O painter h rear | Los Angeles Directory Co. |
| | Pepin Frank plumber r | Los Angeles Directory Co. |

**3431 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | RODRIGO HUERTA | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 2009 | RODRIGO HUERTA | Cole Information Services |
| 2006 | o HUERTA Roddgo | Haines Company, Inc |
| 2004 | RODRIGO HUERTA | Cole Information Services |
| 2000 | ZAMUDIO Julio | Haines & Company |
| | a 1/2 INIGUEZ Susana | Haines & Company |
| 1999 | RODRIGO HUERTA | Cole Information Services |
| 1994 | ZAMUDIO, JULIO | Cole Information Services |
| 1990 | ZAMUDIO JULIO | Pacific Bell |
| 1986 | ZAMUDIO JULIO | Pacific Bell |
| 1967 | Kinchen Melvin | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1962 | Roberts Opal Leigh | Pacific Telephone |
| | Kindred Ervin | Pacific Telephone |
| | Kindred Mary | Pacific Telephone |
| 1958 | Kindred Ervin | Pacific Telephone |
| | Kindred Mary | Pacific Telephone |
| | Neely Benj J | Pacific Telephone |
| 1951 | 8th Av Addison Gus r | Pacific Telephone & Telegraph Co. |
| 1942 | Bath Chas T Betty fctywkr | Los Angeles Directory Co. |
| | THOMPSON Edwin Elia M carp | Los Angeles Directory Co. |
| 1937 | Brindle Jas J Iris mldr | Los Angeles Directory Co. |
| | HANNUM Jas M Ernestine auto mech | Los Angeles Directory Co. |
| | Kopal Rudolph Marcella slsmn | Los Angeles Directory Co. |
| 1933 | Lomonaco Jos shoe repr | Los Angeles Directory Co. |
| | HANSON Henry Alma slsmn | Los Angeles Directory Co. |
| | SCHWARZ Walter A Faye clk Dept Water & Power | Los Angeles Directory Co. |
| | Lomonaco Jos clk | Los Angeles Directory Co. |
| 1929 | JACKSON J M Stella cook | Los Angeles Directory Co. |
| 1924 | Freiday F Everett slsmn C S Caraba h | Los Angeles Directory Co. |
| | Freiday Helen C clk r | Los Angeles Directory Co. |

**3432 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1929 | BRADSHAW Glenn W | Los Angeles Directory Co. |

**3433 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| | LUIS INIGUEZ | Cole Information Services |
| 2009 | LUIS INIGUEZ | Cole Information Services |
| | TERESA NAVARETE | Cole Information Services |
| 2006 | No Current Listing | Haines Company, Inc |
| 2004 | LUIS INIGUEZ | Cole Information Services |
| | DAMIEN GRANT | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | LUIS INIGUEZ | Cole Information Services |
| | TERESA NAVARETE | Cole Information Services |
| 1981 | GUERRERO ROSA | Pacific Telephone |
| 1976 | Santos Jose | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1962 | Burwell Leo H | Pacific Telephone |
| | James Anna | Pacific Telephone |
| | James Martha | Pacific Telephone |
| 1958 | Addison Gus | Pacific Telephone |
| 1951 | 8th Av Splawinski Frank r | Pacific Telephone & Telegraph Co. |
| 1942 | Cutberth Jos B Argenta emp SCGCo | Los Angeles Directory Co. |
| | Hays Jas H Violet E carp | Los Angeles Directory Co. |
| | SMITH Royal A | Los Angeles Directory Co. |
| 1937 | Metzger Harland Ruth gdnr | Los Angeles Directory Co. |
| 1933 | MAPLES Chas D auto mech | Los Angeles Directory Co. |
| | Webler Marie Mrs | Los Angeles Directory Co. |
| | Webler Rolland C studiowkr | Los Angeles Directory Co. |
| 1929 | GOLDSTEIN Max Frances meatctr | Los Angeles Directory Co. |
| | SCHWARZ Walter A Fay clk Dept Pub Service r | Los Angeles Directory Co. |
| 1924 | SCHWARZ Walter A h | Los Angeles Directory Co. |
| | SULLIVAN Harry H cashr h | Los Angeles Directory Co. |
| | CROSS C L truck driver h | Los Angeles Directory Co. |
| | SCHWARZ Fay N clk r | Los Angeles Directory Co. |

**3434 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | SHELDON NESBIT | Cole Information Services |
| 2009 | SHELDON NESBIT | Cole Information Services |
| 2006 | NESBITT Linda | Haines Company, Inc |
| 2000 | NESBITT Linda | Haines & Company |
| 1999 | SHELDON NESBIT | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 1994 | A B WATSON | Cole Information Services |
| | WATSON, OLGA P | Cole Information Services |
| 1990 | NESBIT SHERMAN M | Pacific Bell |
| | WATSON A B RL EST | Pacific Bell |
| | WATSON OLGA P | Pacific Bell |
| 1986 | WATSON A B RL EST | Pacific Bell |
| 1981 | WATSON A B RL EST | Pacific Telephone |
| | WATSON AUGUST B | Pacific Telephone |
| 1976 | Watson A B rl est | Pacific Telephone |
| | Watson August B | Pacific Telephone |
| 1971 | Watson A B rl est | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1971 | Watson August B | Pacific Telephone |
| 1967 | Watson A B rl est | Pacific Telephone |
| | Watson August B | Pacific Telephone |
| 1962 | Watson A B rl est | Pacific Telephone |
| | Watson August B | Pacific Telephone |
| 1958 | Watson A B rl est | Pacific Telephone |
| | Watson August B | Pacific Telephone |
| 1951 | 8th Av Cannon John F r | Pacific Telephone & Telegraph Co. |
| | 8th Av Watson August B r | Pacific Telephone & Telegraph Co. |
| 1937 | TALBOT Theo J Frances musician | Los Angeles Directory Co. |
| 1933 | Martin Claude Ernestine cook | Los Angeles Directory Co. |
| | Martin Claude A clk | Los Angeles Directory Co. |
| | Martin Perle E sten | Los Angeles Directory Co. |
| 1929 | Eichenberg Frank L Cecil carp | Los Angeles Directory Co. |
| 1924 | Bosomworth Elsie G steno County Mechanical Dept r | Los Angeles Directory Co. |
| | WARD Clarence A slsmn Tom Morris h | Los Angeles Directory Co. |

**3435 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | GABRIEL CERVANTES | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 2009 | OCCUPANT UNKNOWN | Cole Information Services |
| | MARIA CERVANTES | Cole Information Services |
| 2006 | CERVANTES Mari | Haines Company, Inc |
| | Margarita | Haines Company, Inc |
| | CHAVEZJose | Haines Company, Inc |
| 2004 | GABRIEL CERVANTES | Cole Information Services |
| 2000 | CERVANTES Maria Marganta | Haines & Company |
| | CHAVEZ Jose | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | MARIA CERVANTES | Cole Information Services |
| 1994 | VARGAS, SILVIA | Cole Information Services |
| | CHAVEZ, JOSE D | Cole Information Services |
| 1976 | Davis Lina | Pacific Telephone |
| 1971 | Doi Kiyoaki | Pacific Telephone |
| 1967 | Doi Kiyoaki | Pacific Telephone |
| 1962 | Hata Frank | Pacific Telephone |
| | Doi Kiyoaki | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1958 | Omori Kenneth M | Pacific Telephone |
| 1951 | 8th Av Marshall Thos J r | Pacific Telephone & Telegraph Co. |
| 1942 | MILLER Harry A Birdie K | Los Angeles Directory Co. |
| | KENNARD Susie | Los Angeles Directory Co. |
| 1937 | Kennard Susie | Los Angeles Directory Co. |
| | MILLER Harry L Birdie K | Los Angeles Directory Co. |
| 1933 | Kennard Susan nurse | Los Angeles Directory Co. |
| | MILLER Harry L Birdie K slsmn | Los Angeles Directory Co. |
| 1929 | MILLER Birdie smstrs | Los Angeles Directory Co. |
| | Cannard Susan | Los Angeles Directory Co. |
| | MILLER Harry L Birdie slsmn | Los Angeles Directory Co. |
| 1924 | Miller Harry h | Los Angeles Directory Co. |

**3436 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | GREGORY CLARK | Cole Information Services |
| 2009 | OCCUPANT UNKNOWN | Cole Information Services |
| 2006 | CLARK Nettle Lee | Haines Company, Inc |
| 2004 | ANTHONY DAVIS | Cole Information Services |
| | SAMUEL CLARK | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| | RILEY WASHINGTON | Cole Information Services |
| 2000 | a 1/2 CLARK Nettie Lee | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| 1994 | CLARK, NETTIE L | Cole Information Services |
| 1981 | CLARK MICHAEL D | Pacific Telephone |
| 1976 | Smith Arthur Gene | Pacific Telephone |
| | Clark Nettie L | Pacific Telephone |
| 1967 | Inouye Dennis | Pacific Telephone |
| 1951 | 8th Av Tanaka Jimmy r | Pacific Telephone & Telegraph Co. |
| 1942 | Atwater John B Etta M slsmn | Los Angeles Directory Co. |
| 1924 | Van Stigt Burdette v pres California Window Shade Co h | Los Angeles Directory Co. |

**3438 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | PARKER SELLERS | Cole Information Services |
| 2009 | MICHAEL FUJIMOTO | Cole Information Services |
| 2006 | FUJIMOTO MIoh | Haines Company, Inc |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2004 | MICHI FUJIMOTO | Cole Information Services |
| 2000 | FUJIMOTO Noriko | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | MICHAEL FUJIMOTO | Cole Information Services |
| 1971 | Fujimoto Hisashi | Pacific Telephone |
| 1967 | Fujimoto Hisashi | Pacific Telephone |
| 1962 | Fujimoto Hisashi | Pacific Telephone |
| 1958 | Miller Mae F Mrs | Pacific Telephone |
| 1951 | 8th Av Miller Mae F Mrs r | Pacific Telephone & Telegraph Co. |
| 1942 | MILLER Mary | Los Angeles Directory Co. |
| | MILLER Albt G Mabel | Los Angeles Directory Co. |
| 1937 | MILLER Raymond A br mgr Safeway Stores | Los Angeles Directory Co. |
| | MILLER Bertram F alsmn | Los Angeles Directory Co. |
| | Miller Albt G Mae F slsmn Janss Inv Corp | Los Angeles Directory Co. |
| 1933 | BAKER Jas M oil mfr | Los Angeles Directory Co. |
| | Miller Albt G Mae F slsmn | Los Angeles Directory Co. |
| | MILLER Bertram F carp | Los Angeles Directory Co. |
| | MILLER Ray clk | Los Angeles Directory Co. |
| | MILLER Raymond slsmn | Los Angeles Directory Co. |
| 1929 | FOLGER Saml W Martha pntr | Los Angeles Directory Co. |
| | MILLER Albt G Mary slsmn Janss Inv Co | Los Angeles Directory Co. |
| | MILLER Bert clk | Los Angeles Directory Co. |

**3439 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | JULIO ZAMUDIO | Cole Information Services |
| 2009 | JULIO ZAMUDIO | Cole Information Services |
| 2006 | e ZAMUDIOJulio | Haines Company, Inc |
| 2004 | JULIO ZAMUDIO | Cole Information Services |
| 1999 | JULIO ZAMUDIO | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 1967 | Sheffield Marguerite Mrs | Pacific Telephone |
| 1962 | Sheffield Marguerite Mrs | Pacific Telephone |
| 1958 | Sheffield Marguerite Mrs | Pacific Telephone |
| 1951 | 8th Av Sheffield Marguerite Mrs r | Pacific Telephone & Telegraph Co. |
| 1942 | Klock John D Vera L electn | Los Angeles Directory Co. |
| 1933 | Klock John D Vera L tel repr | Los Angeles Directory Co. |
| 1929 | Klock John D Vera electn | Los Angeles Directory Co. |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1924 | Hamrick Ernest O police h | Los Angeles Directory Co. |

**3442 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1924 | MILLER Albt G slsmn h | Los Angeles Directory Co. |

**3443 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | SALVADOR ROCIO | Cole Information Services |
| 2009 | SALVADOR ROCIO | Cole Information Services |
| 2006 | MONTES Ellzabeth | Haines Company, Inc |
| 2004 | ELIZHABET MONTES | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | SALVADOR ROCIO | Cole Information Services |
| 1962 | Matsuda Buntaro | Pacific Telephone |
| 1958 | Shibuyama R | Pacific Telephone |
| 1951 | 8th Av Shibuyama R r | Pacific Telephone & Telegraph Co. |
| 1942 | DAVIS John L | Los Angeles Directory Co. |
| 1937 | Mazzanti Develio Velma clk | Los Angeles Directory Co. |
| 1933 | Muzarelli Mary mach opr | Los Angeles Directory Co. |
| | Jarvis Estelle E clk | Los Angeles Directory Co. |
| 1929 | Jewell Carrie N wid C B | Los Angeles Directory Co. |
| | Jewel H W slsmn Dictaphone Sales Corp | Los Angeles Directory Co. |
| | Jewell Howard W Marion slsmn Dictaphone Sls Corp | Los Angeles Directory Co. |

**3445 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1942 | OWENS J D Helena | Los Angeles Directory Co. |

**3446 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| 2009 | MARIA POLANCO | Cole Information Services |
| 2006 | ESPARZASsrglo | Haines Company, Inc |
| | OROZCO Edck | Haines Company, Inc |
| 2004 | MURIEL SHORT | Cole Information Services |
| 2000 | HENLEY Michael | Haines & Company |
| 1999 | MARIA POLANCO | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1981 | LEE GUSSLE POWELL | Pacific Telephone |
| 1958 | Cock Fred | Pacific Telephone |
| 1951 | 8th Av Cock Fred r | Pacific Telephone & Telegraph Co. |
| 1942 | Cocks Fred J Janet A | Los Angeles Directory Co. |
| 1937 | COCK Fred I Jeanette slsmn | Los Angeles Directory Co. |
| 1933 | Cocks Fred Janet farmer | Los Angeles Directory Co. |
| 1929 | COCK Fred I Jeannette clk | Los Angeles Directory Co. |
| 1924 | COCK Fred I h | Los Angeles Directory Co. |

**3447 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | ERIKA GONZALEZ | Cole Information Services |
| 2009 | RONALD HENDERSON | Cole Information Services |
| 2006 | e KONNO Robert | Haines Company, Inc |
| 2004 | C & T HANDBAGS & ACCESSORIES | Cole Information Services |
| | TIMOTHEA HUTCHENSON | Cole Information Services |
| 2000 | KONNO Robert | Haines & Company |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | RONALD HENDERSON | Cole Information Services |
| 1990 | HENDERSON CYNTHIA D | Pacific Bell |
| 1986 | HENDERSON CYNTHIA D | Pacific Bell |
| 1981 | ESTRADA RENE LEONEL | Pacific Telephone |
| 1976 | Melgoza Antonio V | Pacific Telephone |
| 1971 | Diaz Hernan | Pacific Telephone |
| 1967 | Konno Grace Mrs | Pacific Telephone |
| 1962 | Konno Grace Mrs | Pacific Telephone |
| 1958 | Konno Grace Mrs | Pacific Telephone |
| 1951 | 8th Av Konno Grace Mrs r | Pacific Telephone & Telegraph Co. |
| 1942 | HENIGAR Martha B | Los Angeles Directory Co. |
| | HENIGAR Saml C Mae Crawford & Henigar | Los Angeles Directory Co. |
| 1937 | CLARK MARGARETE L MRS Member City Board of Education | Los Angeles Directory Co. |
| | HENIGAR Saml C Mae mech | Los Angeles Directory Co. |
| 1933 | CRAWFORD Inez restr wkr | Los Angeles Directory Co. |
| | HENIGAR Irvin E USN | Los Angeles Directory Co. |
| | HENIGAR Saml C Ida M auto mech | Los Angeles Directory Co. |
| 1929 | Henigar Saml C Ida M auto mech | Los Angeles Directory Co. |

# FINDINGS

**3448 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 2014 | HECTOR MANZO | Cole Information Services |
| 2009 | GABRIELA RODRIGUEZ | Cole Information Services |
| 1999 | GABRIELA RODRIGUEZ | Cole Information Services |
| 1986 | ADINOFF MARGERY DR | Pacific Bell |
| | PERSONAL TAX SERVICE | Pacific Bell |
| 1981 | PHEINE VINCENT | Pacific Telephone |
| 1976 | Harvey Lillie | Pacific Telephone |
| 1962 | Kozono Minoru | Pacific Telephone |

**3414 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1990 | JENKINS CURTIS G | Pacific Bell |

**3421 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1990 | ROMERO JUANA | Pacific Bell |

**3423 3/4 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1986 | HERNANDEZ ANDRES | Pacific Bell |

**3428 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1981 | HILLMAN KELVIN Q | Pacific Telephone |

**3431 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1990 | INIGUEZ BENITO | Pacific Bell |

**3433 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1986 | INIGUEZ LUIS | Pacific Bell |
| 1981 | INIGUEZ LUIS | Pacific Telephone |

**3435 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1990 | CHAVEZ JOSE D | Pacific Bell |

# FINDINGS

**3436 1/2 8TH AVE**

| Year | Uses | Source |
|---|---|---|
| 1990 | CLARK MICHAEL D | Pacific Bell |

## JEFFERSON BLVD W

**2702 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Ken Bens Jewlry | Pacific Telephone & Telegraph Co. |

**2704 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| | XXXX | Haines & Company |
| 1951 | W Jeffrsn Tarumoto Geo S dntst | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Nagata Wallace T Dr | Pacific Telephone & Telegraph Co. |

**2705 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | a 1/2 JOHNSON I | Haines & Company |
| | a 1/2 JOHNSON I | Haines & Company |
| 1951 | W Jeffrsn Bl Dewberry Marjorie | Pacific Telephone & Telegraph Co. |
| | Harrison Helen Louise r | Pacific Telephone & Telegraph Co. |
| | Pearson Alfonzo r | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Kashu Rlty Co | Pacific Telephone & Telegraph Co. |

**2706 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | COOKE Charles | Haines & Company |
| | COOKE CLDR | Haines & Company |

**2707 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | FREEMAN W O | Haines & Company |
| | a 1/2 FREEMAN T | Haines & Company |
| | WARD Todd | Haines & Company |
| | WARD REALTY | Haines & Company |
| 1951 | W Jeffrsn Bl Ward G r | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Ward G & Co | Pacific Telephone & Telegraph Co. |

# FINDINGS

**2708 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |

**2709 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | WIEN Jacqualine | Haines & Company |

**2710 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | a 1/2 CORTEZ Maria | Haines & Company |
| | SATARAY Susanna | Haines & Company |
| | JEFFERSON BLVD W 90018 CONT | Haines & Company |
| | CAMBRONERO Silvia ROJAS Juan P | Haines & Company |
| 1951 | W Jeffrsn Weller Rose E r | Pacific Telephone & Telegraph Co. |

**2711 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |

**2713 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |

**2714 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | SPENCER Patricia | Haines & Company |
| | MER ACCNTNG & TAX SRV | Haines & Company |
| 1951 | W Jeffrsn Guenther Nellie Mrs r | Pacific Telephone & Telegraph Co. |

**2715 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | a 1/2 D C & J CUSTOM UPHOLSTERY | Haines & Company |
| | TALK TOWN HAIR SLN | Haines & Company |
| 1951 | W Jeffn Holz Edward L r | Pacific Telephone & Telegraph Co. |

**2716 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| 1951 | W Jeffrsn Parks Cecil M Co | Pacific Telephone & Telegraph Co. |

# FINDINGS

**2718 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | SPENCER Patricia | Haines & Company |
| 1951 | W Jeffrsn Bl Smith Hampton B r | Pacific Telephone & Telegraph Co. |

**2719 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | DEVERAUX Mary | Haines & Company |
| 1951 | W Jeffrsn Bl Martin Tanzie r | Pacific Telephone & Telegraph Co. |

**2720 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Di Annes Beauty Nook | Pacific Telephone & Telegraph Co. |

**2721 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| 1951 | W Jeffrsn Bl Gilchrist Wm J r | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Gilchrist Rl Est | Pacific Telephone & Telegraph Co. |

**2724 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | SALAZAR Maria | Haines & Company |
| 1951 | W Jeffrsn Tamura & Co appls | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Tamura & Co appls | Pacific Telephone & Telegraph Co. |

**2726 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| 1951 | W Jeffrsn Marjories Dressmaking Shop | Pacific Telephone & Telegraph Co. |

**2728 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| 1951 | W Jeffrsn Hurst Clnrs | Pacific Telephone & Telegraph Co. |

**2729 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Pilgrim Laundry | Pacific Telephone & Telegraph Co. |

# FINDINGS

**2730 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | UNITD NATION OF ISLAM THE | Haines & Company |

**2731 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | L A CHRISTN ACPNCTR | Haines & Company |
| | PAEK Paul | Haines & Company |
| 1951 | W Jeffrsn Bl Eighth Ave Clnrs & Dyers | Pacific Telephone & Telegraph Co. |

**2801 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |

**2803 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | NANCE Ella | Haines & Company |
| 1951 | W Jeffrsn Kopulsky Grocery | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Marthas Beauty Salon | Pacific Telephone & Telegraph Co. |

**2805 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |

**2807 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | UCHIMIYA Joe | Haines & Company |

**2811 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | UCHIMIYA Joe | Haines & Company |
| | JOES FRM & ALIGNMT SV | Haines & Company |
| 1951 | W Jeffrsn Stewart Harry A used cars | Pacific Telephone & Telegraph Co. |

**2814 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | PADILLA Silvia | Haines & Company |
| | TORRES Francisco | Haines & Company |

**2815 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffn Baker H D r | Pacific Telephone & Telegraph Co. |

# FINDINGS

**2816 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | MAHONEY John | Haines & Company |
| | VETERAN CAB | Haines & Company |
| | A 1 VETERAN MESSENGER SERVICE | Haines & Company |

**2818 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Olivier Leon J r | Pacific Telephone & Telegraph Co. |

**2820 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | PHILLIPS Willie V T P INC | Haines & Company |

**2822 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Bl New Orleans Sea Food Grotto | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Oliver Leon New Orleans Sea Food Grotto | Pacific Telephone & Telegraph Co. |

**2823 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Bl Skipper Isaiah N r | Pacific Telephone & Telegraph Co. |

**2824 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 1951 | W Jeffrsn Bl Franks It Mkt | Pacific Telephone & Telegraph Co. |

**2825 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | FAITH PRAYER ASMBLY | Haines & Company |

**2826 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |

**2827 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | TONYS NEW & USED CARPET | Haines & Company |

# FINDINGS

**2828 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | CONCORD MSSNRY BAPT | Haines & Company |
| | CONCORD BAPTIST SC | Haines & Company |
| 1951 | W Jeffn Snyders Pharmacy | Pacific Telephone & Telegraph Co. |

**2829 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| 1951 | W Jeffrsn Angeles Clnrs | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Hamamura Geo S Angeles Clnrs | Pacific Telephone & Telegraph Co. |

**2831 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | XXXX | Haines & Company |
| 1951 | W Jeffrsn | Pacific Telephone & Telegraph Co. |
| | Rothstein Jerome S r | Pacific Telephone & Telegraph Co. |
| | Johnson Willa A | Pacific Telephone & Telegraph Co. |

**2833 JEFFERSON BLVD W**

| Year | Uses | Source |
|---|---|---|
| 2000 | NINTH AVE LIQUOR | Haines & Company |
| 1951 | W Jeffrsn Sams Liquor Store | Pacific Telephone & Telegraph Co. |
| | W Jeffrsn Bl Sports Corner Liquor Store | Pacific Telephone & Telegraph Co. |

## W 8TH ST

**3411 W 8TH ST**

| Year | Uses | Source |
|---|---|---|
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| | HARVARD LIFE MEDICAL CTR | Cole Information Services |
| 1999 | MERCY MEDICAL CLINIC OBSTETRCS & GYNECLGST | Cole Information Services |
| | HARVARD LIFE MEDICAL CENTER | Cole Information Services |
| 1994 | MERCY MEDICAL CLINIC | Cole Information Services |

## W JEFFERSON

**2714 W JEFFERSON**

| Year | Uses | Source |
|---|---|---|
| 1981 | CRANFORD INCOME TAX SERVICE | Pacific Telephone |

| Year | Uses | Source |
|---|---|---|
| 1924 | Self Jas M moldr r | Los Angeles Directory Co. |
| | GARNER Lawrence H mech h | Los Angeles Directory Co. |

## W JEFFERSON BLVD

### 2704 W JEFFERSON BLVD

| Year | Uses | Source |
|---|---|---|
| 2006 | PET HOSPITAL& | Haines Company, Inc |
| | GROOMING | Haines Company, Inc |
| | PET HOSPITAL | Haines Company, Inc |
| | GROOMING | Haines Company, Inc |
| 1994 | PINSON PROFESSIONAL SVC | Cole Information Services |
| 1986 | ESR MANAGEMENT AND DEVELOPMENT CONSULTANTS | Pacific Bell |
| 1981 | INVESTORS ESCROW CO INC | Pacific Telephone |
| 1976 | Woodsman Agcy ins | Pacific Telephone |
| | INVESTORS ESCROW CO INC | Pacific Telephone |
| | Greater Investors Co | Pacific Telephone |
| 1971 | Greater Investors Co | Pacific Telephone |
| | INVESTORS ESCROW CO INC | Pacific Telephone |
| | Woodsman Agcy ins | Pacific Telephone |
| 1967 | Woodsman Agcy Ins | Pacific Telephone |
| | INVESTORS ESCROW CO INC | Pacific Telephone |
| | Greater Investors Co | Pacific Telephone |

### 2705 W JEFFERSON BLVD

| Year | Uses | Source |
|---|---|---|
| 2014 | VICTORIA JOHNSON | Cole Information Services |
| 2009 | VICTORIA JOHNSON | Cole Information Services |
| 2006 | EMPIESAAVivir | Haines Company, Inc |
| | JOHNSON I | Haines Company, Inc |
| 2004 | IRENE JOHNSON | Cole Information Services |
| 1999 | VICTORIA JOHNSON | Cole Information Services |
| 1981 | SAV-A-TAX BUSINESS SERVICE | Pacific Telephone |
| 1976 | Yarbrough Apts | Pacific Telephone |
| | Jackson Leroy | Pacific Telephone |
| 1971 | Thrifty Bookkeeping Service | Pacific Telephone |
| | Francis Jos | Pacific Telephone |
| 1967 | Thrifty Bookkeeping Service | Pacific Telephone |
| | Francis Jos | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1962 | Hall Oma L | Pacific Telephone |
| | KASHU REALTY CO | Pacific Telephone |
| | Raymore Zemma | Pacific Telephone |
| 1958 | Phillips Mandalene A | Pacific Telephone |
| | KASHU REALTY CO | Pacific Telephone |
| | La Cal Homes Inc | Pacific Telephone |

**2706 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | GUEVARA DENTAL CLINIC | Cole Information Services |
| 2009 | COOKE MYRON B DR | Cole Information Services |
| 2006 | COOKEL CHARLES | Haines Company, Inc |
| | COOKE MYRON B | Haines Company, Inc |
| 2004 | COOKE MYRON B DR | Cole Information Services |
| 1999 | COOKE CHARLES L DR DC | Cole Information Services |
| 1994 | FAMILY HEALTH CTR | Cole Information Services |
| 1990 | COOKE CHARLES L DR DC | Pacific Bell |
| 1986 | COOKE CHARLES L DR DC | Pacific Bell |
| 1981 | C L DR | Pacific Telephone |
| 1971 | Nagata Wallace T MD | Pacific Telephone |
| 1967 | Nagata Wallace T MD | Pacific Telephone |
| 1962 | Nagata Wallace T Dr | Pacific Telephone |
| 1958 | Nagata Wallace T Dr | Pacific Telephone |

**2707 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | BESYS BEAUTY SALON | Cole Information Services |
| | BEVERLY WHITE | Cole Information Services |
| | LINSTEAD CONSTRUCTION | Cole Information Services |
| 2009 | BEVERLY WHITE | Cole Information Services |
| | BESTYS BEAUTY SALON | Cole Information Services |
| 2006 | CONSTRUCTION | Haines Company, Inc |
| | UINSTEAD | Haines Company, Inc |
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | WARD REALTY | Cole Information Services |
| | BEVERLY WHITE | Cole Information Services |
| 1994 | FREEMAN, WILLIE O | Cole Information Services |
| | G WARD REALTY CO | Cole Information Services |
| 1990 | WARD S REAL ESTATE CO | Pacific Bell |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1990 | WARD G REALTY CO | Pacific Bell |
| 1986 | WARD S REAL ESTATE CO | Pacific Bell |
| | WARD G REALTY CO | Pacific Bell |
| 1981 | WARD G REALTY CO | Pacific Telephone |
| | WARD S REAL ESTATE CO | Pacific Telephone |
| 1976 | Freeman W O | Pacific Telephone |
| | Ward G Realty Co | Pacific Telephone |
| | Wards Real Estate Co | Pacific Telephone |
| 1971 | Freeman W O | Pacific Telephone |
| | Ward G Realty Co | Pacific Telephone |
| | Wards Real Estate Co | Pacific Telephone |
| 1967 | Wards Real Estate Co | Pacific Telephone |
| | Freeman W O | Pacific Telephone |
| | Ward G Realty Co | Pacific Telephone |
| 1962 | Ward G & Co rl est | Pacific Telephone |
| | Wards Real Estate Co | Pacific Telephone |
| | Williams Gladys Mrs | Pacific Telephone |
| 1958 | Blueing Margaret | Pacific Telephone |
| | Ward G & Co rl est | Pacific Telephone |
| | Wards Real Estate Co | Pacific Telephone |

**2708 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| 1990 | TARUMOTO GEO S DNTST | Pacific Bell |
| 1986 | TARUMOTO GEO S DNTST | Pacific Bell |
| 1981 | TARUMOTO GEO S DNTST | Pacific Telephone |
| 1976 | Tarumoto Geo S dntst | Pacific Telephone |
| 1971 | Tarumoto Geo S dntst | Pacific Telephone |
| 1967 | Tarumoto Geo S dntst | Pacific Telephone |
| 1962 | Tarumoto Geo S dntst | Pacific Telephone |
| 1958 | Tarumoto Geo S dntst | Pacific Telephone |

**2709 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2006 | SHABAZZ Khadiuh | Haines Company, Inc |
| 2004 | KHADIJAH SHABAZZ | Cole Information Services |
| 1994 | IMAGING 3000 | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1971 | Starks Drumstick Restaurant | Pacific Telephone |
| | Starks Drumstick Restaurant | Pacific Telephone |
| 1962 | St John Christian Methodist Episcopal Church | Pacific Telephone |
| 1958 | St John Christian Methodist & Episcopal Church | Pacific Telephone |

**2710 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | SORAYA ENRIQUEZ | Cole Information Services |
| | MAURICIO ANAYA | Cole Information Services |
| | PATRICIA ALEGRIA | Cole Information Services |
| | M & L CUSTOM UPHOLSTERY | Cole Information Services |
| 2009 | PATRICIA ALEGRIA | Cole Information Services |
| | GAUDENCIO DELEON | Cole Information Services |
| | SANDRA VASQUEZ | Cole Information Services |
| 2006 | APARTMENTS | Haines Company, Inc |
| | GOMEZ HERNANDE | Haines Company, Inc |
| | Cados | Haines Company, Inc |
| | GUEVARA Marion | Haines Company, Inc |
| | PANDURO ALEGRI | Haines Company, Inc |
| | Patrca | Haines Company, Inc |
| | RODRIGUEZ Barbara | Haines Company, Inc |
| | ROMERO Jose Saul | Haines Company, Inc |
| | VASQUEZ Maria | Haines Company, Inc |
| | VASQUEZ Sandra | Haines Company, Inc |
| 2004 | SANDRA VASQUEZ | Cole Information Services |
| | CLEMENTINA LEON | Cole Information Services |
| | MARTA RODRIGUEZ | Cole Information Services |
| | LISA ALBUJA | Cole Information Services |
| | JACQUELINE LOPEZ | Cole Information Services |
| | PATRICIA PANDURO | Cole Information Services |
| | PATRICIA PANDURO-ALEGRIA | Cole Information Services |
| | G & I CUSTOM DRAPES | Cole Information Services |
| 1999 | GAUDENCIO DELEON | Cole Information Services |
| | SANDRA VASQUEZ | Cole Information Services |
| | PATRICIA ALEGRIA | Cole Information Services |
| 1994 | BENAVIDES, FREDDY A | Cole Information Services |
| 1986 | VAUGHN EDDIE M JR DR | Pacific Bell |
| | VAUGHN EDDIE M JR REV | Pacific Bell |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1986 | CHRIST TEMPLE HOLINESS CHURCH OF GOD PENTECOSTAL | Pacific Bell |
| | GOSPEL BEAT MUSIC STUDIOS | Pacific Bell |
| | HERNANDEZ JORGE | Pacific Bell |
| 1981 | CALIFORNIA LICENSED PROFESSIONAL MARRIAGE AND FAMILY COUNSELING ASSOCIATION | Pacific Telephone |
| | CHRIST TEMPLE CHURCH OF GOD IN CHRIST | Pacific Telephone |
| | CHRIST TEMPLE CHURCH OF GOD IN CHRIST BIBLE SEMINARY | Pacific Telephone |
| | CHRIST TEMPLE MARRIAGE & FAMILY COUNSELLING | Pacific Telephone |
| | CHRIST TEMPLE WEDDING CHAPEL | Pacific Telephone |
| | GOSPEL BEAT MUSIC STUDIOS | Pacific Telephone |
| | JAMAICA PRECILIANO J | Pacific Telephone |
| | ORIGINAL INSTITUTION OF THEOLOGY THE | Pacific Telephone |
| | VAUGHN EDDIE M JR DR | Pacific Telephone |
| | VAUGHN EDDIE M REV | Pacific Telephone |
| 1976 | Cole Ralph H MD | Pacific Telephone |
| | Dixon Odelia | Pacific Telephone |
| | Miller Jos I Jr | Pacific Telephone |
| | Ueda Clara | Pacific Telephone |
| 1971 | Cole Ralph H MD | Pacific Telephone |
| | Dixon Odelia | Pacific Telephone |
| 1967 | Cole Ralph H Dr | Pacific Telephone |
| | Dixon Odelia | Pacific Telephone |
| | Stewart Brenda | Pacific Telephone |
| | Weathersby Jas | Pacific Telephone |
| | Wilson H Jr | Pacific Telephone |
| 1962 | TURNER CONCRETE CONSTRUCTION CO | Pacific Telephone |
| | Bovden Mattie | Pacific Telephone |
| | Cole Ralph H Dr | Pacific Telephone |
| | Les Dames Coiffeur | Pacific Telephone |
| | Mosier Mildred | Pacific Telephone |
| | SPENCER ELECTRIC CO | Pacific Telephone |
| | Ware Lola | Pacific Telephone |
| 1958 | Martin Bessie | Pacific Telephone |
| 1933 | WELLER Geo F Rose B clk Dept Water & Power | Los Angeles Directory Co. |

# FINDINGS

**2711 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | S W JANITORIAL SERVICES INC | Cole Information Services |
| 2006 | UNITYTWO | Haines Company, Inc |
| 2004 | SYSTEMS FOR HUMAN EMPOWERMENT | Cole Information Services |
| | INNER CITY MULTIMEDIA | Cole Information Services |
| | INNER CITY BURNERZ | Cole Information Services |
| 1999 | D C & J CUSTOM UPHOLSTERY | Cole Information Services |
| 1994 | F M AUTO STREO ALRM | Cole Information Services |
| | SHABEZZ BAKERY | Cole Information Services |
| 1990 | CALIFORNIA CREW THE | Pacific Bell |
| 1986 | HALL BROTHERS MOVING & STORAGE | Pacific Bell |
| 1985 | HALL BROTHERS MOVING | Pacific Bell |
| 1981 | HALL BROTHERS MOVING | Pacific Telephone |
| 1971 | Rainbow Beauty Shop | Pacific Telephone |
| | Branch Raymond | Pacific Telephone |
| | Jeltz Georgia Henson beauticn | Pacific Telephone |
| | Rainbow Barber Shop | Pacific Telephone |
| 1967 | Jeltz Georgia Henson beauticn | Pacific Telephone |
| | Rainbow Barber Shop | Pacific Telephone |
| | Rainbow Beauty Shop | Pacific Telephone |

**2712 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2009 | ALEJANDRO GARCIA | Cole Information Services |
| 2006 | GARCIA Alejandro | Haines Company, Inc |
| 2004 | LIGIA ZELAYA | Cole Information Services |
| 1999 | ALEJANDRO GARCIA | Cole Information Services |
| 1986 | ALVARADO JUAN ANTONIO | Pacific Bell |
| 1981 | EVANS MERVIN | Pacific Telephone |
| 1976 | Durk Anthony Barber Shop | Pacific Telephone |
| | Durks Nola Barber Shop | Pacific Telephone |
| 1971 | Durks Nola Barber Shop | Pacific Telephone |
| | Durk Anthony Barber Shop | Pacific Telephone |
| | Durks Nola Barber Shop | Pacific Telephone |
| 1967 | KEN BENS JEWELRY | Pacific Telephone |
| 1962 | Ken Bens Jewelry | Pacific Telephone |

# FINDINGS

**2713 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2009 | UNITY TWO INC | Cole Information Services |
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |

**2714 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1999 | MER ACCOUNTING & TAX SERVICE | Cole Information Services |
| 1994 | MER ACCOUNTING & TAX SVC | Cole Information Services |
| 1990 | MER ACCOUNTING & TAX SERVICE | Pacific Bell |
| 1986 | CRANFORD INCOME TAX SERVICE | Pacific Bell |
| 1976 | Cranford Income Tax Service | Pacific Telephone |
| 1971 | Cranford Bookkeeping Service | Pacific Telephone |
| 1967 | Cranford L G Bookkeeping Serv | Pacific Telephone |
| 1962 | Cranford L G Bookkeeping Serv | Pacific Telephone |
| 1958 | SPENCER ELECTRIC CO | Pacific Telephone |
| | Spencer Kenneth F | Pacific Telephone |

**2715 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| | TALK OF THE TOWN HAIR SALON | Cole Information Services |
| 1999 | TALK OF THE TOWN HAIR SALON | Cole Information Services |
| 1994 | TALK OF THE TOWN HAIR SALON | Cole Information Services |
| 1990 | DYNASTY BOUTIQUE | Pacific Bell |
| 1981 | R K PINBALL MACHINES | Pacific Telephone |
| 1976 | Nite & Day Cleaners | Pacific Telephone |
| 1971 | Nite & Day Cleaners | Pacific Telephone |
| 1967 | FASHION CENTER CLEANERS | Pacific Telephone |
| 1958 | Hays Milton S Capt | Pacific Telephone |

**2716 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2009 | BELCO CORPORATE | Cole Information Services |
| 2006 | SERVICES | Haines Company, Inc |
| | KANS ELECTRICAL | Haines Company, Inc |
| 1999 | SPENCER ELECTRIC COMPANY | Cole Information Services |
| 1994 | SPENCER PLUMBING & HEATING | Cole Information Services |
| | KYLE CO | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1990 | KYLE CO INC | Pacific Bell |
| | KYLE CO INC BLDG CONTR | Pacific Bell |
| | SPENCER ELECTRIC | Pacific Bell |
| | SPENCER ELECTRIC CO | Pacific Bell |
| | SPENCER PLUMBING & HEATING | Pacific Bell |
| | SPENCER ROOFING | Pacific Bell |
| 1986 | KYLE CO INC | Pacific Bell |
| | KYLE CO INC BLDG CONTR | Pacific Bell |
| | SPENCER ELECTRIC | Pacific Bell |
| | SPENCER ELECTRIC CO | Pacific Bell |
| | SPENCER PLUMBING & HEATING | Pacific Bell |
| | SPENCER ROOFING | Pacific Bell |
| 1981 | KYLE CO INC | Pacific Telephone |
| | KYLE CO INC BLDG CONTR | Pacific Telephone |
| | SPENCER ELECTRIC | Pacific Telephone |
| | SPENCER ELECTRIC CO | Pacific Telephone |
| | SPENCER PLUMBING & HEATING | Pacific Telephone |
| | SPENCER ROOFING | Pacific Telephone |
| | URBAN ELECTRIC CO | Pacific Telephone |
| 1976 | Kyle Co Inc | Pacific Telephone |
| | Kyle Co Inc bldg contr | Pacific Telephone |
| | Spencer Construction Co | Pacific Telephone |
| | SPENCER ELECTRIC CO | Pacific Telephone |
| | Spencer Plumbing & Heating | Pacific Telephone |
| 1971 | Kyle Co Inc | Pacific Telephone |
| | KYLE CO INC bldg contr | Pacific Telephone |
| | SPENCER ELECTRIC CO | Pacific Telephone |
| | Spencer Kenneth F | Pacific Telephone |
| 1967 | KYLE CO INC bldg contr | Pacific Telephone |
| | SPENCER ELECTRIC CO | Pacific Telephone |
| 1962 | Spencer Kenneth F | Pacific Telephone |

**2718 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1962 | Smith Octavia Julia | Pacific Telephone |
| 1958 | Smith Octavia Juia | Pacific Telephone |

# FINDINGS

**2719 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | ARDIS WALKER | Cole Information Services |
| 2009 | ARDIS WALKER | Cole Information Services |
| 2006 | DEVERAUX Mary | Haines Company, Inc |
| 2004 | MARY DEVERAUX | Cole Information Services |
| 1999 | ARDIS WALKER | Cole Information Services |
| 1994 | DEVERAUX, MARY | Cole Information Services |
| 1990 | DEVERAUX MARY | Pacific Bell |
| 1986 | DEVERAUX MARY | Pacific Bell |
| 1981 | DEVERAUX MARY | Pacific Telephone |
| 1976 | Cooley Dagmar | Pacific Telephone |
| | Deveraux Mary | Pacific Telephone |
| 1971 | Deveraux Mary | Pacific Telephone |
| 1967 | Martin Tanzle | Pacific Telephone |
| 1962 | Martin Tanzie | Pacific Telephone |
| | Proctor Arnjue O | Pacific Telephone |
| 1958 | Martin Teazie | Pacific Telephone |

**2720 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1967 | Duck Anthony Barber Shop | Pacific Telephone |
| | Durks Nola Barber Shop | Pacific Telephone |
| | Durks Nola Barber Shop | Pacific Telephone |
| 1962 | Durks Nola Barber Shop | Pacific Telephone |

**2721 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | JESSICA BRITO | Cole Information Services |
| | RYAN PERZ | Cole Information Services |
| | WESLEY CARRASCO | Cole Information Services |
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| 1994 | SANTACRUZ, LENY | Cole Information Services |
| 1990 | RIESTRA ARMANDO MANUEL | Pacific Bell |
| 1986 | DEVERAUX MARY | Pacific Bell |
| 1981 | DODSON BETTY | Pacific Telephone |
| 1976 | Pickens Helen | Pacific Telephone |
| 1967 | Gilchrist Real Estate | Pacific Telephone |
| 1962 | Gilchrist Wm J | Pacific Telephone |
| | Gilchrist Real Estate | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1958 | Gilchrist Wm J | Pacific Telephone |

**2724 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | RADIATOR USA | Cole Information Services |
| 2009 | BEAR STATE WHOLESALE | Cole Information Services |
| 2006 | BEARST | Haines Company, Inc |
| | WHOLESALE | Haines Company, Inc |
| 2004 | BEAR STATE WHOLESALE | Cole Information Services |
| | GUILLERMO KANCHAN | Cole Information Services |
| 1999 | SANCHEZ BODY SHOP | Cole Information Services |
| | SELECT AUTO REPAIR | Cole Information Services |
| 1994 | JOES TRANSMISSION | Cole Information Services |
| 1990 | MELENDEZ AUTOMOTIVE | Pacific Bell |
| | JOE S AUTO SERVICE | Pacific Bell |
| | AMERICAN TRANSMISSION SERVICE | Pacific Bell |
| 1986 | JOE S AUTO SERVICE | Pacific Bell |
| | JOE S AUTO SERVICE | Pacific Bell |
| | AMERICAN TRANSMISSION SERVICE | Pacific Bell |
| 1981 | BUSINESS MANAGEMENT CO | Pacific Telephone |
| 1971 | AIR X COMMERCIAL REFRIGERATION INC | Pacific Telephone |
| 1967 | Air X Commercial Refrigeration Inc | Pacific Telephone |
| 1962 | PIPE ORGANS INC | Pacific Telephone |
| 1958 | PIPE ORGANS INC | Pacific Telephone |

**2726 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1994 | GOOD SAMARITAN BAPTIST TEMPLE | Cole Information Services |
| 1967 | A Z Liquor Store | Pacific Telephone |
| 1958 | Mikes Smoke Shop | Pacific Telephone |

**2728 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1994 | GRACE, JOHNNY | Cole Information Services |
| 1990 | REED ROBERT A BEAUTY SALON & SUPPLIES | Pacific Bell |
| 1981 | BEAUTY CONCEPT 2000 | Pacific Telephone |
| 1976 | HOWARDS HAIR STYLING STUDIO | Pacific Telephone |
| 1971 | HOWARDS HAIR STYLING STUDIO | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1967 | HOWARDS HAIR STYLING STUDIO | Pacific Telephone |
| 1962 | Mickens Clinton molds | Pacific Telephone |
| 1958 | Davis Leonard Radio Repair Shop | Pacific Telephone |

**2729 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | CDM IRON WORKS | Cole Information Services |
| 1962 | Mr Brake Co | Pacific Telephone |
| 1958 | Pilgrim Laundry | Pacific Telephone |

**2730 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1999 | UNITED NATION OF ISLAM THE | Cole Information Services |
| 1990 | JUANITA S | Pacific Bell |
| 1986 | JUANITA S | Pacific Bell |
| 1971 | Frenchys Restaurant & Bar | Pacific Telephone |
| 1967 | Frenchys Restaurant & Bar | Pacific Telephone |

**2731 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2009 | SOLID WOOD FURNITURE | Cole Information Services |
| 2006 | LACAYO CUSTOM | Haines Company, Inc |
| | CARDENAS Lorenzo | Haines Company, Inc |
| | FURNITURE | Haines Company, Inc |
| 2004 | LACAYO CUSTOM FURNITURE | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | LACHRISTIAN ACUPUNCTURE CLINIC | Cole Information Services |
| 1994 | LA CHRISTIAN ACUPUNCTURE CLNC | Cole Information Services |
| 1990 | LA CHRISTIAN ACUPUNCTURE CLINIC | Pacific Bell |
| 1986 | LA CHRISTIAN ACUPUNCTURE CLINIC | Pacific Bell |
| 1976 | Korea House Restaurant | Pacific Telephone |
| 1971 | American Hab Ki Do Assn | Pacific Telephone |
| | KOREA HOUSE RESTAURANT | Pacific Telephone |
| 1967 | KOREA HOUSE RESTAURANT | Pacific Telephone |
| | Korea House Restaurant | Pacific Telephone |
| 1962 | Marine Cleaners | Pacific Telephone |
| 1958 | Marine Cleaners | Pacific Telephone |

# FINDINGS

**2801 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2006 | NANCE Mark | Haines Company, Inc |
| 2004 | GEORGE MCPHATTER | Cole Information Services |
| 1990 | JEREMY S | Pacific Bell |
| 1976 | St Benards Meat Market | Pacific Telephone |
| 1971 | St Bernards Supermarket | Pacific Telephone |
| 1967 | St Bernards Super Mkt | Pacific Telephone |
| 1962 | St Bernards Meat Market | Pacific Telephone |

**2803 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1981 | NANCE A G PUB ACCT | Pacific Telephone |
| 1976 | Arlenes Beauty Salon | Pacific Telephone |
| | Nance A G pub acct | Pacific Telephone |
| | NANCE A G pub acct | Pacific Telephone |
| 1971 | Arlenes Beauty Salon | Pacific Telephone |
| | Nance A G pub acct | Pacific Telephone |
| | Nance A G pub acct | Pacific Telephone |
| 1967 | Arlenes Beauty Salon | Pacific Telephone |
| | Nance A G pub acct | Pacific Telephone |
| 1962 | Louises Mkt | Pacific Telephone |
| | Nance A G pub acct | Pacific Telephone |
| | Arlenes Beauty Salon | Pacific Telephone |
| 1958 | Mary J Beauty Shop | Pacific Telephone |
| | Louises Mkt | Pacific Telephone |

**2805 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1990 | JEFFERSON PARK MUSIC CO | Pacific Bell |

**2811 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | HOUSE OF LUMBER & HARDWARE | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 2009 | OCCUPANT UNKNOWN | Cole Information Services |
| 2006 | SHUJIAUTO REPAIR | Haines Company, Inc |
| 2004 | SHUJI AUTO REPAIR | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | JOES FRAME & ALIGNMENT SERVICE | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1994 | JOES FRAME & ALIGNMENT SVC | Cole Information Services |
| 1990 | JOE S FRAME & ALIGNMENT SERVICE | Pacific Bell |
| 1986 | JOE S FRAME & ALIGNMENT SERVICE | Pacific Bell |
| 1981 | JOE S FRAME & ALIGNMENT SERVICE | Pacific Telephone |
| 1976 | JOES FRAME & ALIGNMENT SERVICE | Pacific Telephone |
| 1971 | JOES FRAME & ALIGNMENT SERVICE | Pacific Telephone |
| 1967 | JOES FRAME & ALIGNMENT SERV | Pacific Telephone |
| 1958 | Quick Delmer A | Pacific Telephone |

**2814 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | JOSE ALFARO | Cole Information Services |
| 2009 | AUGUSTINE SHIN | Cole Information Services |
| 2006 | BEATRIZSuasted | Haines Company, Inc |
| | RIVERA Hermelinda | Haines Company, Inc |
| 2004 | JOSE GOVEA | Cole Information Services |
| | FANCISCO TORRES | Cole Information Services |
| | SILVIA PADILLA | Cole Information Services |
| | EDUARDO ASPEITIA | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | AUGUSTINE SHIN | Cole Information Services |
| 1986 | SMITH RUTH B | Pacific Bell |
| 1981 | SMITH RUTH B | Pacific Telephone |
| 1976 | Smith Ruth B | Pacific Telephone |
| 1971 | Smith Ruth B | Pacific Telephone |
| 1967 | Smith Ruth B | Pacific Telephone |
| 1962 | Smith Ruth B drsmkr | Pacific Telephone |

**2815 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1971 | Baker Minnie L | Pacific Telephone |
| 1967 | Baker Minnie L | Pacific Telephone |
| 1962 | Baker Minnie L | Pacific Telephone |
| 1958 | Baker Minnie L | Pacific Telephone |

**2816 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | LINDA WESLEY | Cole Information Services |
| 2009 | VETERAN CAB | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2009 | OCCUPANT UNKNOWN | Cole Information Services |
| 2006 | /2 WESLEY Unda | Haines Company, Inc |
| | VETERAN CAB | Haines Company, Inc |
| 2004 | A 1 RNBW LMSN & ARPRT SRVC | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | VETERAN CAB | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| | A 1 VETERAN MESSENGER SERVICE | Cole Information Services |
| 1994 | ZAVALA, MIGUEL | Cole Information Services |
| 1976 | Smith Irene | Pacific Telephone |
| | Johnsons Barber Shop | Pacific Telephone |
| | Hopkins Paul | Pacific Telephone |
| 1971 | Johnsons Barber Shop | Pacific Telephone |
| 1967 | Johnsons Barber Shop | Pacific Telephone |
| 1962 | Smith Irving C Jr | Pacific Telephone |
| | Lobato August | Pacific Telephone |
| 1958 | Williams Chuck & Associates | Pacific Telephone |
| | WILLIAMS C CHUCK & ASSOCIATES | Pacific Telephone |
| | Barthelemy Roger J | Pacific Telephone |

**2818 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | OCCUPANT UNKNOWN | Cole Information Services |
| 2009 | E & M MEDICAL SUPPLY | Cole Information Services |
| 1994 | BARRIOS, PABLO | Cole Information Services |
| 1990 | VIDEO RENTS | Pacific Bell |
| 1971 | Branch Clarence F | Pacific Telephone |
| | Smith Max | Pacific Telephone |
| 1962 | Duronslet Evelyn | Pacific Telephone |

**2819 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1962 | Kleen Rite stm clning | Pacific Telephone |

**2820 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2004 | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | OCCUPANT UNKNOWN | Cole Information Services |
| | V T P INCORPORATED | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1994 | BEST YET KARPETS | Cole Information Services |
| 1981 | CLUB FAN FAIR | Pacific Telephone |
| 1976 | Club Fan Fair | Pacific Telephone |

**2821 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1971 | Green Pantry restrnt | Pacific Telephone |
| 1962 | Green Pantry | Pacific Telephone |
| | ARLIN PHOTO STUDIO | Pacific Telephone |
| 1958 | St Bernard Meat Mkt | Pacific Telephone |

**2822 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | FREDERICK HAGEN | Cole Information Services |
| 1967 | Club Fanfare | Pacific Telephone |
| 1962 | Grotto The | Pacific Telephone |
| | New Orleans Sea Food Grotto | Pacific Telephone |
| | Jones Emmett G New Orleans Sea Food Grotto | Pacific Telephone |
| 1958 | Jones Emmett S New Orleans Sea Fond Grotto | Pacific Telephone |
| | New Orleans Sea Food Grotto | Pacific Telephone |
| | New Orleans Sea Food Grotto | Pacific Telephone |

**2823 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1967 | Hall Edna | Pacific Telephone |
| 1962 | Washington Lee | Pacific Telephone |

**2824 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1967 | Jung Gim Yim Jungs Market | Pacific Telephone |
| | Jung Eugene Jungs Mkt | Pacific Telephone |
| 1962 | Jungs Mkt | Pacific Telephone |
| | Jung Giro Yim Junes Market | Pacific Telephone |
| | Jung Eugene Jungs Mkt | Pacific Telephone |
| 1958 | Jung Gim Yim Franks It Mkt | Pacific Telephone |
| | Jung Eugene Franks It Mkt | Pacific Telephone |
| | Franks It Mkt | Pacific Telephone |

# FINDINGS

**2825 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | FAITH PRAYER ASSEMBLY COGIC | Cole Information Services |
| 2009 | FAITH PRAYER ASSEMBLY COGIC | Cole Information Services |
| 2006 | FAITH PRAYER | Haines Company, Inc |
| | ASMBLY | Haines Company, Inc |
| 2004 | FAITH PRAYER ASSEMBLY COGIC | Cole Information Services |
| | FAITH SANCTUARY COMMUNITY CHUR | Cole Information Services |
| 1999 | FAITH PRAYER ASSEMBLY COGIC | Cole Information Services |
| 1994 | FAITHFUL CHURCH GOD IN CHRIST | Cole Information Services |
| 1990 | FAITHFUL CHURCH OF GOD IN CHRIST | Pacific Bell |
| 1986 | FAITHFUL CHURCH OF GOD IN CHRIST | Pacific Bell |
| 1981 | FAITHFUL CHURCH OF GOD IN CHRIST | Pacific Telephone |
| 1962 | Hurst Cleaners | Pacific Telephone |

**2827 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1999 | TONYS NEW & USED CARPET | Cole Information Services |
| 1990 | L & W TIRE | Pacific Bell |
| 1981 | SEIMAN CAFE | Pacific Telephone |
| 1976 | Sibs Okazu Center delctsn | Pacific Telephone |
| 1971 | Sibs Okazu Center delctsn | Pacific Telephone |
| 1967 | Sibs Okazu Center delctsn | Pacific Telephone |
| 1962 | Sibs Okazu Center delctsn | Pacific Telephone |
| 1958 | Sibs Okazu Center delctsn | Pacific Telephone |

**2828 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | CONCORD MISSIONARY BAPTIST | Cole Information Services |
| 2009 | CONCORD PRE SCHOOL | Cole Information Services |
| 2006 | CONCORD MSSNRY | Haines Company, Inc |
| 2004 | CONCORD MISSIONARY BPTST CHRCH | Cole Information Services |
| | OCCUPANT UNKNOWN | Cole Information Services |
| 1999 | CONCORD MISSIONARY BAPTIST CHURCH | Cole Information Services |
| 1994 | CONCORD MISSIONARY BAPTIST CHR | Cole Information Services |
| 1990 | CONCORD BAPTIST CHRISTIAN PRE-SCHOOL | Pacific Bell |
| 1986 | CONCORD BAPTIST CHRISTIAN PRE SCHOOL | Pacific Bell |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1986 | CONCORD MISSIONARY BAPTIST CHURCH | Pacific Bell |
| 1981 | CONCORD MISSIONARY BAPTIST CHURCH | Pacific Telephone |
| | CONCORD MISSIONARY BAPTIST CHURCH | Pacific Telephone |
| 1976 | Greater Ekklesia Baptist Church | Pacific Telephone |
| 1971 | T & T PLUMBING & HEATING | Pacific Telephone |
| 1967 | T & T PLUMBING & HEATING | Pacific Telephone |
| 1962 | Higurashi Bowling Supply | Pacific Telephone |

**2829 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1994 | OLOWU, MIKE | Cole Information Services |
| 1981 | POE & SON S CLEANERS | Pacific Telephone |
| 1976 | Poe Thomas Cleaners | Pacific Telephone |
| 1971 | Angeles Cleaners | Pacific Telephone |
| 1967 | Angeles Clnrs | Pacific Telephone |
| 1962 | Angeles Clnrs | Pacific Telephone |
| 1958 | Angeles Clnrs | Pacific Telephone |

**2831 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | JIMMY PEREZ | Cole Information Services |
| | MARTHA CORDOVA | Cole Information Services |
| | MACEDO MINERVA | Cole Information Services |
| | JOSE CORTEZ | Cole Information Services |
| 2009 | RUTH MORALES | Cole Information Services |
| | GLORIA QUINTANILLA | Cole Information Services |
| | YOLANDA RODRIGUEZ | Cole Information Services |
| | GILBERTO VILLATORO | Cole Information Services |
| | A ZUMBA | Cole Information Services |
| 2006 | RODRIGUEZYolanda | Haines Company, Inc |
| | REYES Thelra | Haines Company, Inc |
| | CORDOVA Martha GONZALES Martn S | Haines Company, Inc |
| 2004 | MARTHA CODOVA | Cole Information Services |
| | TERESA GARCIA | Cole Information Services |
| | ANTONIO GUERRERO | Cole Information Services |
| | MARTIN GONZALES | Cole Information Services |
| | MARTHA CORDOVA | Cole Information Services |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 2004 | JUAN CASTRO | Cole Information Services |
| | THELMA REYES | Cole Information Services |
| 1999 | RUTH MORALES | Cole Information Services |
| | A ZUMBA | Cole Information Services |
| | GILBERTO VILLATORO | Cole Information Services |
| | YOLANDA RODRIGUEZ | Cole Information Services |
| | GLORIA QUINTANILLA | Cole Information Services |
| 1990 | BROWNE CHAMPION A | Pacific Bell |
| 1986 | PEREZ ABEL | Pacific Bell |
| 1981 | BADILLO JUAN | Pacific Telephone |
| 1976 | Lang Luebirtha | Pacific Telephone |
| | Johnson Willa | Pacific Telephone |
| | Griffin Gertrude | Pacific Telephone |
| 1971 | Johnston Lillian | Pacific Telephone |
| | Ferguson Danl | Pacific Telephone |
| | Adams Mary Ella | Pacific Telephone |
| 1967 | Hale Wm E | Pacific Telephone |
| | Ferguson Danl | Pacific Telephone |
| | Bolden Mattie | Pacific Telephone |
| 1962 | Cox Edna Mae | Pacific Telephone |
| 1958 | Johnston Lillian | Pacific Telephone |
| | Steward Gladys E | Pacific Telephone |

**2833 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 2014 | SAMMYS LIQUOR MARKET | Cole Information Services |
| 2006 | BORIGOL LIQUOR | Haines Company, Inc |
| | CO INC | Haines Company, Inc |
| 2004 | JEFF FINKLEA | Cole Information Services |
| | NINTH AVENUE LIQUOR STORE | Cole Information Services |
| 1999 | NINTH AVENUE LIQUOR STORE | Cole Information Services |
| 1994 | NINTH AVENUE LIQUOR STORE | Cole Information Services |
| 1990 | NINTH AVENUE LIQUOR STORE | Pacific Bell |
| 1986 | NINTH AVENUE LIQUOR STORE | Pacific Bell |
| 1981 | NINTH AVE LIQUOR STORE | Pacific Telephone |
| 1976 | Ninth Ave Liquor Store | Pacific Telephone |
| 1971 | Ninth Ave Liquor Store | Pacific Telephone |
| 1967 | Ninth Ave Liquor Store | Pacific Telephone |
| 1962 | Ninth Ave Liquor Store | Pacific Telephone |

# FINDINGS

| Year | Uses | Source |
|---|---|---|
| 1958 | Franks Liquor Store | Pacific Telephone |

**2707 1/2 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1990 | FREEMAN W O & THELMA | Pacific Bell |

**2709 1/2 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1990 | MA REIA & CO BOUTIQUE | Pacific Bell |

**2710 1/2 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1986 | SIMPSON VIVIAN E | Pacific Bell |

**2711 1/2 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1981 | PRESLEY S JIMMY DRY CLEANERS | Pacific Telephone |

**2803 1/2 W JEFFERSON BLVD**

| Year | Uses | Source |
|---|---|---|
| 1986 | HANSON DAVID A SCULPTOR | Pacific Bell |
| 1981 | ARLENES BEAUTY SALON | Pacific Telephone |

# FINDINGS

## ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2702 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2704 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2704 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2704 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2705 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2705 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2705 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2706 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2706 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2706 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2707 1/2 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2707 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2707 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2707 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2708 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2708 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2708 W JEFFERSON BLVD | 2014, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2709 1/2 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2709 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2709 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2709 W JEFFERSON BLVD | 2014, 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2710 1/2 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2710 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2710 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2710 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2711 1/2 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2711 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2711 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2711 W JEFFERSON BLVD | 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2712 W JEFFERSON BLVD | 2014, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2712 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2713 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2713 W JEFFERSON BLVD | 2014, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2714 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2714 W JEFFERSON | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 2714 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2714 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2715 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2715 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2715 W JEFFERSON BLVD | 2014, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2716 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2716 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2716 W JEFFERSON BLVD | 2014, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2718 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2718 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2719 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2719 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2719 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| 2720 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2720 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2721 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2721 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2721 W JEFFERSON BLVD | 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2724 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2724 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2724 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2726 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2726 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| 2726 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2728 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2728 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2728 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2729 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2729 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2729 W JEFFERSON BLVD | 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2730 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2730 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| 2730 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2731 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2731 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2731 W JEFFERSON BLVD | 2014, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2801 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2801 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2801 W JEFFERSON BLVD | 2014, 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2803 1/2 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2803 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2803 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| 2805 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2807 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2811 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2811 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2811 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2814 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2814 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2814 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2815 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| 2815 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2816 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2816 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2816 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2818 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2818 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2818 W JEFFERSON BLVD | 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
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| 2820 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2820 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| 2821 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2822 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2822 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2822 W JEFFERSON BLVD | 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2823 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2823 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2824 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2824 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2825 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2825 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2825 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2826 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2827 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2827 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2827 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2828 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2828 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2828 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2829 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2829 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2829 W JEFFERSON BLVD | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2831 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2831 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2831 W JEFFERSON BLVD | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2833 JEFFERSON BLVD W | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2833 W JEFFERSON BLVD | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 2833 W JEFFERSON BLVD | 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3184 8TH | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3233 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| Address Researched | Address Not Identified in Research Source |
|---|---|
| 3243 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3316 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3330 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3406 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3408 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3408 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3410 8TH AVE | 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3410 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3411 W 8TH ST | 2014, 2009, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3412 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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| Address Researched | Address Not Identified in Research Source |
|---|---|
| 3414 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3414 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3414 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3415 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3415 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3416 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3418 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3418 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3419 8TH AVE | 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3419 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |

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| Address Researched | Address Not Identified in Research Source |
|---|---|
| 3420 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3420 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3421 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3421 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3421 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3422 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3422 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3423 3/4 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3423 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3423 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

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|---|---|
| 3425 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3426 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3426 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3427 8TH AVE | 2014, 2009, 2006, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3427 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3428 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3428 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3428 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3429 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3429 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 3430 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3430 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3431 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3431 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3431 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3432 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3433 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3433 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3433 8TH AVE | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3434 8TH AVE | 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 3434 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3435 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3435 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3435 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3436 1/2 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3436 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3436 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3438 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3438 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3439 8TH AVE | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 3439 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3442 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3443 8TH AVE | 2014, 2009, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3443 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3445 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3446 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920 |
| 3446 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3447 8TH AVE | 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3447 8TH AVE | 2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |
| 3448 8TH AVE | 2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

# FINDINGS

| Address Researched | Address Not Identified in Research Source |
| --- | --- |
| 3448 8TH AVE | 2006, 2004, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

## TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

| Address Researched | Address Not Identified in Research Source |
|---|---|
| 2800 West Jefferson Blvd | 2003, 2001, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920 |

3

# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

SEWER (Available) (Not Available)

| | | | | |
|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 7 | BLK.: F | TRACT: Jefferson & 7th Ave. | ADDRESS APPROVED: Tr. |
| 2. BUILDING ADDRESS: 2802 West Jefferson Boulevard | | | | DIST. MAP |
| 3. BETWEEN CROSS STREETS: 8th Avenue AND 9th Avenue | | | | ZONE |
| 4. PRESENT USE OF BUILDING: Garage | NEW USE OF BUILDING: Same | | | FIRE DIST. |
| 5. OWNER'S NAME: A. J. Dillon & Sons, Inc. | PHONE | | | INSIDE / KEY |
| 6. OWNER'S ADDRESS: 8212 South Main Street | P.O. | ZONE | | COR. LOT / REV. COR. |
| 7. CERT. ARCH. | STATE LICENSE | PHONE | | LOT SIZE |
| 8. LIC. ENGR. | STATE LICENSE | PHONE | | |
| 9. CONTRACTOR: Burr-Mac, Inc. | STATE LICENSE | PHONE: AD 36181 | | REAR ALLEY / SIDE ALLEY |
| 10. CONTRACTOR'S ADDRESS: 4771 South Main Street | P.O. | ZONE | | BLDG. LINE |
| 11. SIZE OF EXISTING BLDG.: 26' x 50' | STORIES: 1 | HEIGHT: 14' | NO. OF EXISTING BUILDINGS ON LOT AND USE | BLDG. AREA |

3 2802 West Jefferson Boulevard — DISTRICT OFFICE: L.A.

CRITICAL SOIL

| | | | |
|---|---|---|---|
| 12. MATERIAL: EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE | ROOF: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER Compo | ROOFING | SPRINKLERS REQ'D. SPECIFIED |
| 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $800.00 | VALUATION APPROVED | | AFFIDAVITS |
| 14. SIZE OF ADDITION — STORIES — HEIGHT | APPLICATION CHECKED | | |
| 15. NEW WORK: (Describe) EXT. WALLS — ROOFING | PLANS CHECKED | | DWELL. UNITS |
| Parapet correction adjacent to north, south, east & west walls of the bldg. | CORRECTIONS VERIFIED | | SPACES PARKING |
| I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. | PLANS APPROVED | | GUEST ROOMS |
| Signed E. M. McCa | APPLICATION APPROVED | | FILE WITH: PARAPETS RM. 225 |
| This Form When Properly Validated is a Permit to Do the Work Described. | INSPECTOR | | CONT. INSP. |

| TYPE | GROUP | MAX. OCC. | P.C. | S.P.C. | G.P.I. | B.P. | I.F. | O.S. | C/O |
|---|---|---|---|---|---|---|---|---|---|
| III-A | F-1 | N.C. | 2.50 | | | 5.00 | | | |

CASHIER'S USE ONLY

| | | | | |
|---|---|---|---|---|
| LA 8376 | JUN-19-62 | 44374 | ML — 2 CK | 2.50 |
| | JUN-19-62 | 44375 | ML — 1 CK | 5.00 |

P.C. No. _____ GRADING _____ CRIT. SOIL _____ CONS. _____

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and COPY THIS SHEET MUST BE FILED

Bldg. Form 1

BUILDING DIVISION

# DEPARTMENT OF BUILDING AND SAFETY

## Application for the Erection of Buildings

## CLASS "A"—"B"—"C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions covering and constituting the consideration for the granting of the permit.

First: That the permit does not grant any right or privilege to erect any building or other structure thereon described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY

ENGINEER PLEASE VERIFY

Lot No. 7 Block F (Description of Property)

West Jefferson & Seventh Ave Tract

District No. 26 M. B. Page 74 F. B. Page 94

No. 2802 W. Jefferson St (Rear) Street (Location of Job)

SW Cor 9th Ave

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Public Garage No. of Rooms No. of Families
2. Owner's name A.W. Bowman Jr. Phone Exp 8554
3. Owner's address 2802 W. Jefferson St LA. Phone
4. Architect's name Watson Vernon Phone Exp 8554
5. Contractor's name A.W. Bowman Jr.
6. Contractor's address 2802 W Jefferson St LA
7. TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sewers, Cesspools, Electrical, Painting, Finishing, all Labor, etc.) $ 1700.00
8. Any other building on permit for a building on lot at present? Yes How used? Filling Station
9. Size of proposed building 26'-0" 50'-0" Size of lot 50'-0" x 145'-0" feet
10. Number of stories in height One Height to highest point 16'-0"
11. Material of foundation Cement Character of soil Hard Clay
12. Material of exterior walls Brick
13. Material of interior construction
14. Material of floors Cement
15. Material of roof Composition

What Zone is Property in?

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

(Sign Here) A.W. Bowman Jr.
(Owner or Authorized Agent)

OVER 11/7 32

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | |
|---|---|---|---|
| 34158 | Plan Examiner 11-14 | Clerk | RECEIVED NOV 14 1927 LOS ANGELES |

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

# DEPARTMENT OF BUILDING AND SAFETY

## Application for the Erection of Buildings

CLASS [redacted] – "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit to be issued in accordance with the descriptions and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure thereon described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure thereon described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY

ENGINEER PLEASE VERIFY

Lot No. 7 Block 7 (Description of Property)

W Jefferson & 7th Ave

District No. ..... M. B. Page ..... V. B. Page .....

No. 2802 W. Jefferson Street (Location of Job)

SW cor 8th Ave

USE INK OR INDELIBLE PENCIL

D. K. City Clerk ..... By ..... Deputy

D. K. City Engineer ..... By ..... Deputy

1. Purpose of Building Juice & Bottling shop No. of Rooms 3 No. of Families .....
2. Owner's name A. Bortzmeyer Phone .....
3. Owner's address 415 W. 64th St.
4. Architect's name Binney & Lincoln Phone .....
5. Contractor's name Joseph Wilcox Phone 22 74 54
6. Contractor's address 440 E. 64th St.
7. TOTAL VALUATION OF BUILDING (Including all Material, Labor, Finish, Fixtures, Equipment and Appliances in Completed Building) $ 800.00
8. Any other building or permit for a building on lot at present? yes How used? Garage
9. Size of proposed building 16 x 32 Size of lot 50 x 125 feet
10. Number of stories in height 1'0" Height to highest point 13'6"
11. Material of foundation Concrete Character of soil Sandy Loam
12. Material of exterior walls Brick
13. Material of interior construction Wood & Plaster
14. Material of floors Wood
15. Material of roof Composition
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? .....

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

12/1/28 ..... (Sign Here) Joseph Wilcox (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here approximate is required |
|---|---|---|---|
| 33788 | Plan Examiner | Clerk | DEC 6 1928 |

3 25

3

# APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: 7 | BLK.: F | TRACT: Seventh Ave Tr. | APPROVED: DC | DIST MAP: 4682
2. BUILDING ADDRESS: 2802 Jefferson Blvd. | ZONE: C-2
3. BETWEEN CROSS STREETS: 8th Ave AND 9th Ave | FIRE DIST: II 80' | INSIDE
4. PRESENT USE OF BUILDING: Service Station | NEW USE OF BUILDING: Demolish | KEY
5. OWNER: Standard Oil Co. PHONE | COR. LOT
6. OWNER'S ADDRESS: P O ZONE | REV. COR.
7. CERT. ARCH: STATE LICENSE PHONE | LOT SIZE: 50x125
8. LIC. ENGR: STATE LICENSE PHONE | REAR ALLEY 1
9. CONTRACTOR: Universal Crane & Rigging P O ZONE | SIDE ALLEY | BLDG. LINE
10. CONTRACTOR'S ADDRESS: 3132 S. McClay St. | AFFIDAVITS
11. SIZE OF EXISTING BLDG.: 12 x 20 | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE | DISTRICT OFFICE

PUBLIC SEWER AVAILABLE

3 2802 Jefferson Blvd. — I. A.

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE | ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER | ROOFING | SPRINKLERS REQ'D SPECIFIED | BLDG. AREA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 150.00 | VALUATION APPROVED | DWELL. UNITS
14. SIZE OF ADDITION: none STORIES HEIGHT | APPLICATION CHECKED: Heathcote | PARKING SPACES
15. NEW WORK: (DESCRIBE) EXT. WALLS ROOFING | PLANS CHECKED | GUEST ROOMS

Demolish
Sewer cap # 56282-3

CORRECTIONS VERIFIED | FILE WITH
PLANS APPROVED | CONT. INSP.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED: [signature] | APPLICATION APPROVED | INSPECTOR

| TYPE | GROUP | MAX. OCC. | P.C. | S.P.C. | B.P. | I.F. | O.S. | C/O |
|---|---|---|---|---|---|---|---|---|
| V-A | F-1 | — | none | | | | | |

CASHIER'S USE ONLY

VALIDATION

AUG-22-58 54219 B — 1 CS 2.00

EGAN 8-21-58

This Form When Properly Validated Is a Permit to Do the Work Described.

All Applications Must be Filled Out by Applicant.

PLANS AND SPECIFICATIONS and other data must also be filed

Form 2

BUILDING DIVISION

# DEPARTMENT OF BUILDING AND SAFETY

## Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions governing the issuance of the permit:

First: That the permit does not grant any rights or privileges to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY

ENGINEER PLEASE VERIFY

"A"

Lot No. 7 Block N (Description of Property)

West Jefferson Dr. 17th Ave. Tract

District No. 75 M. B. Page 75 F. B. Page 73

No. 2802 W. Jefferson. Street (Location of Job)

Tract 5th Ave.

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk — Block

O. K. City Engineer — Street

1. Purpose of Building Gas Station No. of Rooms one No. of Families none
2. Owner's name Meyers & Bassett Phone
3. Owner's address 2802 W. Jefferson Phone
4. Architect's name — Phone
5. Contractor's name Safety Steel Prod. Co Phone We. 5243
6. Contractor's address 1354 E. 16th St.
7. VALUATION OF PROPOSED WORK (Including Cement Work, etc.) (Including Gas Fitting, Sewers, Electrical Fixtures, Painting, Plumbing, etc.) $ 950.00
8. Is there any existing building on permit for a building on lot? no How used? none
9. Size of proposed building 16' x 24' Height to highest point 12' feet
10. Number of Stories in height one Character of ground
11. Material of foundation Concrete Size of footings Size of wall 12" Depth below ground 42"
12. Material of chimney — Number chimneys to flue — Interior size of flues — x —
13. Material of exterior walls Steel Lath Canv.
14. Give size of following materials: REDWOOD TIMBERS — x — Girders — x —
EXTERIOR studs — x — INTERIOR BEARING studs — x — Interior Non-Bearing studs
— x — Ceiling joists — x — Roof rafters — x — FIRST FLOOR JOISTS Slab
Second floor joists — x — Specify material of roof 26 ga. gal. Corr.
15. Will all provisions of State Housing Act be complied with? yes

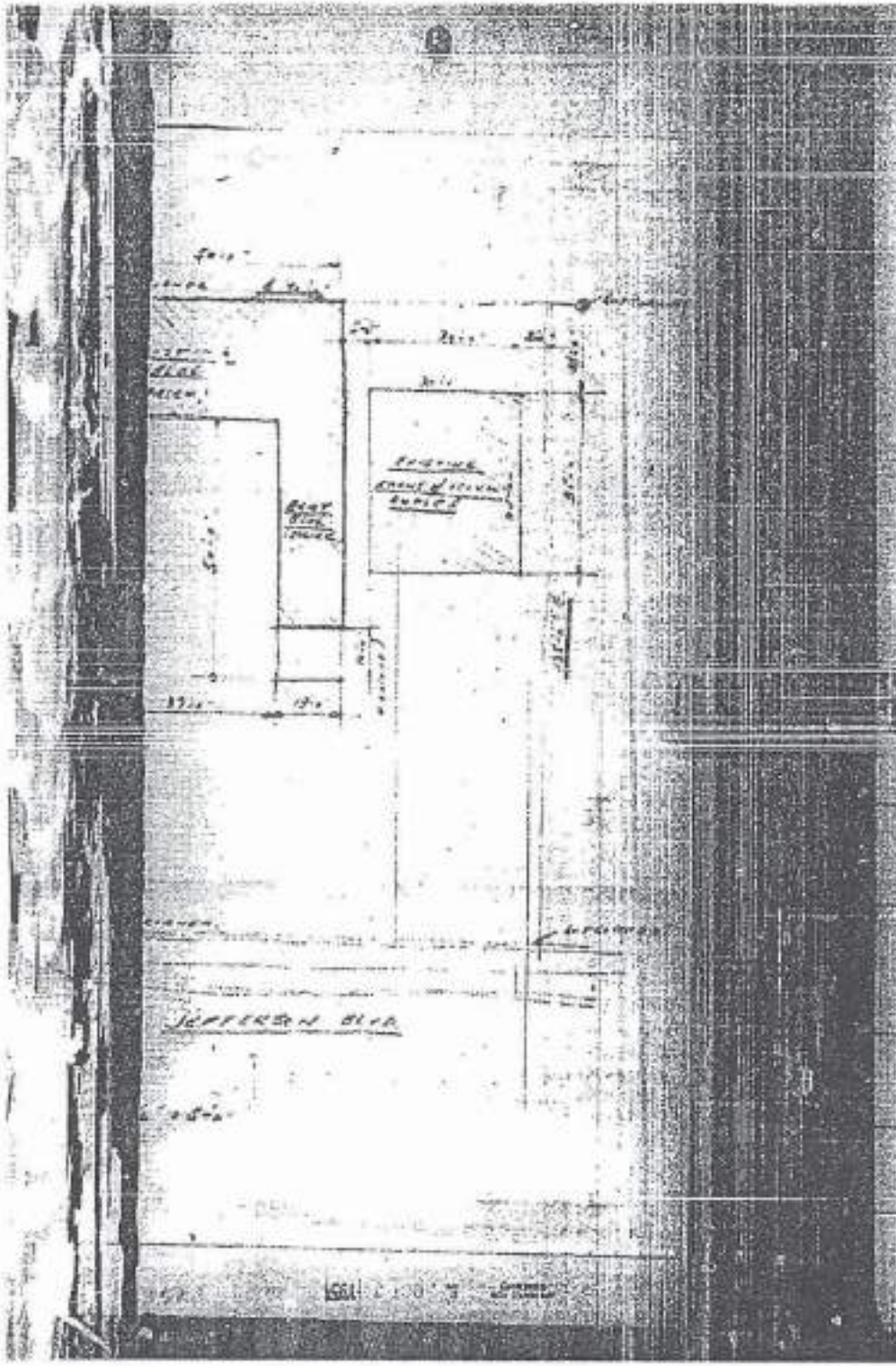
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign Here) A. B. Woodell
(Owner or Authorized Agent)

OVER

FOR DEPARTMENT USE ONLY

| PERMIT NO | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here when permit is issued |
|---|---|---|---|
| 11953 | Plan Checker | By / Clerk | APR 27 1927 ISSUED |




# APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 6 7 7 Blk F

Tract 7th ADD TR.

Location of Building 2802-W JEFFERSON Blvd. (Give Number and Street)

Between what cross streets? 8TH & 9TH AVE

Approved by City Engineer

Deputy

Rooms

Rooms

USE INK OR INDELIBLE PENCIL

1. Present use of building OFFICE FOR SER. STATION (Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 2 YRS.
3. Use of building AFTER alteration or moving SER. STA. OFFICE
4. Owner EDWARD. FISHER
5. Owner's Address 2802-W JEFFERSON BLVD LA 18
6. Contractor STEWART RANGER State License No. C-878 Phone DU. 2-3672
7. Licensed Engineer C.M. ADAMS State License No. CE 4596 Phone AD-6-6911
8. Contractor R.C. JOHNSON CONST. State License No. 125854 Phone PA 3472
9. Contractor's Address 3429 324 AVE LA 18 Date Ent.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent equipment entering into construction, water supply piping, gas piping, electrical wiring or fixtures) $ 650.00
11. State how many buildings NOW on lot and give use of each (Store, Dwelling, Apartment House, Hotel or other purpose) GARAGE & SER. STATION OFFICE
12. Size of existing building ... Number of stories high 1 Height to highest point 13'
13. Material Exterior Walls Masonry (Wood, Brick or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work Remove existing cornice, construct new 3'-7" x 1'-4" sheet metal cornice and install re-salvaged 6'x8' plate glass window.

## NEW CONSTRUCTION

15. Size of Addition ... Size of Lot ... Number of Stories when complete
16. Footing Width ... Depth in Ground ... Width of Wall ... Size of Floor Joists ...
17. Size of Studs ... Material of Floor ... Size of Rafters ... Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Name here R.C. Johnson (Not an Application Agent)

DISTRICT OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKED

Valuation $ 650.00

OCCUPANCY SURVEY

Area of Bldg. Sq. Ft.

Investigation Fee $
Certificate of Occupancy Fee $
Bldg. Permit Fee $
Total $

| TYPE | Mechanical Equipment | Sewer Lot | Water Lot | Use Dist. |
|---|---|---|---|---|
| | | | | 70 x 12 |

| GROUP | Fire Limit Restrictions | Zone | Plot Plan | Map No. |
|---|---|---|---|---|
| F | Dowtn | C2 | 2 | 457 |

| Yard Requirements | Construction Features | Light, Floor Area, Ventilation | Use | Parking |
|---|---|---|---|---|
| | | L.D. A | | |

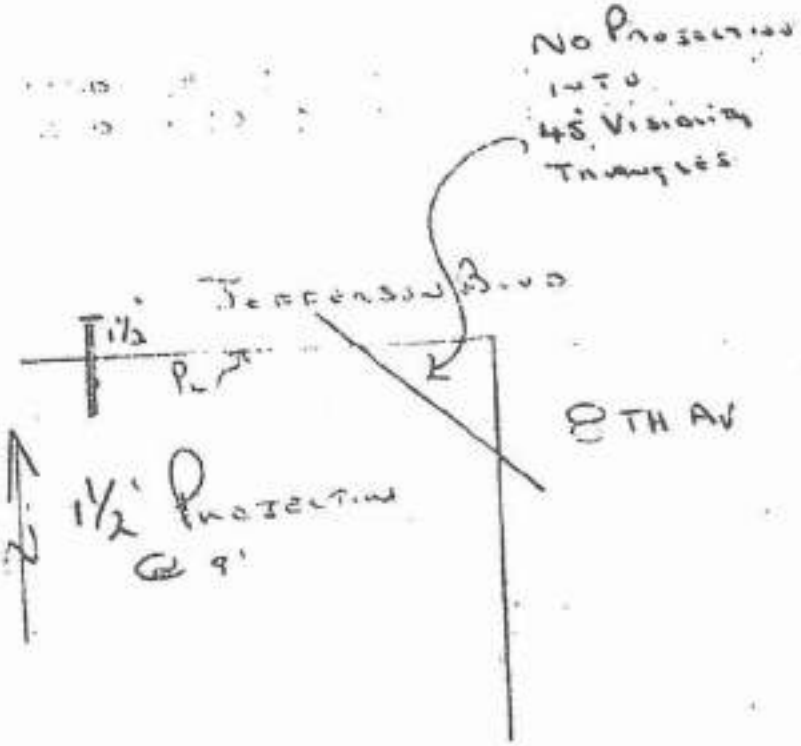
DO NOT WRITE BELOW THIS LINE

| TYPE OF RECEIPT | DATE ISSUED | TRACER NO. ON | PERMIT NO. | CODE | FEE PAID |
|---|---|---|---|---|---|
| Plan Checking | | | 9329 | | |
| Supplementary Plan Checking | | | | | |
| Building Permit | | | L 021191 | | |

1951

Mar 19 15 08128

LA



# PERMIT APPLICATION FOR INSPECTION OF SIGNS

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

S-1

| | | | |
|---|---|---|---|
| 1. LOT / LEGAL DESCR. 5, 6, 7 | BLK. F | TRACT West Jefferson & 7th Av | DIST. MAP 4682 |
| | | | APPRAISAL FEE 2192.00 |
| 3. TYPE OF SIGN OR NEW WORK (14) Pole Sign-Los Angeles City Standard #109 | ☐ RESIDENTIAL | ☒ COMMERCIAL | ZONE C2-1 |
| 4. JOB ADDRESS 2802 W Jefferson Blvd | | | FIRE DIST. TWO |
| 5. BETWEEN CROSS STREETS 8th Av | AND Old Alley | | LOT TYPE COR. |
| 6. OWNER'S NAME Independent Outdoor Advtg. Inc. | | PHONE 933-8391 | LOT SIZE 50x125 |
| 7. OWNER'S ADDRESS 316 S. La Brea Ave. | CITY Los Angeles | ZIP 90036 | ALLEY 12 Rear |
| 8. ARCHITECT OR ENGINEER Cornelius A. Van Dam | ACTIVE STATE LICENSE NO 14955 | PHONE 714-995-4390 | BLDG. LINE |
| 9. QUALIFIED INSTALLER Independent Outdoor Advtg. | ACTIVE STATE LICENSE NO 219 | PHONE | AFFIDAVITS |
| 9. BRANCH LENDER --- | ADDRESS | CITY | |

| | | | | |
|---|---|---|---|---|
| 10. SIZE OF EXISTING BUILDING WIDTH / LENGTH | TYPE 72 | STORIES | EXT. WALL CONST. | ROOF CONST. |
| 11. SIZE OF SIGN 6 x 12 | TOTAL COPY AREA [illegible] sq.ft. | OVERALL HEIGHT → | FROM GRADE 15' | TO TOP OF ROOF |
| 12. MATERIAL OF SIGN CONSTRUCTION → | SUPPORTING FRAME Metal | FRAME OF COPY Metal | SURFACE OF SIGN Metal | |

DIST. OFFICE L.A.

$ 13. JOB ADDRESS 2802 W Jefferson

VALUATION TO INCLUDE ALL FIXED EQUIPMENT

14. REQUIRED TO OPERATE AND USE PROPOSED SIGN $400.00

GRADING

15. TYPE OF SIGN OR NEW WORK Pole Sign-Los Angeles City Standard 109 ☒ SINGLE FACE ☐ DOUBLE FACE

CONS.

16a. ILLUMINATION ☒ None ☐ INTERNAL ☐ EXTERNAL ☐ FLASHING ☐ REVOLVING ☐ OTHER

FREEWAY CHECKED

16b. NO. OF SIGNS OR GAS TUBE SYSTEMS 0 | NO. OF ADDITIONAL BRANCH CIRCUITS 0 | NO. OF CONTROL DEVICES

FREEWAY CLEARED Stamp Signed

| CLEARANCES AND/OR APPROVALS REQUIRED | Yes | No |
|---|---|---|
| FREEWAY SURVEY | ☐ | ☐ |
| TRAFFIC DEPT. | ☐ | ☐ |
| BOARD | ☐ | ☐ |

| ELECTRICAL PERMIT FEES | |
|---|---|
| SIGNS/C.T. SYSTEMS | — |
| ADDITIONAL CIRCUITS | — |
| CONTROL DEVICES | — |
| BLDG. PERMIT | 7.60 |
| ISSUING FEE | — |
| E.F.C. | E.P. TOTAL 7.60 |

PLANS CHECKED [illegible]

PLANS APPROVED [illegible]

APPLICATION APPROVED [illegible]

DATE FILED WITH 5-23-75

INSP. [illegible] INSP. ACTIVITY [illegible] INSPECTOR

P.C. 6.46 — E.P.C. — E.P.I. — TYPIST

P.C. NO.

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

MAY-23-75 74239 E • 8128 T — 6 CK 6.46

MAY-23-75 74240 E • 8128 T 11 — CK 7.60

## STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval of an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or Agent) — Signature/Date D. Olivas 4-7-75

| | | |
|---|---|---|
| Bureau of Engineering | ADDRESS APPROVED | |
| Conservation | APPROVED FOR ISSUE ☐ NO FILE ☐ | |
| Traffic | APPROVED FOR ISSUE | |
| Municipal Arts | APPROVED FOR ISSUE | |
| Planning | APPROVED UNDER CASE # | |

Board of Building and Safety Commissioners File #

3

# APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY — 8.65 B-3 — RB-76

AR -

**INSTRUCTIONS:** Applicant to Complete Numbered Items Only.

1. LEGAL DESCR: LOT 6-7 | BLK F | TRACT WEST JEFFERSON 67TH AVENUE TRACT | DIST. MAP 4682 | CENSUS TRACT 2192.00
2. PRESENT USE OF BUILDING 1051 GARAGE | NEW USE OF BUILDING 08 AUTO BODY REPAIR | ZONE C2-1 | HRD DIST TWO
3. JOB ADDRESS 2800-08 WEST JEFFERSON BLVD. | LOT (TYPE) COR.
4. BETWEEN CROSS STREETS 8TH AVENUE AND 9TH AVENUE | PHONE | LOT SIZE 90X125
5. OWNER'S NAME MARIE G. FISHER
6. OWNER'S ADDRESS 129 BONFOY AVENUE CITY COLORADO SPRINGS ZIP 80909 | ALLEY 12' REAR
7. ENGINEER — BUS LIC NO — ACTIVE STATE LIC NO — PHONE | BLOG LINE
8. ARCHITECT OR DESIGNER — BUS LIC NO — ACTIVE STATE LIC NO — PHONE | AFFIDAVITS
9. CONTRACTOR TO BE SELECTED — BUS LIC NO — ACTIVE STATE LIC NO — PHONE
10. BRANCH LENDER — ADDRESS — CITY
11. SIZE OF EXISTING BLDG WIDTH 26' LENGTH 50 | STORIES 1 | HEIGHT | NO OF EXISTING BUILDINGS ON LOT AND USE 2-GARAGE, SERV. STA. | SEISMIC STUDY ZONE
12. CONST. MATERIAL OF EXISTING BLDG. ~~TO BE~~ → EXT. WALLS MASONRY | ROOF COMPO | FLOOR CONC. | DIST OFFICE L.A.
3 13. JOB ADDRESS 2800-08 WEST JEFFERSON BLVD. | CRIT SOIL
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 500 | GRADING
15. NEW WORK (Describe) CONVERT TO AUTO BODY REPAIR. AND SPRAY ROOM | ~~PUBLIC WAY~~ DED YES | FLOOD
NEW USE OF BUILDING AUTO BODY REPAIR | SIZE OF ADDITION NONE | STORIES | HEIGHT | PLANS CHECKED | ZONE
TYPE III-A | GROUP OCC F-1 | BLDG. AREA NC TOTAL | PLANS APPROVED | CHECKED BY THAYNE
DWELL UNITS | MAX. OCC. | APPLICATION APPROVED | FILE WITH
GUEST ROOMS | PARKING REQ'D NC | PARKING PROVIDED STD COMP | INSPECTION ACTIVITY ZONE GEN MAJ. S CONS | INSPECTION
SPRINKLERS REQ'D SPECIFIED | CONT. INSP

P.C. 7.65 | SPC 9.00 | FI | TPD | IF | CPI | IC O | 03 | TYPIST TW

P.C. No. | PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

DEC-16-76 43362 S •37198 S — 6 CS 7.65

DEC-16-76 43363 S •37198 S — 1 CS 9.00

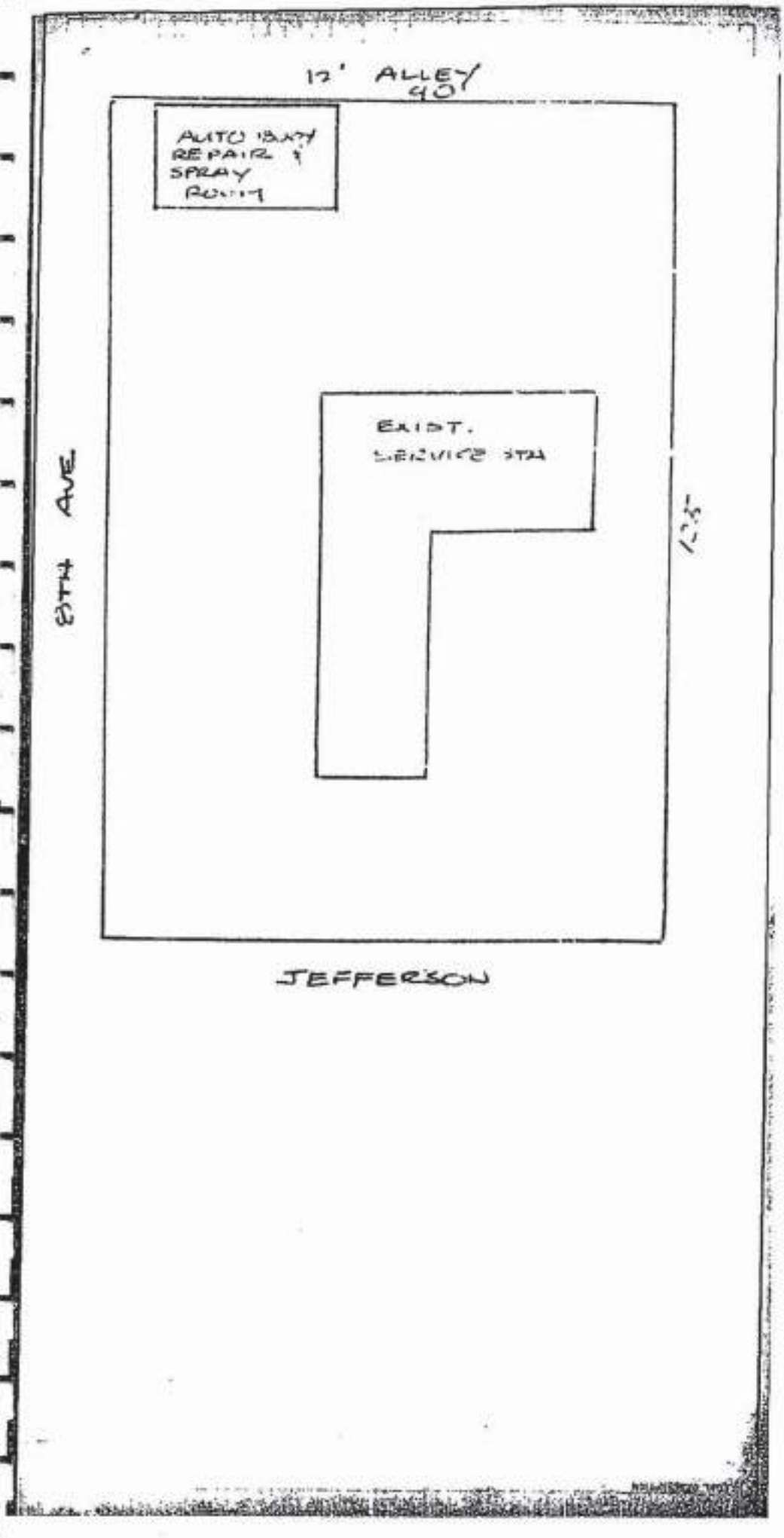
## STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec 91.0202 L.A.M.C.)

Signed Earl Travers (Owner or Agent Using Property Owner's Exemption) | Signature/Date ANTHONY 12-15-76

| | | | |
|---|---|---|---|
| Bureau of Engineering | ADDRESS APPROVED | | |
| | DRIVEWAY | | |
| | HIGHWAY DEDICATION | REQUIRED | |
| | | COMPLETED | |
| | FLOOD CLEARANCE | | |
| SEWERS | | SEWERS AVAILABLE | |
| | | NOT AVAILABLE | |
| | NO SEWER/PLUMBING REQ'D | SFC PAID | |
| | SFC NOT APPLICABLE | SFC DUE | |
| Conservation | APPROVED FOR ISSUE ☐ | NO FILE ☐ | |
| Fire | APPROVED (TITLE 32) L.A.M.C.-57001 | | Robert L. Beeman |
| Housing | HOUSING AUTHORITY APPROVAL | | |
| Planning | APPROVED UNDER CASE # | | |
| Traffic | APPROVED FOR | | |
| Conservation Fee | RECEIPT NO | | |


12' ALLEY
40'
AUTO BODY
REPAIR &
SPRAY
PAINT
EXIST.
SERVICE STA
135'
8TH AVE
JEFFERSON

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

# APPLICATION FOR INSPECTION

**TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT 7 | BLOCK F | TRACT JEFFERSON AND SEVENTH AVE TRACT | COUNTY REF. NO. MP 11-133 | DIST. MAP 120B189 / 2190 |
| 2. PRESENT USE OF BUILDING OR PREMISES: AUTO REPAIR SHOP | | NEW USE OF BUILDING OR PREMISES: SAME | | | ZONE C2-1 |
| 3. JOB ADDRESS 2800 W. JEFFERSON BL | | | | | FIRE DIST. II / COUN. DIST. 8 |
| 4. NEAREST CROSS STREETS EIGHT AVE | AND TENTH AVE | | | | LOT TYPE CORNER |
| 5. OWNER'S NAME MR. GARCIA ANGEL | | | PHONE 735-8428 | | LOT SIZE 50x125 |
| 6. OWNER'S ADDRESS 2800 W. JEFFERSON BLVD | CITY | ZIP | | | |
| 7. ENGINEER SANG Y. LEE | BUS LIC. NO. NONE | ACTIVE STATE LIC. NO. C42452 | PHONE 213 385-0068 | | ALLEY 12' REAR |
| 8. ARCHITECT OR DESIGNER — | BUS LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | BLDG. LINE — |
| 9. ARCHITECT OR ENGINEER'S ADDRESS — | CITY | ZIP | | | AFFIDAVITS |
| 10. CONTRACTOR Q. DEVELOPMENT INC? | BUS LIC. NO. 694733 | ACTIVE STATE LIC. NO. | PHONE 385-5653 | | 21 1585 ~ |
| 11. SIZE OF EXISTING BLDG. WIDTH 26 LENGTH 50' | STORIES 1 | HEIGHT 14'3" | NO. OF EXISTING BUILDINGS ON LOT AND USE 2 | | 21 1231 ~ |
| 12. PRINCIPAL MATERIAL OF EXISTING BLDG. → | EXT. WALLS URM WALL | ROOF COMP | FLOOR SLAB | | |
| 13. JOB ADDRESS 2800 W. JEFFERSON BLVD | | | STREET GUIDE | | |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | $ 13,000.00 | | | | DIST.OFF. L.A. / FAU NOT |
| 15. NEW WORK (Describe) FULL COMPLIANCE DIV 88 RC IV | | | | | GRADING / REINSP. |
| | | | | | MYLR CKD. YES / FLOOD — |
| NEW USE OF BUILDING SAME | SIZE OF ADDITION NA | STORIES | HEIGHT | | FILE WITH |
| TYPE V-N / GROUP OCC. B2 / FLOOR AREA No | PLANS CHECKED MC COMBS | | | | ZONED BY A.C. YUNUL |
| DWELL. UNITS / GAR. OCC. / TOTAL | APPLICATION APPROVED | | | | TYPIST G. LONGSWORTH |
| GUEST ROOMS / PARKING REQ'D NC / PARKING PROVIDED STD. COMP. | INSPECTION ACTIVITY CS / GEN. / MAJ.B. / ELEC. | | | | INSPECTOR |

| | | | |
|---|---|---|---|
| P.C. 97.75 | G.R.L. + MP | CONT. INSP. Repair roof | |
| SUPV. | SW — | | |
| BLD. 115 | EL. 2.73 | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration or cancellation for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.19 & 22.19 LAMC. | |
| ELEC. / | PLB. | | |
| H.D. / | O.S.S. 1.96 | | |
| SUB. DIV. HO | S.O.S. 2.42 | SPRINKLERS REQ'D SPEC. | |
| P.C. NO. P4001 | C/O | ENERGY / GAS | |

Where a shorter period of time has been established by an official action, plan check expires 6 months after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

06/18/91 03:29:50PM H001 T-6901 C 26
P.C. PLAN CHEC 97.75
ONE STOP 1.96
TOTAL 99.71
FEE 99.71
JEFFERSON BL
06/18/91 08:06:55AM H001 T-6901 C 26
E.Q. PERMITS 115.00
PLAN MAINTENAN 7.00
EE COMMERCIAL 2.73
ONE STOP 2.49
TOTAL 127.22
CHECK 127.22

91HO 13102

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 6-18-91 Lic. Class B Lic. Number 694733 Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

# OF GRADING AND FOR GRADING CERTIFICATE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. LOT: 7 | BLK: G | TRACT: W. Jefferson & 9th Ave | COUNTY MAP NO.: MB 11-133 | DIST. MAP: 120B189 | CENSUS TRACT: 2190 |
| 2. PURPOSE OF GRADING: To Removal of Underground Tank & Backfill | | | | ZONE: C2-1 | |
| 3. JOB ADDRESS: 2800 W. Jefferson Blvd | | | | FIRE DIST: 2 | COUN DIST: 8 |
| 4. NEAREST CROSS STREET: 8th Avenue | AND | 9th Avenue | PHONE | LOT (TYPE): cor | |
| 5. OWNER'S NAME: Angel Garcia | | | | LOT SIZE: 50x125 | |
| 6. OWNER'S ADDRESS: 2800 W. Jefferson Blvd | CITY | | ZIP | | |
| 7. PLANS BY CIVIL ENGR: Nor-Cal Eng. 7946 | BUS. LIC. NO.: 5990 | ACTIVE STATE LIC. NO. | PHONE: 329-2511 | ALLEY: 15 yes | |
| 8. CIVIL ENGR. ADDRESS | CITY | | ZIP | BLDG. LINE | |
| 9. ENGR. GEOLOGIST | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | CERT. NO. | PHONE | AFFIDAVITS: 21 1231 21 1585 |
| 10. SOIL ENGR.—TESTING AGENCY: SAME AS NO. 7 | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | | PHONE | |
| 11. CONTRACTOR: Excel Environ. 6 | BUS. LIC. NO.: 88364-33 | ACTIVE STATE LIC. NO.: 371497 | | PHONE: 213 529-2511 | |
| 12. CONTRACTOR'S ADDRESS: 10725 Texaco Avenue | CITY: Paramount | | ZIP: 90723 | | |
| 13. JOB ADDRESS: 2800 W. Jefferson Blvd | | | STREET GUIDE | | |
| 14. NUMBER OF CUBIC YARDS: CUT | | FILL: 80 | | DIST. OFF.: LA | P.C. REQ'D: NO |
| 15. MAXIMUM SLOPE: CUT | FILL | RETAINING WALL REQUIRED: YES (NO) | BOARD F.I.F. NO. | GRADING | SEISMIC |
| SOIL DENSITY TESTS & CERTIFICATION: SHOWN REQUIRED ☐ NOT REQUIRED | | | | HWY. DED. Yes | FLOOD |
| | | | SUPPORT/BUTTRESS REQ. | FILE WITH | |
| CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS: EXEMPT ☐ COMPLETED | | | VOLUME APPROVED 80 | ZONED BY: Dean 8-29 | |
| BOND: ☐ CASH ☐ SURETY | AMOUNT | | | TYPIST | |
| | DATE POSTED | | | INSPECTOR | |
| | CA # | | | | |

08-0-100 (6/89)

| | | | |
|---|---|---|---|
| P.C. 81.75 | GRADE + 10% | G.P.I. DEPOSIT | Claims for refund of fees paid will be considered only if written application is filed with the Department within the following time limits: 1 year from date of payment of fee, or 2 years after the date of expiration of grading permit for which fees were paid, unless before the end of such period a grading permit has been issued for the same property and the applicant requests that the fees paid be credited to such permit. (See Sec. 98.0403.2 L.A.M.C.) |
| STR. — | LF — | | |
| CUT 75 W | FILL 3.14 | | |
| ISSUED BY: LA | E.D.F.S. | | |
| P.C. NO. 1 | | | |

Unless a special period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid. If construction is not commenced within 180 days after the fee is paid, construction is not commenced.

9 ELA 78901

9 LA 78901

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 8/29/91 Lic. Class A-B Lic. No 371497 Contractor (Signature)

### OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. ____ B. & P. C. for this reason ____

Date ____ Owner's Signature ____

### WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. ____ Insurance Company ____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

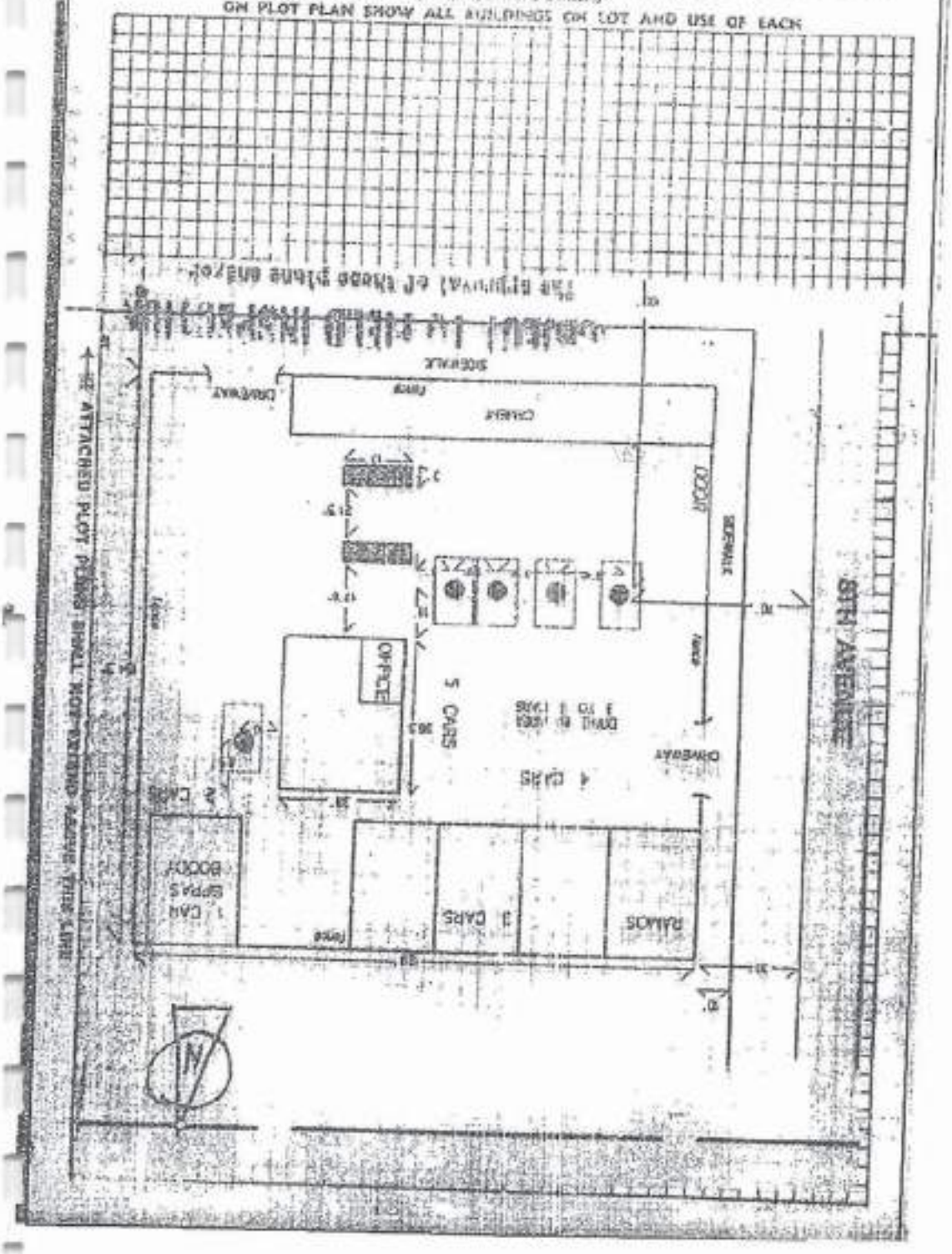
Date ____ Applicant's Signature ____

EASEMENT MAINTENANCE CERTIFICATION

UNDER PENALTY OF PERJURY I HEREBY CERTIFY THAT "THE PROPOSED GRADING WILL NOT DESTROY OR UNREASONABLY INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT BELONGING TO OTHERS AND LOCATED ON MY PROPERTY. BUT IN THE EVENT SUCH GRADING DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENT A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED." (See Sec. 91.7013 (L.A.M.C.)

SIGNED _____ DATE _____
(Owner or Agent having Property Owner's Consent)

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

# APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

(A) 2800 W. JEFFERSON BLVD.

WEST JEFFERSON AND 7TH AVE. (MP11-133B)

8th | F 6,7 | DIST MAP 1208189 | ASSESSOR'S ID 5044-015-006

Rev Cor | 90x125 | C2-1 | ALLEY 12' Rear | CENSUS TRACT 2190 | COUNCIL DIST 10 | FIRE DISTRICT II | PROPERTY REC Yes

ZI X28K 1231 (AS)

(B) PROPERTY OWNER: Ick Kim — PHONE 213-296-6211

ADDRESS: 2800 W. Jefferson Blvd.

CITY STATE ZIP: Los Angeles, Ca. 90008

APPLICANT: Trade Wind Constr. Co.

ADDRESS: 2401 W. MLK Jr. Blvd.

CITY STATE ZIP: Los Angeles, Ca. 90008

CONTRACTOR: TRADE WIND CONSTR — 553016 — 669713-45

PROPOSED USE OF BUILDING: SAME

EXISTING USE OF BUILDING: 108-1 AUTO BODY / REPAIR

DESCRIPTION OF WORK: ENCLOSE EXIST'G CANOPY.

(C) COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

☐ ELECTRICAL WORK FOR PANEL SIZE 400 AMPS AND TOTAL FLOOR AREA 10,000 S.F. ☐ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR EQUIPMENT SIZE 750,000 BTU AND A.C. SIZE 15 TONS

DESCRIPTION OF MECHANICAL WORK (Check appropriate boxes above)

CONTR'S COMP. NAME | ADDRESS | LIC CLASS | ACTIVE STATE LIC NO | CITY BUS LIC NO | PHONE NO

PHONE CONTR

WORK CONTR

(D) NO OF STORIES INCL BASE | DWELLING UNITS | GRADING QUANTITIES

LENGTH | WIDTH | HEIGHT (ELEVATION) | FLOOR AREA (IN SQ FEET) NC

ESTIMATED VALUE 1 | GROUP OCCUPANCY B-1 | OCCUPANCY HEIGHT GROUP | BASIC CONSTRUCTION

ONE-HOUR JOINT NC | SLEEP ROOMS NA | CONSTR TYPE | FIRE-CONTROL AREA SQ FT

REQ'D PARKING NC | PARKING PROVIDED | HEIGHT (STORIES) | FLOOR AREA (SQ FT) NC

LOCATION OF RISERS / FIRE SPRINKLERS | TYPE OF INSPECTION: CS EQ FS MS (GEN) (LA)-VN WLA SP | ASSIGNED INSP. UNITS

CATEGORICAL EXEMPTIONS: ☐ DEMOLITION ☐ ADDITION ☐ NEW CONSTRUCTION

SPECIAL INSPECTIONS: ☐ CONCRETE ☐ STEEL ☐ WELDING ☐ MASONRY ☐ SOILS ☐ FIREPROOFING ☐ SPRAYED FIREPROOFING ☐ FIELD WELDING ☐ SHOTCRETE ☐ GRADING ☐ OTHER

EXEMPTION PERMIT

VALUATION (including all fixed operating equipment) $ 2000.00

PLAN CHK FEE 40.16 | PLAN CHK SURCHARGE 0.50 | PLAN CHECKED BY A-SALVADOR

MISCELLANEOUS FEE 84.00 | PLAN CHECKED BY

PRE-INSPECTION | EXPEDITE FEE | STORM WATER FEE | DATE 12-12-95

REGISTRATION FEE | SOIL EXPORT FEE | APPLICATION APPROVED BY A. SALVADOR | BOND 76962

SOIL IMPORT FEE | PLOT PLAN ATTACHED ☒ YES ☐ NO | OTHER ATTACHMENTS (SHEET) ☐ YES | DATE 12-12-95

☐ ENERGY ☒ SURCHARGES ☐ A-SURCH ☐ BRANCH LIB REFUS

Where a valid permit for work has been established by an official action, plan check, approval required and any other fees due have been paid, the permit shall not expire and become null and void if the work authorized by such permit is commenced within 180 days after the date of issuance or within 180 days after the last inspection has been made, or if work is suspended or abandoned for a continuous period of 180 days. (Section 91.106.4.4 L.A.M.C.) Original signature of fee payer required on this application. Permit must be filed with the proper set of architectural or building plans granted by the Department of Building and Safety. (Sec. 91.106.4.1 L.A.M.C.)

FOR CASHIER'S USE ONLY

| | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | 40.16 |
| [illegible] | 84.00 |
| INVOICE [illegible] | |
| [illegible] | 0.50 |
| CITY ADV | 2.48 |
| VAN STOP | 2.49 |
| NORTH VAN [illegible] | 3.00 |
| CITY PLAN [illegible] | 4.72 |
| TOTAL | 143.35 |
| CHECK | 143.35 |

12-12-95

# APPENDIX G

**SubSurface Surveys**
***& Associates, Inc.***
***An Applied Geophysical Company***

2075 Corte Del Nogal, Suite W
Carlsbad, CA 92011
Office: (760) 476-0492
Fax: (760) 476-0493

July 11, 2020

**Leighton**
17781 Cowan
Irvine, CA 92614

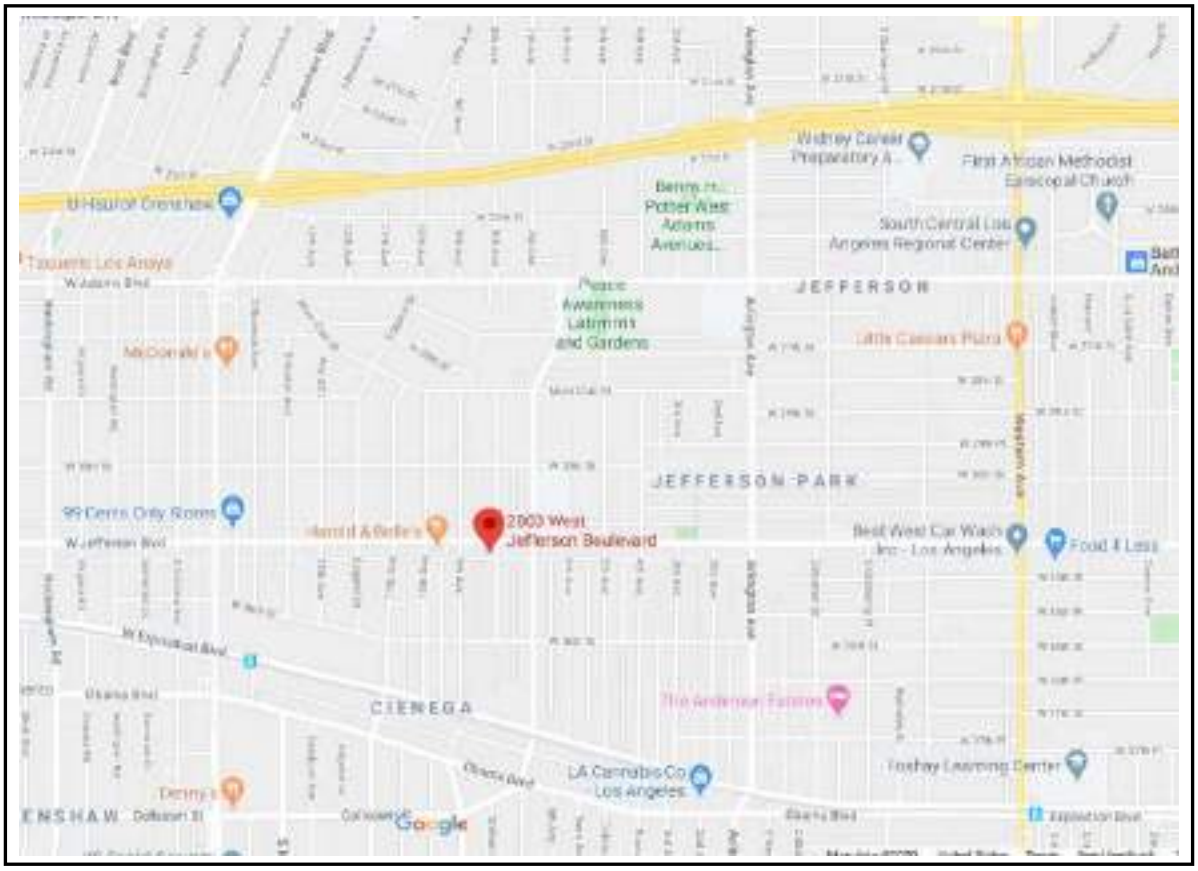
Project No. 20-302

Attn: **Brynn McCulloch**

Re: Geophysical Investigation, Auto Repair Shop, 2800 W Jefferson Boulevard, Los Angeles, CA

This report is to present the results of our geophysical survey carried out over an Auto Repair Shop located at 2800 W Jefferson Boulevard in Los Angeles, California. The survey was performed on July 8, 2020, and its purpose was to locate and identify, insofar as possible, pipes, conduits, utilities, and other buried features that may exist within the vicinity of fifteen (15) proposed boreholes scheduled for drilling.

A combination of electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR) were brought to the field with anticipation of use. Utility locators with line tracing capabilities were also used where applicable.




**FGURE 1 –** Site Location Map

**Survey Design** – The areas to be surveyed were identified in the field by the client. It included fifteen (15) proposed boreholes place within various location of the repair shop.

In site situations and survey objectives such as this, the best use of time is achieved by systematically free-traversing with the instruments while monitoring them continuously to determine which responses are significant and due to true subsurface targets, and which are due to other non-target or above-ground features and must be ignored. Where applicable, the EM devices, magnetic gradiometer, and GPR were traversed systematically over the survey areas in multiple, organized directions. Other traverses were taken for detailing and confirmation where anomalous conditions were found.

In addition, the line tracers were used to impress signals onto pipes, generally through accessible risers and tracer wires when present, to delineate the lines' locations and orientations. The instruments were also used in passive mode, configured to detect 60 Hz electrical signals and other common radio-frequency signals.

Hard copy of the EM data was not acquired, that is, discrete readings on the nodes of a grid were not recorded that could be put into a contoured map format. Rather, the instruments' meters were read continuously, and in real-time, during each traverse. This free-traversing method allowed for immediate detection of anomalous objects and facilitated the opportunity to investigate them further, without the need to first download and process data in the office. The lack of hard copy for EM data sets does not degrade the quality of the survey in any way. Hard copy merely provides a basis for report documentation of these geophysical fields, if such documentation is needed.

A Fischer M-Scope was used for the EM sampling and a Sensors & Software Noggin Ground Penetrating Radar unit with 500 MHz antenna produced the radar images. A Metrotech 9890 and RIDGID SR-60 SeekTech utility locator rounded out the tools applied.

**Brief Description of the Geophysical Methods Applied** – The M-Scope device energizes the ground by producing an alternating primary magnetic field with AC current in a transmitting coil. If conducting materials are within the area of influence of the primary field, AC eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs the response as anomalous conditions. The strength of the secondary field is a function of the conductivity of the object, say a pipe, tank or cluster of drums, its size, and its depth and position relative to the instrument's two coils. Conductive objects, to a depth of approximately 7 feet below ground surface (bgs) for the M-Scope are sensed. The device is also somewhat focused; that is, it is more sensitive to conductors below the instrument than they are to conductors off to the side.

The line locator is used to passively detect energized high voltage electric lines and electrical conduit (50-60 Hz), VLF signals (14-22 kHz), as well as to actively trace other utilities. Where risers are present, the utility locator transmitter can be connected directly to the object, and a signal (9.8-82 kHz) is sent traveling along the conductor, pipe, conduit, etc. In the absence of a riser, the transmitter can be used to impress an input signal on the utility by induction. In either case, the receiver unit is tuned to the input signal, and is used to actively trace the signal along the pipe's surface projection.

The GPR instrument beams energy into the ground from its transducer/antenna, in the form of electromagnetic waves. A portion of this energy is reflected back to the antenna at a boundary in the subsurface across which there is an electrical contrast. The instrument produces a continuous record of

the reflected energy as the antenna is traversed across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The radar wave travels at a velocity unique to

the material properties of the ground being investigated, and when these velocities are known, the two-way travel times can be converted to depth. The depth of penetration and image resolution produced are a function of ground electrical conductivity and dielectric constant.

**Interpretation and Conclusions** - The interpretation took place in real time as the survey progressed, and accordingly, the findings of our investigation were verbally relayed to the client, and further documented with site photographs (Figures 2-16).

Utilities detected within the survey areas were marked out with chalk spray paint using industry standard colors, green for sewer, red for electric, and white for unknown piping.

Once completed, the proposed boreholes were spray painted with a white circle and yellow “SSS” to indicate that Subsurface Surveys personnel had investigated them. Please refer to the attached photos for location and orientation of items detected in the survey.

**Limitations and Further Recommendations** - It should be understood that limitations inherent in geophysical instruments and/or surveying techniques exist at all sites, and nearly all sites exhibit conditions under which such might not perform optimally. Consequently, the detection of buried objects in all circumstances **cannot be guaranteed**. Such limitations are numerous and include, but are not limited to, rebar-reinforced ground cover, abrupt changes in ground cover type, above-ground obstacles preventing full traverses or traverses in one direction only, above-ground conductive objects interfering with instrument signal, nearby power lines or EM transmitters, highly conductive background soil conditions, limited GPR penetration, non-metallic targets, shallower or larger objects shielding deeper or smaller targets, tracing signal jumping from one line to another, and inaccessible risers, cleanouts, valve boxes, and manholes. If one or more geophysical instrument is rendered ineffective and cannot be utilized, the quality of the survey can be somewhat degraded.

For the above reasons, and in the interest of maximum safety, we encourage our clients to take advantage of Underground Service Alert (USA), Dig Alert, or other similar services, when possible. Furthermore, we recommend hand auguring and the use of a drilling method known as air knifing or vacuum extraction, when feasible or if applicable to this project. These methods may significantly limit damage to underground pipes, conduits, and utilities that might not have been detectable during the course of this survey. Please bear in mind, that geophysical surveying is only one of several levels of protection that is available to our clients.

SubSurface Surveys may include maps in some reports. While they are an accurate general representation of the site and our findings, they are not of engineering quality (i.e., measured and mapped by a licensed land surveyor).

SubSurface Surveys and Associates makes no guarantee either expressed or implied regarding the accuracy of the findings and interpretations present. And, in no event will SubSurface Surveys and Associates be liable for any direct, indirect, special, incidental, or consequential damages resulting from interpretations and opinions presented herewith.

All data generated on this project are in confidential file in this office, and are available for review by authorized persons at any time. The opportunity to participate in this investigation is very much appreciated. Please call, if there are questions.

Daniel L. Matticks, MS
Staff Geophysicist

Travis Crosby, GP# 1044
Senior Geophysicist

*Figure 2*

*Figure 3*

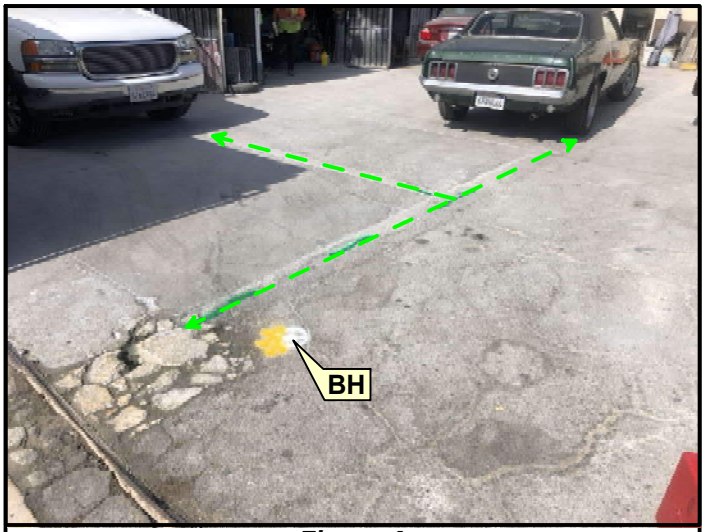



*Figure 4*

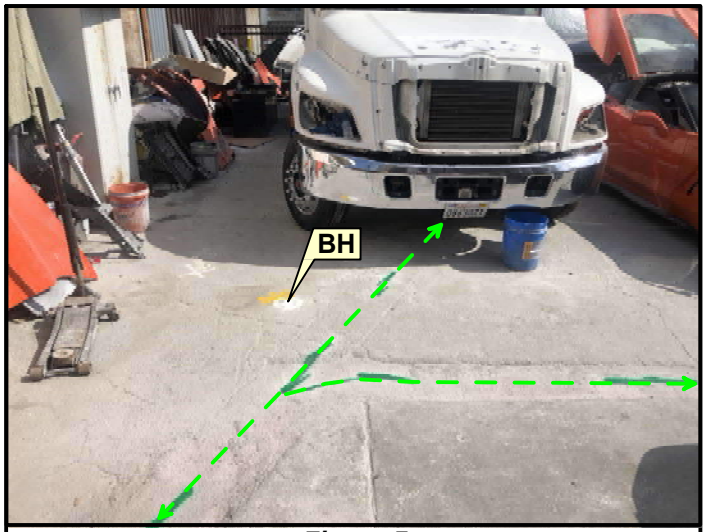



*Figure 5*

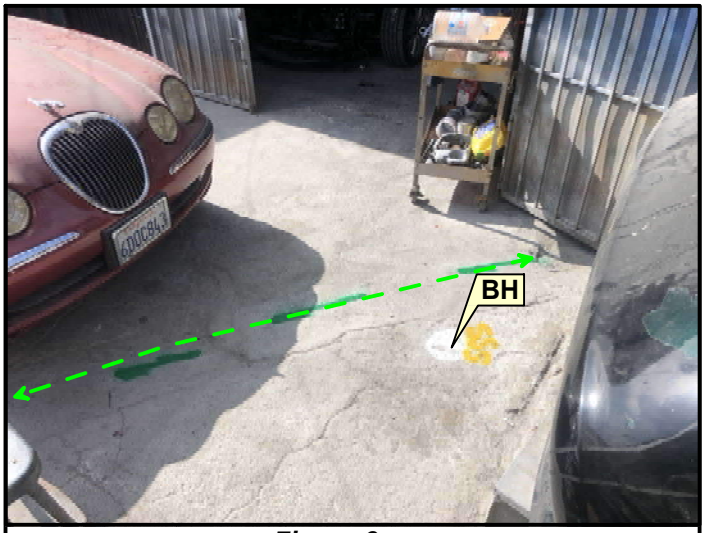



*Figure 6*

*Figure 7*

| | | | |
|---|---|---|---|
| Sub Surface Surveys | SITE:<br>**Auto Repair Shop**<br>**2800 W Jefferson Boulevard**<br>**Los Angeles, California** | TITLE:<br>**Borehole Photographs** | SURVEY DATE:<br>**July 8, 2020** |
| | | PREPARED FOR:<br>**Leighton** | SSS PROJECT NO:<br>**20-302** |

*Figure 8*

*Figure 9*

*Figure 10*

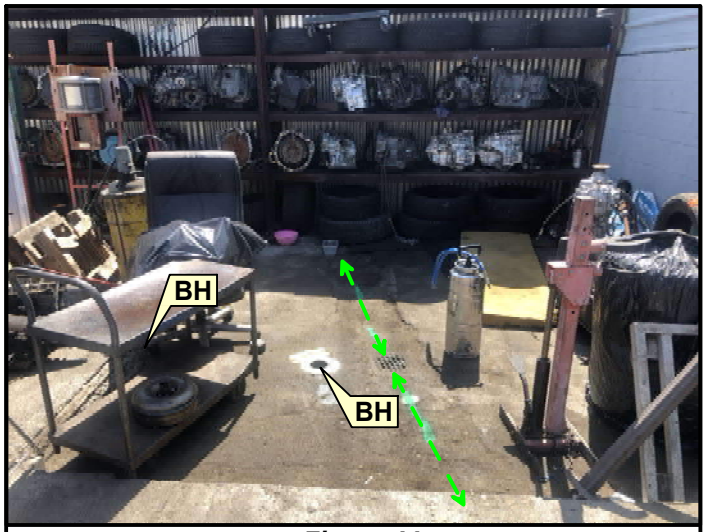



*Figure 11*

*Figure 12*

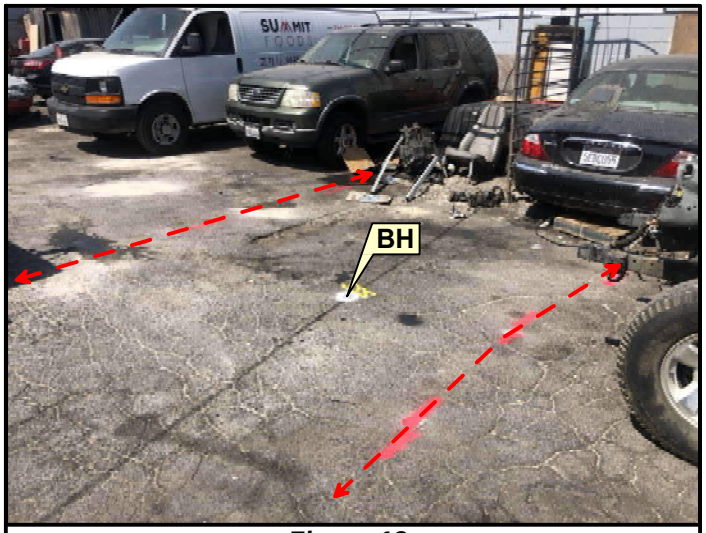



*Figure 13*

| | | | |
|---|---|---|---|
| Sub Surface Surveys | SITE:<br>**Auto Repair Shop**<br>**2800 W Jefferson Boulevard**<br>**Los Angeles, California** | TITLE:<br>**Borehole Photographs** | SURVEY DATE:<br>**July 8, 2020** |
| | | PREPARED FOR:<br>**Leighton** | SSS PROJECT NO:<br>**20-302** |

*Figure 14*

*Figure 15*

*Figure 16*

| | | | |
|---|---|---|---|
| Sub Surface Surveys | SITE:<br>**Auto Repair Shop**<br>**2800 W Jefferson Boulevard**<br>**Los Angeles, California** | TITLE:<br>**Borehole Photographs** | SURVEY DATE:<br>**July 8, 2020** |
| | | PREPARED FOR:<br>**Leighton** | SSS PROJECT NO:<br>**20-302** |

# APPENDIX H

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

**JONES ENVIRONMENTAL**
**LABORATORY RESULTS**

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | | |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

**ANALYSES REQUESTED**

**Soil:**

1. EPA 8015M – Extended Range Hydrocarbons
2. EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics
3. EPA 6010B by 3050B and EPA 7471A – CAM 17 Metals
4. EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

**Approval:**

David Mirakian, M.S.
Stationary Lab Chemist

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV1-0.5** | **ENV1-5.0** | **ENV1-10** | **ENV2-0.5** | **ENV2-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-01** | **ST-15793-03** | **ST-15793-04** | **ST-15793-05** | **ST-15793-07** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | ND | ND | **21.6** | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 91% | 89% | 87% | 69% | 95% | 30 - 120 | |
| **Batch:** | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | | |

ND = Value less than reporting limit

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

## JONES ENVIRONMENTAL
## LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

### EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV2-9.0** | **ENV3-0.5** | **ENV3-5.0** | **ENV3-10** | **ENV4-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-08** | **ST-15793-09** | **ST-15793-11** | **ST-15793-12** | **ST-15793-13** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | **11.7** | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | **180** | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 91% | 85% | 86% | 78% | 83% | 30 - 120 | |
| **Batch:** | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV4-5.0** | **ENV4-10** | **ENV5-0.5** | **ENV5-5.0** | **ENV5-10** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-15** | **ST-15793-16** | **ST-15793-17** | **ST-15793-19** | **ST-15793-20** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 102% | 73% | 73% | 96% | 93% | 30 - 120 | |
| **Batch:** | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL
## LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

### EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV6-0.5** | **ENV6-5.0** | **ENV6-10** | **ENV7-0.5** | **ENV7-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-21** | **ST-15793-23** | **ST-15793-24** | **ST-15793-25** | **ST-15793-27** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | **12.7** | ND | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 100% | 87% | 95% | 104% | 100% | 30 - 120 | |
| **Batch:** | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | FID7 _071320_02 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL
## LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

### EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV7-10** | **ENV8-0.5** | **ENV8-5.0** | **ENV8-10** | **ENV9-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-28** | **ST-15793-29** | **ST-15793-31** | **ST-15793-32** | **ST-15793-33** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | ND | ND | **15.4** | 10.0 | mg/kg |
| C23 - C40 | ND | **70.2** | ND | ND | **58.9** | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 87% | 67% | 83% | 75% | 70% | 30 - 120 | |
| **Batch:** | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL
## LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

### EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV9-5.0** | **ENV9-10** | **ENV10-0.5** | **ENV10-5.0** | **ENV10-10** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-35** | **ST-15793-36** | **ST-15793-37** | **ST-15793-39** | **ST-15793-40** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | **20.6** | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | ND | **109** | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 94% | 84% | 69% | 91% | 89% | 30 - 120 | |
| **Batch:** | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV11-0.5** | **ENV11-5.0** | **ENV11-10** | **ENV12-0.5** | **ENV12-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-41** | **ST-15793-43** | **ST-15793-44** | **ST-15793-45** | **ST-15793-47** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | **71.4** | ND | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 71% | 81% | 88% | 78% | 82% | 30 - 120 | |
| **Batch:** | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV12-10** | **ENV13-0.5** | **ENV13-5.0** | **ENV13-10** | **ENV14-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-48** | **ST-15793-49** | **ST-15793-51** | **ST-15793-52** | **ST-15793-53** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | **28.7** | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | **103** | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 67% | 66% | 94% | 91% | 64% | 30 - 120 | |
| **Batch:** | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **ENV14-5.0** | **ENV14-10** | **ENV15-0.5** | **ENV15-5.0** | **ENV15-10** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-55** | **ST-15793-56** | **ST-15793-57** | **ST-15793-59** | **ST-15793-60** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | | | |
| C13 - C22 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | ND | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | | | **QC Limits** | |
| Hexacosane | 92% | 81% | 94% | 105% | 87% | 30 - 120 | |
| **Batch:** | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | FID7 _071420_02 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 8015M - Extended Range Hydrocarbons

| **Sample ID:** | **METHOD BLANK** | **METHOD BLANK** | **METHOD BLANK** | | |
|---|---|---|---|---|---|
| **Jones ID:** | **MB2-071320FID7** | **MB2-071420FID7** | **MB1-071420FID7** | **Reporting Limit** | **Units** |
| **Carbon Chain Range** | | | | | |
| C13 - C22 | ND | ND | ND | 10.0 | mg/kg |
| C23 - C40 | ND | ND | ND | 10.0 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | | |
| **Surrogate Recovery:** | | | | **QC Limits** | |
| Hexacosane | 99% | 71% | 89% | 30 - 120 | |
| **Batch:** | FID7_071320_02 | FID7_071420_02 | FID7_071420_01 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** FID7 _071320_02 **Prepared:** 7/13/2020 **Analyzed:** 7/13/2020

### EPA 8015M - Extended Range Hydrocarbons

| | Result | Spike Level | % Recovery | % RPD | % Recovery Limits | Units |
|---|---|---|---|---|---|---|
| **LCS:** | LCS2-071320FID7 | **SAMPLE SPIKED:** | CLEAN SOIL | | | |
| **Analyte:** | | | | | | |
| Diesel | **476** | 500 | 95% | | 60 - 140 | mg/kg |
| **Surrogate Recovery:** | | | | | | |
| Hexacosane | | | 97% | | 30 - 120 | |
| **LCSD:** | LCSD2-071320FID7 | **SAMPLE SPIKED:** | CLEAN SOIL | | | |
| **Analyte:** | | | | | | |
| Diesel | **478** | 500 | 96% | 0.4% | 60 - 140 | mg/kg |
| **Surrogate Recoveries:** | | | | | | |
| Hexacosane | | | 108% | | 30 - 120 | |
| **CCV:** | CCV2-071320FID7 | | | | | |
| **Analyte:** | | | | | | |
| Diesel | **1050** | 1000 | 105% | | 80 - 120 | mg/kg |

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference

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# JONES ENVIRONMENTAL
## QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** FID7 _071420_02 **Prepared:** 7/14/2020 **Analyzed:** 7/14/2020

### EPA 8015M - Extended Range Hydrocarbons

| | Result | Spike Level | % Recovery | % RPD | % Recovery Limits | Units |
|---|---|---|---|---|---|---|
| **LCS:** | LCS2-071420FID7 | **SAMPLE SPIKED:** | CLEAN SOIL | | | |
| **Analyte:** | | | | | | |
| Diesel | **539** | 500 | 108% | | 60 - 140 | mg/kg |
| **Surrogate Recovery:** | | | | | | |
| Hexacosane | | | 77% | | 30 - 120 | |
| **LCSD:** | LCSD2-071420FID7 | **SAMPLE SPIKED:** | CLEAN SOIL | | | |
| **Analyte:** | | | | | | |
| Diesel | **543** | 500 | 109% | 0.7% | 60 - 140 | mg/kg |
| **Surrogate Recoveries:** | | | | | | |
| Hexacosane | | | 78% | | 30 - 120 | |
| **CCV:** | CCV2-071420FID7 | | | | | |
| **Analyte:** | | | | | | |
| Diesel | **958** | 1000 | 96% | | 80 - 120 | mg/kg |

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference

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# JONES ENVIRONMENTAL
## QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13,14/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** FID7 _071420_01 **Prepared:** 7/14/2020 **Analyzed:** 7/14/2020

**EPA 8015M - Extended Range Hydrocarbons**

| | Result | Spike Level | % Recovery | % RPD | % Recovery Limits | Units |
|---|---|---|---|---|---|---|
| **LCS:** | LCS1-071420FID7 | **SAMPLE SPIKED:** | CLEAN SOIL | | | |
| **Analyte:** | | | | | | |
| Diesel | **502** | 500 | 100% | | 60 - 140 | mg/kg |
| **Surrogate Recovery:** | | | | | | |
| Hexacosane | | | 78% | | 30 - 120 | |
| **LCSD:** | LCSD1-071420FID7 | **SAMPLE SPIKED:** | CLEAN SOIL | | | |
| **Analyte:** | | | | | | |
| Diesel | **544** | 500 | 109% | 8.0% | 60 - 140 | mg/kg |
| **Surrogate Recoveries:** | | | | | | |
| Hexacosane | | | 86% | | 30 - 120 | |
| **CCV:** | CCV1-071420FID7 | | | | | |
| **Analyte:** | | | | | | |
| Diesel | **974** | 1000 | 97% | | 80 - 120 | mg/kg |

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV3-2.5** | **ENV4-2.5** | **ENV5-2.5** | **ENV6-2.5** | **ENV7-2.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-10** | **ST-15793-14** | **ST-15793-18** | **ST-15793-22** | **ST-15793-26** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV3-2.5** | **ENV4-2.5** | **ENV5-2.5** | **ENV6-2.5** | **ENV7-2.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-10** | **ST-15793-14** | **ST-15793-18** | **ST-15793-22** | **ST-15793-26** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 50.0 | µg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 99% | 101% | 106% | 100% | 60 - 140 | |
| Toluene-$d_8$ | 97% | 97% | 96% | 93% | 99% | 60 - 140 | |
| 4-Bromofluorobenzene | 95% | 97% | 97% | 98% | 97% | 60 - 140 | |
| | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC3-071420-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV8-2.5** | **ENV9-2.5** | **ENV10-2.5** | **ENV11-2.5** | **ENV12-2.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-30** | **ST-15793-34** | **ST-15793-38** | **ST-15793-42** | **ST-15793-46** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV8-2.5** | **ENV9-2.5** | **ENV10-2.5** | **ENV11-2.5** | **ENV12-2.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-30** | **ST-15793-34** | **ST-15793-38** | **ST-15793-42** | **ST-15793-46** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 50.0 | µg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 103% | 103% | 102% | 103% | 60 - 140 | |
| Toluene-$d_8$ | 101% | 100% | 99% | 100% | 101% | 60 - 140 | |
| 4-Bromofluorobenzene | 99% | 100% | 98% | 97% | 98% | 60 - 140 | |
| | VOC3-071420-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV13-2.5** | **ENV14-2.5** | **ENV15-2.5** | | |
|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-50** | **ST-15793-54** | **ST-15793-58** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | |
| Benzene | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV13-2.5** | **ENV14-2.5** | **ENV15-2.5** | | |
|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-50** | **ST-15793-54** | **ST-15793-58** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | 50.0 | µg/kg |
| **Dilution Factor** | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 101% | 102% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 102% | 100% | 60 - 140 | |
| 4-Bromofluorobenzene | 100% | 99% | 98% | 60 - 140 | |
| | VOC4-071520-01 | VOC3-071520-01 | VOC3-071520-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV1-5.0** | **ENV1-10** | **ENV2-5.0** | **ENV2-9.0** | **ENV3-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-03** | **ST-15793-04** | **ST-15793-07** | **ST-15793-08** | **ST-15793-09** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV1-5.0** | **ENV1-10** | **ENV2-5.0** | **ENV2-9.0** | **ENV3-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-03** | **ST-15793-04** | **ST-15793-07** | **ST-15793-08** | **ST-15793-09** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | **1.3** | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 50.0 | µg/kg |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 105% | 102% | 103% | 100% | 100% | 60 - 140 | |
| Toluene-$d_8$ | 101% | 97% | 100% | 98% | 98% | 60 - 140 | |
| 4-Bromofluorobenzene | 99% | 96% | 101% | 96% | 94% | 60 - 140 | |
| | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV4-0.5** | **ENV5-0.5** | **ENV5-5.0** | **ENV6-0.5** | **ENV7-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-13** | **ST-15793-17** | **ST-15793-19** | **ST-15793-21** | **ST-15793-25** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV4-0.5** | **ENV5-0.5** | **ENV5-5.0** | **ENV6-0.5** | **ENV7-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-13** | **ST-15793-17** | **ST-15793-19** | **ST-15793-21** | **ST-15793-25** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 50.0 | µg/kg |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 100% | 103% | 101% | 101% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 101% | 98% | 100% | 100% | 60 - 140 | |
| 4-Bromofluorobenzene | 98% | 98% | 98% | 99% | 95% | 60 - 140 | |
| | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC3-071420-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV8-0.5** | **ENV9-0.5** | **ENV10-0.5** | **ENV11-0.5** | **ENV11-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-29** | **ST-15793-33** | **ST-15793-37** | **ST-15793-41** | **ST-15793-43** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV8-0.5** | **ENV9-0.5** | **ENV10-0.5** | **ENV11-0.5** | **ENV11-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-29** | **ST-15793-33** | **ST-15793-37** | **ST-15793-41** | **ST-15793-43** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 50.0 | µg/kg |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 97% | 102% | 103% | 103% | 102% | 60 - 140 | |
| Toluene-$d_8$ | 99% | 99% | 101% | 97% | 100% | 60 - 140 | |
| 4-Bromofluorobenzene | 97% | 96% | 99% | 96% | 98% | 60 - 140 | |
| | VOC3-071420-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV12-0.5** | **ENV12-5.0** | **ENV13-0.5** | **ENV13-5.0** | **ENV14-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-45** | **ST-15793-47** | **ST-15793-49** | **ST-15793-51** | **ST-15793-53** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV12-0.5** | **ENV12-5.0** | **ENV13-0.5** | **ENV13-5.0** | **ENV14-0.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-45** | **ST-15793-47** | **ST-15793-49** | **ST-15793-51** | **ST-15793-53** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 50.0 | µg/kg |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 102% | 103% | 101% | 104% | 97% | 60 - 140 | |
| Toluene-$d_8$ | 101% | 98% | 99% | 99% | 98% | 60 - 140 | |
| 4-Bromofluorobenzene | 99% | 97% | 98% | 101% | 94% | 60 - 140 | |
| | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | VOC3-071520-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV14-5.0** | **ENV15-0.5** | **ENV15-5.0** | | |
|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-55** | **ST-15793-57** | **ST-15793-59** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | |
| Benzene | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV14-5.0** | **ENV15-0.5** | **ENV15-5.0** | | |
|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-55** | **ST-15793-57** | **ST-15793-59** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | 50.0 | µg/kg |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | **QC Limits** | |
| Dibromofluoromethane | 98% | 100% | 102% | 60 - 140 | |
| Toluene-$d_8$ | 98% | 99% | 100% | 60 - 140 | |
| 4-Bromofluorobenzene | 99% | 95% | 100% | 60 - 140 | |
| | VOC3-071520-01 | VOC3-071520-01 | VOC3-071520-01 | | |

ND= Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

## EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV1-05** | **ENV2-0.5** | **ENV3-5.0** | **ENV3-10** | **ENV4-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-01** | **ST-15793-05** | **ST-15793-11** | **ST-15793-12** | **ST-15793-15** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 103% | 104% | 102% | 99% | 101% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 98% | 99% | 100% | 98% | 60 - 140 | |
| 4-Bromofluorobenzene | 98% | 97% | 97% | 95% | 98% | 60 - 140 | |
| | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | VOC4-071420-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV4-10** | **ENV5-10** | **ENV6-5.0** | **ENV6-10** | **ENV7-5.0** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-16** | **ST-15793-20** | **ST-15793-23** | **ST-15793-24** | **ST-15793-27** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 100% | 101% | 103% | 102% | 60 - 140 | |
| Toluene-$d_8$ | 97% | 98% | 100% | 100% | 102% | 60 - 140 | |
| 4-Bromofluorobenzene | 97% | 97% | 98% | 99% | 101% | 60 - 140 | |
| | VOC4-071420-01 | VOC4-071420-01 | VOC3-071420-01 | VOC3-071420-01 | VOC3-071420-01 | | |

ND= Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

## EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV7-10** | **ENV8-5.0** | **ENV8-10** | **ENV9-5.0** | **ENV9-10** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-28** | **ST-15793-31** | **ST-15793-32** | **ST-15793-35** | **ST-15793-36** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 98% | 99% | 103% | 101% | 60 - 140 | |
| Toluene-$d_8$ | 101% | 99% | 99% | 101% | 99% | 60 - 140 | |
| 4-Bromofluorobenzene | 97% | 101% | 99% | 98% | 97% | 60 - 140 | |
| | VOC3-071420-01 | VOC3-071420-01 | VOC3-071420-01 | VOC4-071520-01 | VOC4-071520-01 | | |

ND= Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

## EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV10-5.0** | **ENV10-10** | **ENV11-10** | **ENV12-10** | **ENV13-10** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-39** | **ST-15793-40** | **ST-15793-44** | **ST-15793-48** | **ST-15793-52** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 103% | 101% | 104% | 104% | 103% | 60 - 140 | |
| Toluene-$d_8$ | 99% | 100% | 99% | 101% | 100% | 60 - 140 | |
| 4-Bromofluorobenzene | 100% | 99% | 99% | 98% | 100% | 60 - 140 | |
| | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | VOC4-071520-01 | | |

ND= Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

## EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| **Sample ID:** | **ENV14-10** | **ENV15-10** | | |
|---|---|---|---|---|
| **Jones ID:** | **ST-15793-56** | **ST-15793-60** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | |
| Gasoline Range Organics (C4-C12) | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | | |
| **Surrogate Recoveries:** | | | **QC Limits** | |
| Dibromofluoromethane | 99% | 102% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 100% | 60 - 140 | |
| 4-Bromofluorobenzene | 97% | 99% | 60 - 140 | |
| | VOC3-071520-01 | VOC3-071520-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics**

| **Sample ID:** | **METHOD BLANK** | **METHOD BLANK** | **METHOD BLANK** | **METHOD BLANK** | | |
|---|---|---|---|---|---|---|
| **Jones ID:** | **071420-V4MB1** | **071420-V3MB1** | **071520-V4MB1** | **071520-V3MB1** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | |
| Benzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromodichloromethane | ND | ND | ND | ND | 1.0 | µg/kg |
| Bromoform | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Butylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| sec-Butylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| tert-Butylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Carbon tetrachloride | ND | ND | ND | ND | 1.0 | µg/kg |
| Chlorobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Chloroform | ND | ND | ND | ND | 1.0 | µg/kg |
| 2-Chlorotoluene | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Chlorotoluene | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromochloromethane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | 1.0 | µg/kg |
| Dibromomethane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Dichlorodifluoromethane | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,1-Dichloroethane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloroethane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloroethene | ND | ND | ND | ND | 1.0 | µg/kg |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2-Dichloropropane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3-Dichloropropane | ND | ND | ND | ND | 1.0 | µg/kg |
| 2,2-Dichloropropane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1-Dichloropropene | ND | ND | ND | ND | 1.0 | µg/kg |

## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| Sample ID: | METHOD BLANK | METHOD BLANK | METHOD BLANK | METHOD BLANK | | |
|---|---|---|---|---|---|---|
| **Jones ID:** | **071420-V4MB1** | **071420-V3MB1** | **071520-V4MB1** | **071520-V3MB1** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | 1.0 | µg/kg |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | 1.0 | µg/kg |
| Ethylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Freon 113 | ND | ND | ND | ND | 5.0 | µg/kg |
| Hexachlorobutadiene | ND | ND | ND | ND | 1.0 | µg/kg |
| Isopropylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| 4-Isopropyltoluene | ND | ND | ND | ND | 1.0 | µg/kg |
| Methylene chloride | ND | ND | ND | ND | 1.0 | µg/kg |
| Naphthalene | ND | ND | ND | ND | 1.0 | µg/kg |
| n-Propylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Styrene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | 1.0 | µg/kg |
| Tetrachloroethene | ND | ND | ND | ND | 1.0 | µg/kg |
| Toluene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichloroethene | ND | ND | ND | ND | 1.0 | µg/kg |
| Trichlorofluoromethane | ND | ND | ND | ND | 5.0 | µg/kg |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | 1.0 | µg/kg |
| Vinyl chloride | ND | ND | ND | ND | 1.0 | µg/kg |
| m,p-Xylene | ND | ND | ND | ND | 2.0 | µg/kg |
| o-Xylene | ND | ND | ND | ND | 1.0 | µg/kg |
| MTBE | ND | ND | ND | ND | 5.0 | µg/kg |
| Ethyl-tert-butylether | ND | ND | ND | ND | 5.0 | µg/kg |
| Di-isopropylether | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-amylmethylether | ND | ND | ND | ND | 5.0 | µg/kg |
| tert-Butylalcohol | ND | ND | ND | ND | 50.0 | µg/kg |
| Gasoline Range Organics (C4-C12) | ND | ND | ND | ND | 0.2 | mg/kg |
| **Dilution Factor** | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 102% | 100% | 99% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 102% | 100% | 99% | 60 - 140 | |
| 4-Bromofluorobenzene | 98% | 96% | 95% | 99% | 60 - 140 | |
| | VOC4-071420-01 | VOC3-071420-01 | VOC4-071520-01 | VOC3-071520-01 | | |

ND= Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| | | | | | | |
|---|---|---|---|---|---|---|
| **Sample Spiked:** | CLEAN SOIL | | | **GC#:** | VOC4-071420-01 | |
| **Jones ID:** | **071420-V4MS1** | **071420-V4MSD1** | | | **071420-V4CCV1** | |
| Parameter | MS Recovery (%) | MSD Recovery (%) | RPD | Acceptability Range (%) | CCV | Acceptability Range (%) |
| Vinyl chloride | 122% | 108% | 11.7% | 60 - 140 | 136%[1] | 80 - 120 |
| 1,1-Dichloroethene | 121% | 115% | 5.4% | 60 - 140 | 80% | 80 - 120 |
| Cis-1,2-Dichloroethene | 119% | 114% | 5.1% | 70 - 130 | 107% | 80 - 120 |
| 1,1,1-Trichloroethane | 119% | 104% | 13.3% | 70 - 130 | 108% | 80 - 120 |
| Benzene | 116% | 106% | 9.3% | 70 - 130 | 109% | 80 - 120 |
| Trichloroethene | 116% | 103% | 11.2% | 70 - 130 | 112% | 80 - 120 |
| Toluene | 109% | 96% | 12.1% | 70 - 130 | 109% | 80 - 120 |
| Tetrachloroethene | 113% | 100% | 12.3% | 70 - 130 | 111% | 80 - 120 |
| Chlorobenzene | 96% | 89% | 7.9% | 70 - 130 | 103% | 80 - 120 |
| Ethylbenzene | 120% | 105% | 13.3% | 70 - 130 | 120% | 80 - 120 |
| 1,2,4 Trimethylbenzene | 114% | 103% | 9.9% | 70 - 130 | 120% | 80 - 120 |
| Gasoline Range Organics (C4-C12) | 115% | 103% | 11.1% | 70 - 130 | | |
| **Surrogate Recovery:** | | | | | | |
| Dibromofluoromethane | 98% | 99% | | 60 - 140 | 96% | 60 - 140 |
| Toluene-$d_8$ | 99% | 98% | | 60 - 140 | 109% | 60 - 140 |
| 4-Bromofluorobenzene | 97% | 99% | | 60 - 140 | 117% | 60 - 140 |

[1] = Recovery outside of acceptable limits. MS/MSD recoveries and %RSD were within QC limits, therefore data was accepted
MS = Matrix Spike
MSD = Matrix Spike Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| | | | | | | |
|---|---|---|---|---|---|---|
| **Sample Spiked:** | CLEAN SOIL | | | **GC#:** | VOC3-071420-01 | |
| **Jones ID:** | **071420-V3MS1** | **071420-V3MSD1** | | | **071420-V3CCV1** | |
| Parameter | MS Recovery (%) | MSD Recovery (%) | RPD | Acceptability Range (%) | CCV | Acceptability Range (%) |
| Vinyl chloride | 127% | 124% | 2.3% | 60 - 140 | 170%[1] | 80 - 120 |
| 1,1-Dichloroethene | 111% | 109% | 1.6% | 60 - 140 | 84% | 80 - 120 |
| Cis-1,2-Dichloroethene | 108% | 106% | 2.0% | 70 - 130 | 94% | 80 - 120 |
| 1,1,1-Trichloroethane | 92% | 90% | 2.6% | 70 - 130 | 96% | 80 - 120 |
| Benzene | 104% | 103% | 1.5% | 70 - 130 | 104% | 80 - 120 |
| Trichloroethene | 94% | 92% | 1.4% | 70 - 130 | 100% | 80 - 120 |
| Toluene | 93% | 95% | 2.2% | 70 - 130 | 106% | 80 - 120 |
| Tetrachloroethene | 92% | 95% | 2.8% | 70 - 130 | 113% | 80 - 120 |
| Chlorobenzene | 90% | 91% | 0.7% | 70 - 130 | 107% | 80 - 120 |
| Ethylbenzene | 88% | 91% | 3.2% | 70 - 130 | 101% | 80 - 120 |
| 1,2,4 Trimethylbenzene | 86% | 86% | 0.0% | 70 - 130 | 104% | 80 - 120 |
| Gasoline Range Organics (C4-C12) | 93% | 94% | 0.9% | 70 - 130 | | |
| **Surrogate Recovery:** | | | | | | |
| Dibromofluoromethane | 95% | 94% | | 60 - 140 | 84% | 60 - 140 |
| Toluene-$d_8$ | 104% | 105% | | 60 - 140 | 113% | 60 - 140 |
| 4-Bromofluorobenzene | 98% | 102% | | 60 - 140 | 129% | 60 - 140 |

[1] = Recovery outside of acceptable limits. MS/MSD recoveries and %RSD were within QC limits, therefore data was accepted
MS = Matrix Spike
MSD = Matrix Spike Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| | | | | | | |
|---|---|---|---|---|---|---|
| **Sample Spiked:** | CLEAN SOIL | | **GC#:** | VOC4-071520-01 | | |
| **Jones ID:** | **071520-V4MS1** | **071520-V4MSD1** | | | **071520-V4CCV1** | |
| Parameter | MS Recovery (%) | MSD Recovery (%) | RPD | Acceptability Range (%) | CCV | Acceptability Range (%) |
| Vinyl chloride | 108% | 98% | 9.1% | 60 - 140 | 127%[1] | 80 - 120 |
| 1,1-Dichloroethene | 99% | 86% | 13.4% | 60 - 140 | 82% | 80 - 120 |
| Cis-1,2-Dichloroethene | 107% | 102% | 4.5% | 70 - 130 | 106% | 80 - 120 |
| 1,1,1-Trichloroethane | 106% | 97% | 9.0% | 70 - 130 | 113% | 80 - 120 |
| Benzene | 105% | 95% | 9.6% | 70 - 130 | 111% | 80 - 120 |
| Trichloroethene | 104% | 95% | 8.9% | 70 - 130 | 114% | 80 - 120 |
| Toluene | 93% | 86% | 7.8% | 70 - 130 | 105% | 80 - 120 |
| Tetrachloroethene | 97% | 90% | 8.5% | 70 - 130 | 111% | 80 - 120 |
| Chlorobenzene | 87% | 81% | 7.3% | 70 - 130 | 100% | 80 - 120 |
| Ethylbenzene | 107% | 97% | 9.7% | 70 - 130 | 118% | 80 - 120 |
| 1,2,4 Trimethylbenzene | 101% | 92% | 9.3% | 70 - 130 | 117% | 80 - 120 |
| Gasoline Range Organics (C4-C12) | 101% | 92% | 9% | 70 - 130 | | |
| **Surrogate Recovery:** | | | | | | |
| Dibromofluoromethane | 97% | 99% | | 60 - 140 | 102% | 60 - 140 |
| Toluene-$d_8$ | 100% | 100% | | 60 - 140 | 114% | 60 - 140 |
| 4-Bromofluorobenzene | 100% | 98% | | 60 - 140 | 118% | 60 - 140 |

[1] = Recovery outside of acceptable limits. MS/MSD recoveries and %RSD were within QC limits, therefore data was accepted
MS = Matrix Spike
MSD = Matrix Spike Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/14-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

| | | | | | | |
|---|---|---|---|---|---|---|
| **Sample Spiked:** | CLEAN SOIL | | | **GC#:** | VOC3-071520-01 | |
| **Jones ID:** | **071520-V3MS1** | **071520-V3MSD1** | | | **071520-V3CCV1** | |
| Parameter | MS Recovery (%) | MSD Recovery (%) | RPD | Acceptability Range (%) | CCV | Acceptability Range (%) |
| Vinyl chloride | 115% | 109% | 5.4% | 60 - 140 | 125%[1] | 80 - 120 |
| 1,1-Dichloroethene | 92% | 89% | 3.0% | 60 - 140 | 80% | 80 - 120 |
| Cis-1,2-Dichloroethene | 103% | 104% | 0.5% | 70 - 130 | 100% | 80 - 120 |
| 1,1,1-Trichloroethane | 89% | 89% | 0.2% | 70 - 130 | 102% | 80 - 120 |
| Benzene | 101% | 95% | 5.7% | 70 - 130 | 108% | 80 - 120 |
| Trichloroethene | 87% | 89% | 1.8% | 70 - 130 | 109% | 80 - 120 |
| Toluene | 92% | 94% | 2.1% | 70 - 130 | 106% | 80 - 120 |
| Tetrachloroethene | 89% | 92% | 4.2% | 70 - 130 | 113% | 80 - 120 |
| Chlorobenzene | 88% | 90% | 2.2% | 70 - 130 | 107% | 80 - 120 |
| Ethylbenzene | 87% | 88% | 1.7% | 70 - 130 | 103% | 80 - 120 |
| 1,2,4 Trimethylbenzene | 82% | 85% | 4.4% | 70 - 130 | 103% | 80 - 120 |
| Gasoline Range Organics (C4-C12) | 90% | 91% | 0.4% | 70 - 130 | | |
| **Surrogate Recovery:** | | | | | | |
| Dibromofluoromethane | 95% | 92% | | 60 - 140 | 93% | 60 - 140 |
| Toluene-$d_8$ | 104% | 100% | | 60 - 140 | 126% | 60 - 140 |
| 4-Bromofluorobenzene | 100% | 100% | | 60 - 140 | 136% | 60 - 140 |

[1] = Recovery outside of acceptable limits. MS/MSD recoveries and %RSD were within QC limits, therefore data was accepted
MS = Matrix Spike
MSD = Matrix Spike Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV1-0.5** **Jones ID:** **ST-15793-01**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| **Arsenic, As** | **46.9** | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **81.5** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **6.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **11.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **14.3** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **15.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **24.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **59.3** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.033** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV1-2.5** **Jones ID:** **ST-15793-02**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **87.3** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **11.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **12.6** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **6.8** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **22.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **92.2** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.033** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV1-10** **Jones ID:** **ST-15793-04**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **66.2** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **9.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **8.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **9.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.6** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **28.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **30.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.169** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV2-0.5** **Jones ID:** **ST-15793-05**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| **Arsenic, As** | **29.6** | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **82.9** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **6.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **24.7** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **0.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **7.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **45.3** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **26.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **78.7** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.053** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV2-2.5** **Jones ID:** **ST-15793-06**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **235** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **5.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **14.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **48.7** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **256** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **22.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **442** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.049** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV2-9.0** **Jones ID:** **ST-15793-08**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **53.5** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **4.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **7.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **8.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **0.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **4.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **23.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **25.0** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| Mercury, Hg | ND | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV3-0.5** **Jones ID:** **ST-15793-09**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **133** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **13.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **54.6** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **13.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **106** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **30.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **122** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.088** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV3-2.5** **Jones ID:** **ST-15793-10**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **91.8** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **11.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **12.4** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **29.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **42.2** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.039** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV3-5.0** **Jones ID:** **ST-15793-11**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **77.6** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **6.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **9.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **11.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **0.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **6.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **8.7** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **27.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **31.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.056** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV4-0.5** **Jones ID:** **ST-15793-13**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| **Arsenic, As** | **51.4** | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **97** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **8.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **14.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **0.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **7.0** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **31.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **53.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.049** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV4-2.5** **Jones ID:** **ST-15793-14**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **108** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **10.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **14.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **16.9** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **10.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.0** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **34.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **53.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.037** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV4-5.0** **Jones ID:** **ST-15793-15**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **139** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **11.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **17.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **25.7** | 1 | " | " | " | 1.0 | mg/kg |
| Molybdenum, Mo | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **12.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.8** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **41.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **55.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.049** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV5-0.5** **Jones ID:** **ST-15793-17**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **103** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **6.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **10.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **13.5** | 1 | " | " | " | 1.0 | mg/kg |
| Molybdenum, Mo | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **7.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **1.9** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **23.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **46.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.028** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV5-2.5** **Jones ID:** **ST-15793-18**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **97.6** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **6.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **11.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **11.1** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **7.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **23.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **41.0** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.029** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV5-5.0** **Jones ID:** **ST-15793-19**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **122** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **20.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **26.8** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **5.0** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **51.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **59.7** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.077** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV6-0.5** **Jones ID:** **ST-15793-21**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **90.3** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **5.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **9.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **11.7** | 1 | " | " | " | 1.0 | mg/kg |
| Molybdenum, Mo | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **6.6** | 1 | " | " | " | 0.5 | mg/kg |
| Lead, Pb | ND | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **19.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **39.9** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| Mercury, Hg | ND | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV6-2.5** **Jones ID:** **ST-15793-22**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **89.0** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **5.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **9.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **11.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **6.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **19.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **39.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.026** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV6-5.0** **Jones ID:** **ST-15793-23**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071301 | 7/13/2020 | 7/13/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **126** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **17.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **19.9** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **3.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.0** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **43.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **59.4** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.050** | 1 | H20071301 | 7/13/2020 | 7/13/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV7-0.5** **Jones ID:** **ST-15793-25**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **104** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **13.3** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.0** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **27.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **47.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.053** | 1 | H20071301 | 7/13/2020 | 7/14/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV7-2.5** **Jones ID:** **ST-15793-26**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **140** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **11.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **18.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **18.8** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **3.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **13.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.1** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **41.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **59.2** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| Mercury, Hg | ND | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV7-5.0** **Jones ID:** **ST-15793-27**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **110** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **10.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **10.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **0.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **7.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **29.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **37.8** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.034** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV8-0.5** **Jones ID:** **ST-15793-29**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **135** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **11.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **16.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **15.4** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **12.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.3** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **39.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **54.1** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.049** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV8-2.5** **Jones ID:** **ST-15793-30**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **140** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **18.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **20.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.5** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **44.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **58.8** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.046** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV8-5.0** **Jones ID:** **ST-15793-31**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **118** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **11.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **16.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **21.5** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **12.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.3** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **45.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **54.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.102** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV9-0.5** **Jones ID:** **ST-15793-33**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| **Arsenic, As** | **19.1** | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **121** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **13.8** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **25.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **50.8** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.042** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV9-2.5** **Jones ID:** **ST-15793-34**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **141** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **19.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **20.9** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.9** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **46.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **77.3** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.060** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV9-5.0** **Jones ID:** **ST-15793-35**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **133** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **11.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **17.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **18.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **11.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.7** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **45.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **53.9** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.025** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV10-0.5** **Jones ID:** **ST-15793-37**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **175** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **13.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **32.6** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **10.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **98.0** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **25.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **285** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.797** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV10-2.5** **Jones ID:** **ST-15793-38**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **132** | 1 | " | " | " | 0.5 | mg/kg |
| **Beryllium, Be** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **12.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **18.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **19.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **3.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **13.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **21.0** | 1 | " | " | " | 0.5 | mg/kg |
| Lead, Pb | ND | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **43.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **66.9** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.026** | 1 | H20071301 | 7/13/2020 | 7/14/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV10-5.0** **Jones ID:** **ST-15793-39**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **125** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **18.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **22.3** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **13.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.6** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **46.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **58.8** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.039** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV11-0.5** **Jones ID:** **ST-15793-41**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **130** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **24.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **19.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **25.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **88.0** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.058** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV11-2.5** **Jones ID:** **ST-15793-42**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **138** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **19.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **22.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.9** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **51.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **62.0** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.041** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV11-5.0** **Jones ID:** **ST-15793-43**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **94.8** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **9.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **13.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **12.5** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.7** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **35.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **40.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.031** | 1 | H20071301 | 7/13/2020 | 7/14/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV12-0.5** **Jones ID:** **ST-15793-45**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| **Arsenic, As** | **16.2** | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **137** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **17.2** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **9.7** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **26.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **62.7** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.042** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV12-2.5** **Jones ID:** **ST-15793-46**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **146** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **19.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **21.9** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.8** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **47.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **63.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.033** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV12-5.0** **Jones ID:** **ST-15793-47**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071302 | 7/13/2020 | 7/14/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **92.5** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **8.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **12.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **13.5** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.8** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **34.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **40.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.056** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV13-0.5** **Jones ID:** **ST-15793-49**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **103** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **8.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **13.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **13.6** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **32.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **50.2** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.028** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV13-2.5** **Jones ID:** **ST-15793-50**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **127** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **9.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **14.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **14.5** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **11.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.4** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **37.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **48.1** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.031** | 1 | H20071401 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV13-5.0** **Jones ID:** **ST-15793-51**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **139** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **19.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **28.4** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **5.1** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **45.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **54.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.068** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV14-0.5** **Jones ID:** **ST-15793-53**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **109** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **9.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **15.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **16.3** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **10.6** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **6.2** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **38.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **61.8** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.034** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV14-2.5** **Jones ID:** **ST-15793-54**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/13/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **107** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **1.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **9.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **14.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **13.5** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **10.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **2.3** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **32.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **46.2** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.022** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV14-5.0** **Jones ID:** **ST-15793-55**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **125** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **11.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **18.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **26.4** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **4.5** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **44.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **54.6** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.065** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV15-0.5** **Jones ID:** **ST-15793-57**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **154** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **7.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **16.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **28.6** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **9.3** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **79.1** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **29.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **186** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.030** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV15-2.5** **Jones ID:** **ST-15793-58**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **139** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **6.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **11.4** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **35.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **8.7** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **577** | 10 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **23.9** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **2920** | 10 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.030** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV15-5.0** **Jones ID:** **ST-15793-59**

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Silver, Ag | ND | 1 | I20071401 | 7/14/2020 | 7/15/2020 | 0.5 | mg/kg |
| Arsenic, As | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Barium, Ba** | **149** | 1 | " | " | " | 0.5 | mg/kg |
| Beryllium, Be | ND | 1 | " | " | " | 0.5 | mg/kg |
| **Cadmium, Cd** | **2.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Cobalt, Co** | **12.5** | 1 | " | " | " | 0.5 | mg/kg |
| **Chromium, Cr** | **19.1** | 1 | " | " | " | 0.5 | mg/kg |
| **Copper, Cu** | **22.0** | 1 | " | " | " | 1.0 | mg/kg |
| **Molybdenum, Mo** | **1.2** | 1 | " | " | " | 0.5 | mg/kg |
| **Nickel, Ni** | **14.0** | 1 | " | " | " | 0.5 | mg/kg |
| **Lead, Pb** | **3.5** | 1 | " | " | " | 0.5 | mg/kg |
| Antimony, Sb | ND | 1 | " | " | " | 5.0 | mg/kg |
| Selenium, Se | ND | 1 | " | " | " | 5.0 | mg/kg |
| Thallium, Tl | ND | 1 | " | " | " | 5.0 | mg/kg |
| **Vanadium, V** | **44.8** | 1 | " | " | " | 0.5 | mg/kg |
| **Zinc, Zn** | **66.5** | 1 | " | " | " | 1.5 | mg/kg |

## EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Mercury, Hg** | **0.053** | 1 | H20071402 | 7/14/2020 | 7/15/2020 | 0.020 | mg/kg |

ND= Not Detected

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20071301** **Prepared:** 7/13/2020 **Analyzed:** 7/13/2020

### EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % REC Limits | % RPD | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **METHOD BLANK:** | **I200713-MB1** | | | | | | |
| Silver, Ag | ND | | | | | 0.5 | mg/kg |
| Arsenic, As | ND | | | | | 5.0 | mg/kg |
| Barium, Ba | ND | | | | | 0.5 | mg/kg |
| Beryllium, Be | ND | | | | | 0.5 | mg/kg |
| Cadmium, Cd | ND | | | | | 0.5 | mg/kg |
| Cobalt, Co | ND | | | | | 0.5 | mg/kg |
| Chromium, Cr | ND | | | | | 0.5 | mg/kg |
| Copper, Cu | ND | | | | | 1.0 | mg/kg |
| Molybdenum, Mo | ND | | | | | 0.5 | mg/kg |
| Nickel, Ni | ND | | | | | 0.5 | mg/kg |
| Lead, Pb | ND | | | | | 0.5 | mg/kg |
| Antimony, Sb | ND | | | | | 5.0 | mg/kg |
| Selenium, Se | ND | | | | | 5.0 | mg/kg |
| Thallium, Tl | ND | | | | | 5.0 | mg/kg |
| Vanadium, V | ND | | | | | 0.5 | mg/kg |
| Zinc, Zn | ND | | | | | 1.5 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20071301** **Prepared:** 7/13/2020 **Analyzed:** 7/13/2020

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Units |
|---|---|---|---|---|---|---|
| **LCS:** | **I200713-LCS1** | | | | | |
| Barium, Ba | **214** | 200 | 107% | | 80 - 120 | mg/kg |
| Cobalt, Co | **52.9** | 50.0 | 106% | | 80 - 120 | mg/kg |
| Lead, Pb | **52.6** | 50.0 | 105% | | 80 - 120 | mg/kg |
| Selenium, Se | **187** | 200 | 94% | | 80 - 120 | mg/kg |
| Zinc, Zn | **46.2** | 50.0 | 92% | | 80 - 120 | mg/kg |
| **LCSD:** | **I200713-LCSD1** | | | | | |
| Barium, Ba | **211** | 200 | 106% | 1.4% | 80 - 120 | mg/kg |
| Cobalt, Co | **51.6** | 50.0 | 103% | 2.5% | 80 - 120 | mg/kg |
| Lead, Pb | **53.5** | 50.0 | 107% | 1.7% | 80 - 120 | mg/kg |
| Selenium, Se | **187** | 200 | 94% | 0.0% | 80 - 120 | mg/kg |
| Zinc, Zn | **46.7** | 50.0 | 93% | 1.1% | 80 - 120 | mg/kg |
| **CCV:** | **I200713-CCV1** | | | | | |
| Barium, Ba | **0.99** | 1.00 | 99% | | 90-110 | mg/L |
| Cobalt, Co | **1.03** | 1.00 | 103% | | 90-110 | mg/L |
| Lead, Pb | **1.03** | 1.00 | 103% | | 90-110 | mg/L |
| Selenium, Se | **1.00** | 1.00 | 100% | | 90-110 | mg/L |
| Zinc, Zn | **0.96** | 1.00 | 96% | | 90-110 | mg/L |

ND= Not Detected

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **H20071301** **Prepared:** 7/13/2020 **Analyzed:** 7/14/2020

### EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **METHOD BLANK:** | **H200713-MB1** | | | | | | |
| Mercury, Hg | ND | | | | | 0.020 | mg/kg |
| **LCS:** | **H200713-LCS1** | | | | | | |
| Mercury, Hg | **0.98** | 1.00 | 98% | | 80 - 120 | | mg/kg |
| **LCSD:** | **H200713-LCSD1** | | | | | | |
| Mercury, Hg | **1.02** | 1.00 | 102% | **4.0%** | 80 - 120 | | mg/kg |
| **CCV:** | **H200714-CCV1** | | | | | | |
| Mercury, Hg | **4.94** | 5.00 | 99% | | 90-110 | | µg/L |

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I200713002** **Prepared:** 7/13/2020 **Analyzed:** 7/14/2020

### EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % REC Limits | % RPD | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **METHOD BLANK:** | **I200713-MB2** | | | | | | |
| Silver, Ag | ND | | | | | 0.5 | mg/kg |
| Arsenic, As | ND | | | | | 5.0 | mg/kg |
| Barium, Ba | ND | | | | | 0.5 | mg/kg |
| Beryllium, Be | ND | | | | | 0.5 | mg/kg |
| Cadmium, Cd | ND | | | | | 0.5 | mg/kg |
| Cobalt, Co | ND | | | | | 0.5 | mg/kg |
| Chromium, Cr | ND | | | | | 0.5 | mg/kg |
| Copper, Cu | ND | | | | | 1.0 | mg/kg |
| Molybdenum, Mo | ND | | | | | 0.5 | mg/kg |
| Nickel, Ni | ND | | | | | 0.5 | mg/kg |
| Lead, Pb | ND | | | | | 0.5 | mg/kg |
| Antimony, Sb | ND | | | | | 5.0 | mg/kg |
| Selenium, Se | ND | | | | | 5.0 | mg/kg |
| Thallium, Tl | ND | | | | | 5.0 | mg/kg |
| Vanadium, V | ND | | | | | 0.5 | mg/kg |
| Zinc, Zn | ND | | | | | 1.5 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I200713002** **Prepared:** 7/13/2020 **Analyzed:** 7/14/2020

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Units |
|---|---|---|---|---|---|---|
| **LCS:** | **I200713-LCS2** | | | | | |
| Barium, Ba | **234** | 200 | 117% | | 80 - 120 | mg/kg |
| Cobalt, Co | **57.8** | 50.0 | 116% | | 80 - 120 | mg/kg |
| Lead, Pb | **57.3** | 50.0 | 115% | | 80 - 120 | mg/kg |
| Selenium, Se | **201** | 200 | 101% | | 80 - 120 | mg/kg |
| Zinc, Zn | **50.7** | 50.0 | 101% | | 80 - 120 | mg/kg |
| **LCSD:** | **I200713-LCSD2** | | | | | |
| Barium, Ba | **240** | 200 | 120% | 2.5% | 80 - 120 | mg/kg |
| Cobalt, Co | **58.1** | 50.0 | 116% | 0.5% | 80 - 120 | mg/kg |
| Lead, Pb | **57.6** | 50.0 | 115% | 0.5% | 80 - 120 | mg/kg |
| Selenium, Se | **203** | 200 | 102% | 1.0% | 80 - 120 | mg/kg |
| Zinc, Zn | **51.9** | 50.0 | 104% | 2.3% | 80 - 120 | mg/kg |
| **CCV:** | **I200714-CCV1** | | | | | |
| Barium, Ba | **1.09** | 1.00 | 109% | | 90-110 | mg/L |
| Cobalt, Co | **1.10** | 1.00 | 110% | | 90-110 | mg/L |
| Lead, Pb | **1.08** | 1.00 | 108% | | 90-110 | mg/L |
| Selenium, Se | **1.04** | 1.00 | 104% | | 90-110 | mg/L |
| Zinc, Zn | **1.05** | 1.00 | 105% | | 90-110 | mg/L |

ND= Not Detected

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **H20071401** **Prepared:** 7/14/2020 **Analyzed:** 7/15/2020

### EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **METHOD BLANK:** | **H200714-MB1** | | | | | | |
| Mercury, Hg | ND | | | | | 0.020 | mg/kg |
| **LCS:** | **H200714-LCS1** | | | | | | |
| Mercury, Hg | **1.02** | 1.00 | 102% | | 80 - 120 | | mg/kg |
| **LCSD:** | **H200714-LCSD1** | | | | | | |
| Mercury, Hg | **1.04** | 1.00 | 104% | **1.9%** | 80-120 | | mg/kg |
| **CCV:** | **H200715-CCV1** | | | | | | |
| Mercury, Hg | **5.04** | 5.00 | 101% | | 90-110 | | µg/L |

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20071401** **Prepared:** 7/14/2020 **Analyzed:** 7/15/2020

### EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % REC Limits | % RPD | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **METHOD BLANK:** | **I200714-MB1** | | | | | | |
| Silver, Ag | ND | | | | | 0.5 | mg/kg |
| Arsenic, As | ND | | | | | 5.0 | mg/kg |
| Barium, Ba | ND | | | | | 0.5 | mg/kg |
| Beryllium, Be | ND | | | | | 0.5 | mg/kg |
| Cadmium, Cd | ND | | | | | 0.5 | mg/kg |
| Cobalt, Co | ND | | | | | 0.5 | mg/kg |
| Chromium, Cr | ND | | | | | 0.5 | mg/kg |
| Copper, Cu | ND | | | | | 1.0 | mg/kg |
| Molybdenum, Mo | ND | | | | | 0.5 | mg/kg |
| Nickel, Ni | ND | | | | | 0.5 | mg/kg |
| Lead, Pb | ND | | | | | 0.5 | mg/kg |
| Antimony, Sb | ND | | | | | 5.0 | mg/kg |
| Selenium, Se | ND | | | | | 5.0 | mg/kg |
| Thallium, Tl | ND | | | | | 5.0 | mg/kg |
| Vanadium, V | ND | | | | | 0.5 | mg/kg |
| Zinc, Zn | ND | | | | | 1.5 | mg/kg |

ND= Not Detected

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# JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20071401** **Prepared:** 7/14/2020 **Analyzed:** 7/15/2020

## EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Units |
|---|---|---|---|---|---|---|
| **LCS:** | **I200714-LCS1** | | | | | |
| Barium, Ba | **224** | 200 | 112% | | 80 - 120 | mg/kg |
| Cobalt, Co | **52.2** | 50.0 | 104% | | 80 - 120 | mg/kg |
| Lead, Pb | **55.2** | 50.0 | 110% | | 80 - 120 | mg/kg |
| Selenium, Se | **193** | 200 | 97% | | 80 - 120 | mg/kg |
| Zinc, Zn | **47.7** | 50.0 | 95% | | 80 - 120 | mg/kg |
| **LCSD:** | **I200714-LCSD1** | | | | | |
| Barium, Ba | **207** | 200 | 104% | 7.9% | 80 - 120 | mg/kg |
| Cobalt, Co | **49.9** | 50.0 | 100% | 4.5% | 80 - 120 | mg/kg |
| Lead, Pb | **53.2** | 50.0 | 106% | 3.7% | 80 - 120 | mg/kg |
| Selenium, Se | **185** | 200 | 93% | 4.2% | 80 - 120 | mg/kg |
| Zinc, Zn | **46.0** | 50.0 | 92% | 3.6% | 80 - 120 | mg/kg |
| **CCV:** | **I200715-CCV1** | | | | | |
| Barium, Ba | **1.01** | 1.00 | 101% | | 90-110 | mg/L |
| Cobalt, Co | **1.02** | 1.00 | 102% | | 90-110 | mg/L |
| Lead, Pb | **1.00** | 1.00 | 100% | | 90-110 | mg/L |
| Selenium, Se | **0.98** | 1.00 | 98% | | 90-110 | mg/L |
| Zinc, Zn | **1.00** | 1.00 | 100% | | 90-110 | mg/L |

ND= Not Detected

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13-15/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **H20071402** **Prepared:** 7/14/2020 **Analyzed:** 7/15/2020

### EPA 7471A - Mercury by Cold Vapor Atomic Absorption

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **METHOD BLANK:** | **H200714-MB2** | | | | | | |
| Mercury, Hg | ND | | | | | 0.020 | mg/kg |
| **LCS:** | **H200714-LCS2** | | | | | | |
| Mercury, Hg | **1.05** | 1.00 | 105% | | 80 - 120 | | mg/kg |
| **LCSD:** | **H200714-LCSD2** | | | | | | |
| Mercury, Hg | **1.03** | 1.00 | 103% | **1.9%** | 80-120 | | mg/kg |
| **CCV:** | **H200715-CCV1** | | | | | | |
| Mercury, Hg | **4.93** | 5.00 | 99% | | 90-110 | | µg/L |

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV14-0.5** **Jones ID:** **ST-15793-53**

### EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 72% | 30 - 120 |
| Decachlorobiphenyl | 69% | 30 - 120 |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV14-2.5** **Jones ID:** **ST-15793-54**

### EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 64% | 30 - 120 |
| Decachlorobiphenyl | 63% | 30 - 120 |

ND = Value less than reporting limit
ND = Not Detected

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## JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV14-5.0** **Jones ID:** **ST-15793-55**

### EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 88% | 30 - 120 |
| Decachlorobiphenyl | 64% | 30 - 120 |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV15-0.5** **Jones ID:** **ST-15793-57**

## EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 60% | 30 - 120 |
| Decachlorobiphenyl | 59% | 30 - 120 |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV15-2.5** **Jones ID:** **ST-15793-58**

## EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 65% | 30 - 120 |
| Decachlorobiphenyl | 41% | 30 - 120 |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **ENV15-5.0** **Jones ID:** **ST-15793-59**

## EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 85% | 30 - 120 |
| Decachlorobiphenyl | 53% | 30 - 120 |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**Sample ID:** **Method Blank** **Jones ID:** **MB1-071320ECD4**

## EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD

| | Result | Dilution | Batch | Prepared | Analyzed | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Analytes:** | | | | | | | |
| Aroclor 1016 | ND | 1 | ECD4_071320_01 | 7/10/2020 | 7/13/2020 | 50 | µg/kg |
| Aroclor 1221 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1232 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1242 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1248 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1254 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1260 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1262 | ND | 1 | " | " | " | 50 | µg/kg |
| Aroclor 1268 | ND | 1 | " | " | " | 50 | µg/kg |

| **Surrogate Recoveries:** | | **QC Limits** |
|---|---|---|
| TCMX | 107% | 30-120 |
| Decachlorobiphenyl | 84% | 30-120 |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/16/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/13/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **ECD4_071320_01** **Prepared:** 7/10/2020 **Analyzed:** 7/13/2020

**EPA 8082 by 3546 – Polychlorinated Biphenyls (PCBs) by GC/ECD**

| | Result | Spike Level | Source Result | % Recovery | % RPD | % Recovery Limits | Units |
|---|---|---|---|---|---|---|---|
| **LCS:** | **LCS1-071320ECD4** | | **SAMPLE SPIKED:** | **CLEAN SOIL** | | | |
| **Analytes:** | | | | | | | |
| Aroclor 1016 | **1080** | 1000 | | 108% | | 50 - 120 | ppb |
| Aroclor 1260 | **956** | 1000 | | 96% | | 50 - 120 | ppb |
| **Surrogate Recoveries:** | | | | | | | |
| TCMX | | | | 114% | | 30 - 120 | |
| Decachlorobiphenyl | | | | 94% | | 30 - 120 | |
| **LCSD:** | **LCSD1-071320ECD4** | | **SAMPLE SPIKED:** | **CLEAN SOIL** | | | |
| Aroclor 1016 | **1100** | 1000 | | 110% | 1.8% | 50 - 120 | ppb |
| Aroclor 1260 | **1020** | 1000 | | 102% | 6.5% | 50 - 120 | ppb |
| **Surrogate Recovery:** | | | | | | | |
| TCMX | | | | 114% | | 30 - 120 | |
| Decachlorobiphenyl | | | | 94% | | 30 - 120 | |
| **CCV:** | **CCV1-071320ECD4** | | | | | | |
| **Analytes:** | | | | | | | |
| Aroclor 1016 | **937** | 1000 | | 94% | | 80-120 | ppb |
| Aroclor 1260 | **875** | 1000 | | 88% | | 80-120 | ppb |
| **Surrogate Recoveries:** | | | | | | | |
| TCMX | | | | 112% | | 80-120 | |
| Decachlorobiphenyl | | | | 92% | | 80-120 | |

LCS= Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV= Continuing Calibration Verification
RPD = Relative Percent Difference

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# Chain-of-Custody Record

LAB USE ONLY
Jones Project # ST-15793
Page 1 of 6
Sample Condition as Received
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: brmcculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOB - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | | | | | | | | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV1-0.5 | 7-8-20 | 1021 | ST-15793-01 | | AS | S | | X | | X | | | | | | | | 1 | |
| ENV1-2.5 | " | 1023 | ST-15793-02 | | " | " | | | | X | | | | | | | | " | |
| ENV1-5.0 | " | 1027 | ST-15793-03 | | " | " | X | X | | | | | | | | | | " | |
| ENV1-10 | " | 1030 | ST-15793-04 | | " | " | X | X | | X | | | | | | | | " | |
| ENV2-0.5 | " | 1048 | ST-15793-05 | | " | " | | X | | X | | | | | | | | " | |
| ENV2-2.5 | " | 1050 | ST-15793-06 | | " | " | | | | X | | | | | | | | " | |
| ENV2-5.0 | " | 1054 | ST-15793-07 | | " | " | X | X | | | | | | | | | | " | |
| ENV2-9.0 | " | 1100 | ST-15793-08 | | " | " | X | X | | X | | | | | | | | " | |
| ENV3-0.5 | " | 1120 | ST-15793-09 | | " | " | X | X | | X | | | | | | | | " | |
| ENV3-2.5 | ↓ | 1123 | ST-15793-10 | | ↓ | ↓ | X | | | X | | | | | | | | ↓ | |

Relinquished By (Signature): [signature] Printed Name: Sabrina Gonzalez
Company: Leighton Date: 7-9-2020 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By (Signature): [signature] Printed Name: Jaclan Nester
Company: Jones Env. Date: 7/9/20 Time: 1520

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env Date: 7-9-20 Time: 1650

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

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# Chain-of-Custody Record

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: bmcculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
- Immediate Attention
- Rush 24 Hours
- Rush 48 Hours
- Rush 72 Hours
- X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #: ST-15793
Page: 2 of 6
Sample Condition as Recieved:
Chilled: yes no
Sealed: yes no

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV3-5.0 | 7-8-2020 | 1129 | ST-15793-11 | | AS | S | | X | | X | 1 | |
| ENV3-10 | " | 1137 | ST-15793-12 | | " | " | | X | | | " | |
| ENV4-0.5 | " | 1150 | ST-15793-13 | | " | " | X | X | | X | " | |
| ENV4-2.5 | " | 1153 | ST-15793-14 | | " | " | X | | | X | " | |
| ENV4-5.0 | " | 1200 | ST-15793-15 | | " | " | | X | | X | " | |
| ENV4-10 | " | 1203 | ST-15793-16 | | " | " | | X | | | " | |
| ENV5-0.5 | " | 1205 | ST-15793-17 | | " | " | X | X | | X | " | |
| ENV5-2.5 | " | 1207 | ST-15793-18 | | " | " | X | | | X | " | |
| ENV5-5.0 | " | 1211 | ST-15793-19 | | " | " | X | X | | X | " | |
| ENV5-10 | " | 1215 | ST-15793-20 | | " | " | | X | | | " | |

| Relinquished By (Signature) | Printed Name | Received By (Signature) | Printed Name | |
|---|---|---|---|---|
| | Sulvina Gonzalez | | Jackson Nieto | Total Number of Containers |
| Company: Leighton | Date: 7-9-2020 Time: 1520 | Company: Jones Env. | Date: 7/1/20 Time: 1520 | |
| Relinquished By (Signature) | Printed Name | Received By Laboratory (Signature): Juan Camacho | Printed Name: Juan Camacho | |
| Company | Date: Time | Company: Jones Env. | Date: 7-9-20 Time: 1650 | |

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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Santa Fe Springs, CA 90670
(714) 449-9037
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LAB USE ONLY
Jones Project # ST-15793
Page 3 of 6
Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: brnculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AG - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (AQ), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV6-0.5 | 7-8-2020 | 1224 | ST-15793-21 | | AS | S | X | X | | X | 1 | |
| ENV6-2.5 | | 1230 | ST-15793-22 | | | | X | | | X | | |
| ENV6-5.0 | | 1235 | ST-15793-23 | | | | | X | | X | | |
| ENV6-10 | | 1246 | ST-15793-24 | | | | | X | | | | |
| ENV7-0.5 | | 1243 | ST-15793-25 | | | | X | X | | X | | |
| ENV7-2.5 | | 1247 | ST-15793-26 | | | | X | | | X | | |
| ENV7-5.0 | | 1250 | ST-15793-27 | | | | | X | | X | | |
| ENV7-10 | | 1253 | ST-15793-28 | | | | | X | | | | |
| ENV8-0.5 | | 1315 | ST-15793-29 | | | | X | X | | X | | |
| ENV8-2.5 | ↓ | 1318 | ST-15793-30 | | ↓ | ↓ | X | | | X | ↓ | |

Relinquished By (Signature): Printed Name: Sabrina Gonzalez
Company: Leighton Date: 7-9-2020 Time: 1520

Received By (Signature): Printed Name: Jackson Nestor
Company: Jones Env. Date: 7/9/20 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env. Date: 7-9-20 Time: 1650

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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LAB USE ONLY
Jones Project # ST-15793
Page 4 of 6
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: bmcculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (AQ), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV8-5.0 | 7-8-2020 | 1322 | ST-15793-31 | | AS | S | | X | | X | 1 | |
| ENV8-10 | | 1328 | ST-15793-32 | | | | | X | | | | |
| ENV9-0.5 | | 1334 | ST-15793-33 | | | | X | X | | X | | |
| ENV9-2.5 | | 1336 | ST-15793-34 | | | | X | | | X | | |
| ENV9-5.0 | | 1340 | ST-15793-35 | | | | | X | | X | | |
| ENV9-10 | | 1344 | ST-15793-36 | | | | | X | | | | |
| ENV10-0.5 | | 1351 | ST-15793-37 | | | | X | X | | X | | |
| ENV10-2.5 | | 1355 | ST-15793-38 | | | | X | | | X | | |
| ENV10-5.0 | | 1401 | ST-15793-39 | | | | | X | | X | | |
| ENV10-10 | | 1403 | ST-15793-40 | | | | | X | | | | |

Relinquished By (Signature): [signature] Printed Name: Sabrina Gonzalez
Company: Leighton Date: 7-9-2020 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By (Signature): [signature] Printed Name: Jackson Nester
Company: Jones Env. Date: 7/9/20 Time: 1520

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env. Date: 7-9-20 Time: 1650

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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LAB USE ONLY
Jones Project # ST-15793
Page 5 of 6
Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: bmcculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample Container | Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV11-0.5 | 7-8-2020 | 1410 | ST-15793-41 | | AS | S | X | X | | X | 1 | |
| ENV11-2.5 | | 1414 | ST-15793-42 | | | | X | | | X | | |
| ENV11-5.0 | | 1417 | ST-15793-43 | | | | X | X | | X | | |
| ENV11-10 | | 1422 | ST-15793-44 | | | | | X | | | | |
| ENV12-0.5 | | 1433 | ST-15793-45 | | | | X | X | | X | | |
| ENV12-2.5 | | 1437 | ST-15793-46 | | | | X | | | X | | |
| ENV12-5.0 | | 1439 | ST-15793-47 | | | | X | X | | X | | |
| ENV12-10 | | 1441 | ST-15793-48 | | | | | X | | | | |
| ENV13-0.5 | | 1448 | ST-15793-49 | | | | X | X | | X | | |
| ENV13-2.5 | ↓ | 1451 | ST-15793-50 | | ↓ | ↓ | X | | | X | ↓ | |

Total Number of Containers

Relinquished By (Signature): Printed Name: Sabrina Gonzalez
Company: Leighton Date: 7-9-2020 Time: 1570

Received By (Signature): Printed Name: Jackson Nieto
Company: Jones Env Date: 7/9/20 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env Date: 7-9-20 Time: 1650

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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Fax (714) 449-9685
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| | |
|---|---|
| Client | Leighton and Associates, Inc. |
| Project Name | Lim W. Jefferson Blvd |
| Project Address | 2800 W Jefferson Blvd |
| | Los Angeles CA |
| Email | bmcculloch@leightongroup.com |
| Phone | 949-681-4287 |
| Report To | Brynn McCulloch |
| Sampler | SAG |
| Date | 7-9-2020 |
| Client Project # | 12779.002 |

**Turn Around Requested:**
- ☐ Immediate Attention
- ☐ Rush 24 Hours
- ☐ Rush 48 Hours
- ☐ Rush 72 Hours
- X Normal

**Report Options**
EDD ____
EDF* - 10% Surcharge____
*Global ID ____

LAB USE ONLY
Jones Project # ST-15793
Page 6 of 6
Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

**Analysis Requested**

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: (Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)) | VOCs EPA Method 8260B | TPH g.d.o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV13-5.0 | 7-8-2020 | 1453 | ST-15793-51 | | AS | S | X | X | | X | 1 | |
| ENV13-10 | ↓ | 1458 | ST-15793-52 | | ↓ | ↓ | | X | | | ↓ | |
| ENV14-0.5 | | 1512 | ST-15793-53 | | | | X | X | X | X | | |
| ENV14-2.5 | | 1517 | ST-15793-54 | | | | X | | X | X | | |
| ENV14-5.0 | | 1520 | ST-15793-55 | | | | X | X | X | X | | |
| ENV14-10 | | 1522 | ST-15793-56 | | | | | X | | | | |
| ENV15-0.5 | | 1535 | ST-15793-57 | | | | X | X | X | X | | |
| ENV15-2.5 | | 1540 | ST-15793-58 | | | | X | | X | X | | |
| ENV15-5.0 | | 1546 | ST-15793-59 | | | | X | X | X | X | | |
| ENV15-10 | ↓ | 1550 | ST-15793-60 | | ↓ | ↓ | | X | | | ↓ | |

| | | | | | |
|---|---|---|---|---|---|
| Relinquished By (Signature) | Printed Name | Received By (Signature) | Printed Name | | Total Number of Containers |
| | Sylvana Gattoler | | Jackson Nestor | | |
| Company | Date / Time | Company | Date | Time | |
| Leighton | 7-9-2020 1520 | Jones ENV. | 7/9/20 | 1520 | |
| Relinquished By (Signature) | Printed Name | Received By Laboratory (Signature) | Printed Name | | Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been repeated, and the information provided herein is correct and accurate. |
| | | Juan Camacho | Juan Camacho | | |
| Company | Date: Time | Company | Date | Time | |
| | | Jones Env | 7-9-20 | 1650 | |

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**JONES ENVIRONMENTAL**
**LABORATORY RESULTS**

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/21/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

**ANALYSES REQUESTED**

**Soil:**

1. EPA 6010B by 3050B and EPA 7471A – CAM 17 Metals
2. STLC Waste Extraction Test by ICP-OES
3. TCLP Metals by ICP-OES

**Approval:**

David Mirakian, M.S.
Stationary Lab Chemist

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/21/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## EPA 6010B by 3051 - by ICP-OES

| **Sample ID:** | **ENV2-5.0** | | |
|---|---|---|---|
| **Jones ID:** | **ST-15793-07** | **Reporting Limit** | **Units** |
| **Analytes:** | | | |
| **Lead, Pb** | **2.0** | 0.5 | mg/kg |
| **Dilution Factor** | 1 | | |
| **Batch:** | I20072101 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/21/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20072101** **Prepared:** 7/21/2020 **Analyzed:** 7/21/2020

### EPA 6010B by 3051 - by ICP-OES

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Method Blank:** | **I200721-MB1** | | | | | | |
| Lead, Pb | ND | | | | | 0.5 | mg/kg |
| **LCS:** | **I200721-LCS1** | | | | | | |
| Lead, Pb | **47.6** | 50.0 | 95% | | 80 - 120 | | mg/kg |
| **LCSD:** | **I200721-LCSD1** | | | | | | |
| Lead, Pb | **51.5** | 50.0 | 103% | 7.9% | 80 - 120 | | mg/kg |
| **CCV:** | **I200721-CCV1** | | | | | | |
| Lead, Pb | **1.02** | 1.00 | 102% | | 90-110 | | mg/L |

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/23/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## STLC Waste Extraction Test by ICP-OES

| **Sample ID:** | **ENV2-2.5** | **ENV3-0.5** | **ENV10-0.5** | **ENV15-0.5** | **ENV15-2.5** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-06** | **ST-15793-09** | **ST-15793-37** | **ST-15793-57** | **ST-15793-58** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| **Lead, Pb** | **0.021** | **1.2** | **0.090** | ND | ND | 0.010 | mg/L |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Batch:** | I20072301 | I20072301 | I20072301 | I20072301 | I20072301 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/23/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## STLC Waste Extraction Test by ICP-OES

| **Sample ID:** | **ENV4-0.5** | | |
|---|---|---|---|
| **Jones ID:** | **ST-15793-13** | **Reporting Limit** | **Units** |
| **Analytes:** | | | |
| Arsenic, As | ND | 0.050 | mg/L |
| **Dilution Factor** | 1 | | |
| **Batch:** | I20072301 | | |

ND = Value less than reporting limit

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/23/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## STLC Waste Extraction Test by ICP-OES

| | | | |
|---|---|---|---|
| **Sample ID:** | **ENV15-2.5** | | |
| **Jones ID:** | **ST-15793-58** | **Reporting Limit** | **Units** |
| **Analytes:** | | | |
| Zinc, Zn | **0.580** | 0.010 | mg/L |
| **Dilution Factor** | 1 | | |
| **Batch:** | I20072301 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/23/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20072301** **Prepared:** 7/23/2020 **Analyzed:** 7/23/2020

### STLC Waste Extraction Test by ICP-OES

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Method Blank:** | **I200723-MB1** | | | | | | |
| Arsenic, As | ND | | | | | 0.050 | mg/L |
| Lead, Pb | ND | | | | | 0.010 | mg/L |
| Zinc, Zn | ND | | | | | 0.010 | mg/L |
| **LCS:** | **I200723-LCS1** | | | | | | |
| Arsenic, As | **5.2** | 5.0 | 104% | | 80 - 120 | | mg/L |
| Lead, Pb | **5.4** | 5.0 | 108% | | 80 - 120 | | mg/L |
| Zinc, Zn | **5.0** | 5.0 | 100% | | 80 - 120 | | mg/L |
| **LCSD:** | **I200723-LCSD1** | | | | | | |
| Arsenic, As | **5.2** | 5.0 | 104% | | 80 - 120 | | mg/L |
| Lead, Pb | **5.3** | 5.0 | 106% | 1.9% | 80 - 120 | | mg/L |
| Zinc, Zn | **4.9** | 5.0 | 98% | 2.0% | 80 - 120 | | mg/L |
| **CCV:** | **I200723-CCV1** | | | | | | |
| Arsenic, As | **0.99** | 1.00 | 99% | | 90-110 | | mg/L |
| Lead, Pb | **1.06** | 1.00 | 106% | | 90-110 | | mg/L |
| Zinc, Zn | **0.95** | 1.00 | 95% | | 90-110 | | mg/L |

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification

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# JONES ENVIRONMENTAL
# LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:**<br>**Client Ref. No.:** | ST-15793<br>12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:**<br>**Date Received:** | 7/8/2020<br>7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/23/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd.<br>Los Angeles, CA | **Physical State:** | Soil |

## TCLP Metals by ICP-OES

| **Sample ID:** | **ENV2-2.5** | **ENV3-0.5** | **ENV15-2.5** | | |
|---|---|---|---|---|---|
| **Jones ID:** | **ST-15793-06** | **ST-15793-09** | **ST-15793-58** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | |
| Lead, Pb | ND | ND | ND | 0.010 | mg/L |
| **Dilution Factor** | 1 | 1 | 1 | | |
| **Batch:** | I20072202 | I20072202 | I20072202 | | |

ND = Value less than reporting limit

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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton & Associates, Inc. | **Report date:** | 7/27/2020 |
| **Client Address:** | 17781 Cowan | **Jones Ref. No.:** | ST-15793 |
| | Irvine, CA 92614 | **Client Ref. No.:** | 12779.002 |
| **Attn:** | Brynn McCulloh | **Date Sampled:** | 7/8/2020 |
| | | **Date Received:** | 7/9/2020 |
| **Project:** | Lim W. Jefferson Blvd. | **Date Analyzed:** | 7/23/2020 |
| **Project Address:** | 2800 W. Jefferson Blvd. | **Physical State:** | Soil |
| | Los Angeles, CA | | |

**BATCH:** **I20072202** **Prepared:** 7/22/2020 **Analyzed:** 7/23/2020

### TCLP Metals by ICP-OES

| Analytes: | Result | Spike Level | % REC | % RPD | % REC Limits | Reporting Limit | Units |
|---|---|---|---|---|---|---|---|
| **Method Blank:** | **I200722-MB2** | | | | | | |
| Lead, Pb | ND | | | | | 0.010 | mg/L |
| **LCS:** | **I200722-LCS2** | | | | | | |
| Lead, Pb | **5.5** | 5.0 | 110% | | 80 - 120 | | mg/L |
| **LCSD:** | **I200722-LCSD2** | | | | | | |
| Lead, Pb | **5.5** | 5.0 | 110% | | 80 - 120 | | mg/L |
| **CCV:** | **I200722-CCV2** | | | | | | |
| Lead, Pb | **1.06** | 1.00 | 106% | | 90-110 | | mg/L |

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification

# JONES ENVIRONMENTAL, INC.

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Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

# Chain-of-Custody Record

| | |
|---|---|
| Client | Leighton and Associates, Inc. |
| Project Name | Lim W. Jefferson Blvd |
| Project Address | 2800 W Jefferson Blvd |
| | Los Angeles CA |
| Email | brmcculloch@leightongroup.com |
| Phone | 949-681-4287 |
| Report To | Brynn McCulloch |
| Sampler | SAG |
| Date | 7-9-2020 |
| Client Project # | 12779.002 |

**Turn Around Requested:**
- ☐ Immediate Attention
- ☐ Rush 24 Hours
- ☐ Rush 48 Hours
- ☐ Rush 72 Hours
- X Normal

**Report Options**
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

LAB USE ONLY
Jones Project # ST-15793
Page 1 of 6
Sample Condition as Received
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOB - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

**Analysis Requested**

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV1-0.5 | 7-8-20 | 1021 | ST-15793-01 | | AS | S | | X | | X | 1 | |
| ENV1-2.5 | " | 1023 | ST-15793-02 | | " | " | | | | X | " | |
| ENV1-5.0 | " | 1027 | ST-15793-03 | | " | " | X | X | | | " | |
| ENV1-10 | " | 1030 | ST-15793-04 | | " | " | X | X | | X | " | |
| ENV2-0.5 | " | 1048 | ST-15793-05 | | " | " | | X | | X | " | |
| ENV2-2.5 | " | 1050 | ST-15793-06 | | " | " | | | | X | " | |
| ENV2-5.0 | " | 1054 | ST-15793-07 | | " | " | X | X | | | " | |
| ENV2-9.0 | " | 1100 | ST-15793-08 | | " | " | X | X | | X | " | |
| ENV3-0.5 | " | 1120 | ST-15793-09 | | " | " | X | X | | X | " | |
| ENV3-2.5 | ↓ | 1123 | ST-15793-10 | | ↓ | ↓ | X | | | X | ↓ | |

| | | | |
|---|---|---|---|
| Relinquished By (Signature) | Printed Name: Sabrina Gonzalez | Received By (Signature) | Printed Name: Jaclon Nortes |
| Company: Leighton | Date: 7-9-2020 Time: 1520 | Company: Jones Env. | Date: 7/9/20 Time: 1520 |
| Relinquished By (Signature) | Printed Name | Received By Laboratory (Signature): Juan Camacho | Printed Name: Juan Camacho |
| Company | Date: Time | Company: Jones Env | Date: 7-9-20 Time: 1650 |

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

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Santa Fe Springs, CA 90670
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Fax (714) 449-9685
www.jonesenv.com

# Chain-of-Custody Record

| | |
|---|---|
| Client | Leighton and Associates, Inc. |
| Project Name | Lim W. Jefferson Blvd |
| Project Address | 2800 W Jefferson Blvd |
| | Los Angeles CA |
| Email | bmcculloch@leightongroup.com |
| Phone | 949-681-4287 |
| Report To | Brynn McCulloch |
| Sampler | SAG |
| Date | 7-9-2020 |
| Client Project # | 12779.002 |

**Turn Around Requested:**
- ○ Immediate Attention
- ○ Rush 24 Hours
- ○ Rush 48 Hours
- ○ Rush 72 Hours
- X Normal

**Report Options**
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project # ST-15793
Page 2 of 6
Sample Condition as Recieved:
Chilled ○ yes ○ no
Sealed ○ yes ○ no

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV3-5.0 | 7-8-2020 | 1129 | ST-15793-11 | | AS | S | | X | | X | 1 | |
| ENV3-10 | " | 1137 | ST-15793-12 | | " | " | | X | | | " | |
| ENV4-0.5 | " | 1150 | ST-15793-13 | | " | " | X | X | | X | " | |
| ENV4-2.5 | " | 1153 | ST-15793-14 | | " | " | X | | | X | " | |
| ENV4-5.0 | " | 1200 | ST-15793-15 | | " | " | | X | | X | " | |
| ENV4-10 | " | 1203 | ST-15793-16 | | " | " | | X | | | " | |
| ENV5-0.5 | " | 1205 | ST-15793-17 | | " | " | X | X | | X | " | |
| ENV5-2.5 | " | 1207 | ST-15793-18 | | " | " | X | | | X | " | |
| ENV5-5.0 | " | 1211 | ST-15793-19 | | " | " | X | X | | X | " | |
| ENV5-10 | ↓ | 1215 | ST-15793-20 | | ↓ | ↓ | | X | | | ↓ | |

| | | | | |
|---|---|---|---|---|
| Relinquished By (Signature) | Printed Name: Sabrina Gonzalez | Received By (Signature) | Printed Name: Jackson Nieto | Total Number of Containers |
| Company: Leighton | Date: 7-9-2020 Time: 1520 | Company: Jones Env. | Date: 7/1/20 Time: 1520 | |
| Relinquished By (Signature) | Printed Name | Received By Laboratory (Signature): Juan Camacho | Printed Name: Juan Camacho | |
| Company | Date: Time | Company: Jones Env. | Date: 7-9-20 Time: 1650 | |

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been registed, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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www.jonesenv.com

LAB USE ONLY
Jones Project # ST-15793
Page 3 of 6
Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: brnculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AG - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (AQ), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV6-0.5 | 7-8-2020 | 1224 | ST-15793-21 | | AS | S | X | X | | X | 1 | |
| ENV6-2.5 | | 1230 | ST-15793-22 | | | | X | | | X | | |
| ENV6-5.0 | | 1235 | ST-15793-23 | | | | | X | | X | | |
| ENV6-10 | | 1246 | ST-15793-24 | | | | | X | | | | |
| ENV7-0.5 | | 1243 | ST-15793-25 | | | | X | X | | X | | |
| ENV7-2.5 | | 1247 | ST-15793-26 | | | | X | | | X | | |
| ENV7-5.0 | | 1250 | ST-15793-27 | | | | | X | | X | | |
| ENV7-10 | | 1253 | ST-15793-28 | | | | | X | | | | |
| ENV8-0.5 | | 1315 | ST-15793-29 | | | | X | X | | X | | |
| ENV8-2.5 | ↓ | 1318 | ST-15793-30 | | ↓ | ↓ | X | | | X | ↓ | |

Total Number of Containers

Relinquished By (Signature): Printed Name: Sabrina Gonzalez
Company: Leighton
Date: 7-9-2020 Time: 1520

Received By (Signature): Printed Name: Jackson Nestor
Company: Jones Env.
Date: 7/9/20 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env. Date: 7-9-20 Time: 1650

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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LAB USE ONLY
Jones Project # ST-15793
Page 4 of 6
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: bmcculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID ____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (AQ), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV8-5.0 | 7-8-2020 | 1322 | ST-15793-31 | | AS | S | | X | | X | 1 | |
| ENV8-10 | | 1328 | ST-15793-32 | | | | | X | | | | |
| ENV9-0.5 | | 1334 | ST-15793-33 | | | | X | X | | X | | |
| ENV9-2.5 | | 1336 | ST-15793-34 | | | | X | | | X | | |
| ENV9-5.0 | | 1340 | ST-15793-35 | | | | | X | | X | | |
| ENV9-10 | | 1344 | ST-15793-36 | | | | | X | | | | |
| ENV10-0.5 | | 1351 | ST-15793-37 | | | | X | X | | X | | |
| ENV10-2.5 | | 1355 | ST-15793-38 | | | | X | | | X | | |
| ENV10-5.0 | | 1401 | ST-15793-39 | | | | | X | | X | | |
| ENV10-10 | | 1403 | ST-15793-40 | | | | | X | | | | |

Relinquished By (Signature): [signature] Printed Name: Sabrina Gonzalez
Company: Leighton Date: 7-9-2020 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By (Signature): [signature] Printed Name: Jackson Nester
Company: Jones Env. Date: 7/9/20 Time: 1520

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env. Date: 7-9-20 Time: 1650

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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Fax (714) 449-9685
www.jonesenv.com

LAB USE ONLY
Jones Project # ST-15793
Page 5 of 6
Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client: Leighton and Associates, Inc.
Project Name: Lim W. Jefferson Blvd
Project Address: 2800 W Jefferson Blvd
Los Angeles CA
Email: bmcculloch@leightongroup.com
Phone: 949-681-4287
Report To: Brynn McCulloch
Sampler: SAG

Date: 7-9-2020
Client Project #: 12779.002

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID ____

Sample Container | Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP) | VOCs EPA Method 8260B | TPH g,d,o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV11-0.5 | 7-8-2020 | 1410 | ST-15793-41 | | AS | S | X | X | | X | 1 | |
| ENV11-2.5 | | 1414 | ST-15793-42 | | | | X | | | X | | |
| ENV11-5.0 | | 1417 | ST-15793-43 | | | | X | X | | X | | |
| ENV11-10 | | 1422 | ST-15793-44 | | | | | X | | | | |
| ENV12-0.5 | | 1433 | ST-15793-45 | | | | X | X | | X | | |
| ENV12-2.5 | | 1437 | ST-15793-46 | | | | X | | | X | | |
| ENV12-5.0 | | 1439 | ST-15793-47 | | | | X | X | | X | | |
| ENV12-10 | | 1441 | ST-15793-48 | | | | | X | | | | |
| ENV13-0.5 | | 1448 | ST-15793-49 | | | | X | X | | X | | |
| ENV13-2.5 | ↓ | 1451 | ST-15793-50 | | ↓ | ↓ | X | | | X | ↓ | |

Total Number of Containers

Relinquished By (Signature): Printed Name: Sabrina Gonzalez
Company: Leighton Date: 7-9-2020 Time: 1570

Received By (Signature): Printed Name: Jackson Nieto
Company: Jones Env Date: 7/9/20 Time: 1520

Relinquished By (Signature): Printed Name:
Company: Date: Time:

Received By Laboratory (Signature): Juan Camacho Printed Name: Juan Camacho
Company: Jones Env Date: 7-9-20 Time: 1650

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# Chain-of-Custody Record

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Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

LAB USE ONLY
Jones Project # ST-15793
Page 6 of 6
Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

| | |
|---|---|
| Client | Leighton and Associates, Inc. |
| Project Name | Lim W. Jefferson Blvd |
| Project Address | 2800 W Jefferson Blvd |
| | Los Angeles CA |
| Email | bmcculloch@leightongroup.com |
| Phone | 949-681-4287 |
| Report To | Brynn McCulloch |
| Sampler | SAG |
| Date | 7-9-2020 |
| Client Project # | 12779.002 |

**Turn Around Requested:**
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
X Normal

**Report Options**
EDD ____
EDF* - 10% Surcharge____
*Global ID ____

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

**Analysis Requested**

| Sample ID | Date | Sample Collection Time | Laboratory Sample ID | Preservative | Sample Container | Sample Matrix: (Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)) | VOCs EPA Method 8260B | TPH g.d.o EPA Method 8015M | PCBs EPA Method 8082 | Title 22 Metals EPA Method 6010B/7000 | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV13-5.0 | 7-8-2020 | 1453 | ST-15793-51 | | AS | S | X | X | | X | 1 | |
| ENV13-10 | " | 1458 | ST-15793-52 | | " | " | | X | | | " | |
| ENV14-0.5 | " | 1512 | ST-15793-53 | | " | " | X | X | X | X | " | |
| ENV14-2.5 | " | 1517 | ST-15793-54 | | " | " | X | | X | X | " | |
| ENV14-5.0 | " | 1520 | ST-15793-55 | | " | " | X | X | X | X | " | |
| ENV14-10 | " | 1522 | ST-15793-56 | | " | " | | X | | | " | |
| ENV15-0.5 | " | 1535 | ST-15793-57 | | " | " | X | X | X | X | " | |
| ENV15-2.5 | " | 1540 | ST-15793-58 | | " | " | X | | X | X | " | |
| ENV15-5.0 | " | 1546 | ST-15793-59 | | " | " | X | X | X | X | " | |
| ENV15-10 | ↓ | 1550 | ST-15793-60 | | ↓ | ↓ | | X | | | ↓ | |

| | | | | | |
|---|---|---|---|---|---|
| Relinquished By (Signature) | Printed Name | Received By (Signature) | Printed Name | | Total Number of Containers |
| | Sylvana Gattoler | | Jackson Nestor | | |
| Company | Date / Time | Company | Date | Time | |
| Leighton | 7-9-2020 1520 | Jones ENV. | 7/9/20 | 1520 | |
| Relinquished By (Signature) | Printed Name | Received By Laboratory (Signature) | Printed Name | | Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been repeated, and the information provided herein is correct and accurate. |
| | | Juan Camacho | Juan Camacho | | |
| Company | Date: Time | Company | Date | Time | |
| | | Jones Env | 7-9-20 | 1650 | |

JONES ENVIRONMENTAL, INC.
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562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton | **Report date:** | 7/10/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:** | G-0165 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/9/2020 |
| | | **Date Received:** | 7/9/2020 |
| | | **Date Analyzed:** | 7/9/2020 |
| **Project Address:** | 2800 W Jefferson Blvd<br>Los Angeles, CA 90018 | **Physical State:** | Soil Gas |

**ANALYSES REQUESTED**

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No tracer was detected in any of the samples reported herein.

The sampling rate was approximately 200 cc/min, except when noted differently on the chain of custody record, using a glass gas-tight syringe. Purging was completed using a pump set at approximately 200 cc/min, except when noted differently on the chain of custody record. A default of 3 purge volumes was used as recommended by July 2015 DTSC/RWQCB guidance documents.

Prior to purging and sampling of soil gas at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then taken.

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of collection.

**Approval:** _____

Annalise O'Toole
Mobile Lab Manager

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton | **Report date:** | 7/10/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:** | G-0165 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/9/2020 |
| | | **Date Received:** | 7/9/2020 |
| | | **Date Analyzed:** | 7/9/2020 |
| **Project Address:** | 2800 W Jefferson Blvd<br>Los Angeles, CA 90018 | **Physical State:** | Soil Gas |

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV3-5'** | **ENV3-10'** | **ENV6-5'** | **ENV6-10.5'** | **ENV1-5'** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-01** | **G-0165-02** | **G-0165-03** | **G-0165-04** | **G-0165-05** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | ND | ND | **0.015** | ND | **0.011** | 0.008 | µg/L |
| Bromobenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Bromodichloromethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Bromoform | ND | ND | ND | ND | ND | 0.008 | µg/L |
| n-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Chlorobenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Chloroform | **0.009** | ND | **0.022** | ND | **0.021** | 0.008 | µg/L |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| Dibromochloromethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Dibromomethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 0.010 | µg/L |

# JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV3-5'** | **ENV3-10'** | **ENV6-5'** | **ENV6-10.5'** | **ENV1-5'** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-01** | **G-0165-02** | **G-0165-03** | **G-0165-04** | **G-0165-05** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Ethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Freon 113 | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 0.024 | µg/L |
| Isopropylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Methylene chloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Naphthalene | ND | ND | ND | ND | ND | 0.040 | µg/L |
| n-Propylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Styrene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Tetrachloroethene | **0.678** | **0.201** | ND | **0.067** | **0.014** | 0.008 | µg/L |
| Toluene | **0.017** | **0.020** | **0.031** | **0.017** | **0.073** | 0.008 | µg/L |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Trichloroethene | **0.010** | ND | ND | ND | ND | 0.008 | µg/L |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2,4-Trimethylbenzene | ND | **0.034** | ND | ND | **0.019** | 0.008 | µg/L |
| 1,3,5-Trimethylbenzene | ND | **0.016** | ND | ND | ND | 0.008 | µg/L |
| Vinyl chloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| m,p-Xylene | ND | ND | ND | ND | **0.033** | 0.016 | µg/L |
| o-Xylene | ND | **0.017** | ND | ND | **0.015** | 0.008 | µg/L |
| MTBE | ND | ND | ND | ND | ND | 0.040 | µg/L |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| Di-isopropylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| tert-amylmethylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 0.400 | µg/L |
| **Tracer:** | | | | | | | |
| n-Pentane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| n-Hexane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| n-Heptane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 107% | 104% | 100% | 107% | 102% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 100% | 101% | 100% | 101% | 60 - 140 | |
| 4-Bromofluorobenzene | 105% | 105% | 106% | 104% | 103% | 60 - 140 | |
| **Batch ID:** | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | | |

ND = Value below reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton | **Report date:** | 7/10/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:** | G-0165 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/9/2020 |
| | | **Date Received:** | 7/9/2020 |
| | | **Date Analyzed:** | 7/9/2020 |
| **Project Address:** | 2800 W Jefferson Blvd<br>Los Angeles, CA 90018 | **Physical State:** | Soil Gas |

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV1-10'** | **ENV5-5'** | **ENV5-10'** | **ENV8-5'** | **ENV8-10'** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-06** | **G-0165-07** | **G-0165-08** | **G-0165-09** | **G-0165-10** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | **0.013** | **0.012** | ND | **0.027** | ND | 0.008 | µg/L |
| Bromobenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Bromodichloromethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Bromoform | ND | ND | ND | ND | ND | 0.008 | µg/L |
| n-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Chlorobenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Chloroform | ND | **0.012** | ND | **0.051** | **0.009** | 0.008 | µg/L |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| Dibromochloromethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Dibromomethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 0.010 | µg/L |

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV1-10'** | **ENV5-5'** | **ENV5-10'** | **ENV8-5'** | **ENV8-10'** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-06** | **G-0165-07** | **G-0165-08** | **G-0165-09** | **G-0165-10** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Ethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Freon 113 | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 0.024 | µg/L |
| Isopropylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Methylene chloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Naphthalene | ND | ND | ND | ND | ND | 0.040 | µg/L |
| n-Propylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Styrene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Tetrachloroethene | **0.012** | **0.107** | **0.266** | **0.013** | **0.053** | 0.008 | µg/L |
| Toluene | **0.027** | **0.021** | **0.049** | **0.042** | **0.008** | 0.008 | µg/L |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Trichloroethene | ND | ND | ND | **0.011** | ND | 0.008 | µg/L |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Vinyl chloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| m,p-Xylene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| o-Xylene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| MTBE | ND | ND | ND | ND | ND | 0.040 | µg/L |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| Di-isopropylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| tert-amylmethylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 0.400 | µg/L |
| **Tracer:** | | | | | | | |
| n-Pentane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| n-Hexane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| n-Heptane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 105% | 101% | 108% | 98% | 103% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 101% | 99% | 96% | 99% | 60 - 140 | |
| 4-Bromofluorobenzene | 110% | 104% | 104% | 107% | 106% | 60 - 140 | |
| **Batch ID:** | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | | |

ND = Value below reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton | **Report date:** | 7/10/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:** | G-0165 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/9/2020 |
| | | **Date Received:** | 7/9/2020 |
| | | **Date Analyzed:** | 7/9/2020 |
| **Project Address:** | 2800 W Jefferson Blvd<br>Los Angeles, CA 90018 | **Physical State:** | Soil Gas |

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV9-5'** | **ENV9-10'** | **ENV12-5'** | **ENV12-10'** | **ENV14-5'** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-11** | **G-0165-12** | **G-0165-13** | **G-0165-14** | **G-0165-15** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| Benzene | **0.018** | ND | **0.024** | **0.012** | **0.010** | 0.008 | µg/L |
| Bromobenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Bromodichloromethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Bromoform | ND | ND | ND | ND | ND | 0.008 | µg/L |
| n-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| sec-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| tert-Butylbenzene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| Carbon tetrachloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Chlorobenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Chloroform | **0.024** | ND | **0.023** | ND | **0.014** | 0.008 | µg/L |
| 2-Chlorotoluene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| 4-Chlorotoluene | ND | ND | ND | ND | ND | 0.012 | µg/L |
| Dibromochloromethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Dibromomethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Dichlorodifluoromethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3-Dichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 2,2-Dichloropropane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloropropene | ND | ND | ND | ND | ND | 0.010 | µg/L |

# JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV9-5'** | **ENV9-10'** | **ENV12-5'** | **ENV12-10'** | **ENV14-5'** | | |
|---|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-11** | **G-0165-12** | **G-0165-13** | **G-0165-14** | **G-0165-15** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Ethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Freon 113 | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Hexachlorobutadiene | ND | ND | ND | ND | ND | 0.024 | µg/L |
| Isopropylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 4-Isopropyltoluene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Methylene chloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Naphthalene | ND | ND | ND | ND | ND | 0.040 | µg/L |
| n-Propylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Styrene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| Tetrachloroethene | ND | ND | ND | **0.039** | **0.013** | 0.008 | µg/L |
| Toluene | **0.018** | ND | **0.041** | **0.018** | **0.020** | 0.008 | µg/L |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Trichloroethene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Trichlorofluoromethane | ND | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| Vinyl chloride | ND | ND | ND | ND | ND | 0.008 | µg/L |
| m,p-Xylene | ND | ND | **0.017** | ND | ND | 0.016 | µg/L |
| o-Xylene | ND | ND | ND | ND | ND | 0.008 | µg/L |
| MTBE | ND | ND | ND | ND | ND | 0.040 | µg/L |
| Ethyl-tert-butylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| Di-isopropylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| tert-amylmethylether | ND | ND | ND | ND | ND | 0.040 | µg/L |
| tert-Butylalcohol | ND | ND | ND | ND | ND | 0.400 | µg/L |
| **Tracer:** | | | | | | | |
| n-Pentane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| n-Hexane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| n-Heptane | ND | ND | ND | ND | ND | 0.080 | µg/L |
| **Dilution Factor** | 1 | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | | **QC Limits** | |
| Dibromofluoromethane | 102% | 106% | 98% | 102% | 104% | 60 - 140 | |
| Toluene-$d_8$ | 97% | 97% | 95% | 99% | 99% | 60 - 140 | |
| 4-Bromofluorobenzene | 100% | 106% | 100% | 104% | 107% | 60 - 140 | |
| **Batch ID:** | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | | |

ND = Value below reporting limit

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# JONES ENVIRONMENTAL LABORATORY RESULTS

| | | | |
|---|---|---|---|
| **Client:** | Leighton | **Report date:** | 7/10/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:** | G-0165 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/9/2020 |
| | | **Date Received:** | 7/9/2020 |
| | | **Date Analyzed:** | 7/9/2020 |
| **Project Address:** | 2800 W Jefferson Blvd<br>Los Angeles, CA 90018 | **Physical State:** | Soil Gas |

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV14-10'** | **ENV11-5'** | **ENV11-10'** | **ENV11-10' REP** | | |
|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-16** | **G-0165-17** | **G-0165-18** | **G-0165-19** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | |
| Benzene | ND | **0.016** | ND | ND | 0.008 | µg/L |
| Bromobenzene | ND | ND | ND | ND | 0.008 | µg/L |
| Bromodichloromethane | ND | ND | ND | ND | 0.008 | µg/L |
| Bromoform | ND | ND | ND | ND | 0.008 | µg/L |
| n-Butylbenzene | ND | ND | ND | ND | 0.012 | µg/L |
| sec-Butylbenzene | ND | ND | ND | ND | 0.012 | µg/L |
| tert-Butylbenzene | ND | ND | ND | ND | 0.012 | µg/L |
| Carbon tetrachloride | ND | ND | ND | ND | 0.008 | µg/L |
| Chlorobenzene | ND | ND | ND | ND | 0.008 | µg/L |
| Chloroform | ND | **0.016** | ND | ND | 0.008 | µg/L |
| 2-Chlorotoluene | ND | ND | ND | ND | 0.012 | µg/L |
| 4-Chlorotoluene | ND | ND | ND | ND | 0.012 | µg/L |
| Dibromochloromethane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromo-3-chloropropane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dibromoethane (EDB) | ND | ND | ND | ND | 0.008 | µg/L |
| Dibromomethane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2- Dichlorobenzene | ND | ND | ND | ND | 0.016 | µg/L |
| 1,3-Dichlorobenzene | ND | ND | ND | ND | 0.016 | µg/L |
| 1,4-Dichlorobenzene | ND | ND | ND | ND | 0.016 | µg/L |
| Dichlorodifluoromethane | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloroethane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloroethane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1-Dichloroethene | ND | ND | ND | ND | 0.008 | µg/L |
| cis-1,2-Dichloroethene | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,2-Dichloroethene | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2-Dichloropropane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3-Dichloropropane | ND | ND | ND | ND | 0.008 | µg/L |
| 2,2-Dichloropropane | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1-Dichloropropene | ND | ND | ND | ND | 0.010 | µg/L |

# JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **ENV14-10'** | **ENV11-5'** | **ENV11-10'** | **ENV11-10' REP** | | |
|---|---|---|---|---|---|---|
| **Jones ID:** | **G-0165-16** | **G-0165-17** | **G-0165-18** | **G-0165-19** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | | | |
| cis-1,3-Dichloropropene | ND | ND | ND | ND | 0.008 | µg/L |
| trans-1,3-Dichloropropene | ND | ND | ND | ND | 0.008 | µg/L |
| Ethylbenzene | ND | ND | ND | ND | 0.008 | µg/L |
| Freon 113 | ND | ND | ND | ND | 0.016 | µg/L |
| Hexachlorobutadiene | ND | ND | ND | ND | 0.024 | µg/L |
| Isopropylbenzene | ND | ND | ND | ND | 0.008 | µg/L |
| 4-Isopropyltoluene | ND | ND | ND | ND | 0.008 | µg/L |
| Methylene chloride | ND | ND | ND | ND | 0.008 | µg/L |
| Naphthalene | ND | ND | ND | ND | 0.040 | µg/L |
| n-Propylbenzene | ND | ND | ND | ND | 0.008 | µg/L |
| Styrene | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,1,2-Tetrachloroethane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2,2-Tetrachloroethane | ND | ND | ND | ND | 0.016 | µg/L |
| Tetrachloroethene | **0.076** | **0.009** | **0.013** | **0.011** | 0.008 | µg/L |
| Toluene | ND | **0.038** | ND | ND | 0.008 | µg/L |
| 1,2,3-Trichlorobenzene | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,4-Trichlorobenzene | ND | ND | ND | ND | 0.016 | µg/L |
| 1,1,1-Trichloroethane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,1,2-Trichloroethane | ND | ND | ND | ND | 0.008 | µg/L |
| Trichloroethene | ND | ND | ND | ND | 0.008 | µg/L |
| Trichlorofluoromethane | ND | ND | ND | ND | 0.016 | µg/L |
| 1,2,3-Trichloropropane | ND | ND | ND | ND | 0.008 | µg/L |
| 1,2,4-Trimethylbenzene | ND | ND | ND | ND | 0.008 | µg/L |
| 1,3,5-Trimethylbenzene | ND | ND | ND | ND | 0.008 | µg/L |
| Vinyl chloride | ND | ND | ND | ND | 0.008 | µg/L |
| m,p-Xylene | ND | ND | ND | ND | 0.016 | µg/L |
| o-Xylene | ND | ND | ND | ND | 0.008 | µg/L |
| MTBE | ND | ND | ND | ND | 0.040 | µg/L |
| Ethyl-tert-butylether | ND | ND | ND | ND | 0.040 | µg/L |
| Di-isopropylether | ND | ND | ND | ND | 0.040 | µg/L |
| tert-amylmethylether | ND | ND | ND | ND | 0.040 | µg/L |
| tert-Butylalcohol | ND | ND | ND | ND | 0.400 | µg/L |
| **Tracer:** | | | | | | |
| n-Pentane | ND | ND | ND | ND | 0.080 | µg/L |
| n-Hexane | ND | ND | ND | ND | 0.080 | µg/L |
| n-Heptane | ND | ND | ND | ND | 0.080 | µg/L |
| **Dilution Factor** | 1 | 1 | 1 | 1 | | |
| **Surrogate Recoveries:** | | | | | **QC Limits** | |
| Dibromofluoromethane | 100% | 105% | 103% | 105% | 60 - 140 | |
| Toluene-$d_8$ | 98% | 97% | 96% | 103% | 60 - 140 | |
| 4-Bromofluorobenzene | 104% | 103% | 104% | 106% | 60 - 140 | |
| **Batch ID:** | G1-070920-01 | G1-070920-01 | G1-070920-01 | G1-070920-01 | | |

ND = Value below reporting limit

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# JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

| | | | |
|---|---|---|---|
| **Client:** | Leighton | **Report date:** | 7/10/2020 |
| **Client Address:** | 17781 Cowan<br>Irvine, CA 92614 | **Jones Ref. No.:** | G-0165 |
| **Attn:** | Brynn McCulloch | **Date Sampled:** | 7/9/2020 |
| | | **Date Received:** | 7/9/2020 |
| | | **Date Analyzed:** | 7/9/2020 |
| **Project Address:** | 2800 W Jefferson Blvd<br>Los Angeles, CA 90018 | **Physical State:** | Soil Gas |

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **METHOD BLANK** | **SAMPLING BLANK** | | |
|---|---|---|---|---|
| **Jones ID:** | **070920-G1MB1** | **070920-G1SB1** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | |
| Benzene | ND | ND | 0.008 | µg/L |
| Bromobenzene | ND | ND | 0.008 | µg/L |
| Bromodichloromethane | ND | ND | 0.008 | µg/L |
| Bromoform | ND | ND | 0.008 | µg/L |
| n-Butylbenzene | ND | ND | 0.012 | µg/L |
| sec-Butylbenzene | ND | ND | 0.012 | µg/L |
| tert-Butylbenzene | ND | ND | 0.012 | µg/L |
| Carbon tetrachloride | ND | ND | 0.008 | µg/L |
| Chlorobenzene | ND | ND | 0.008 | µg/L |
| Chloroform | ND | ND | 0.008 | µg/L |
| 2-Chlorotoluene | ND | ND | 0.012 | µg/L |
| 4-Chlorotoluene | ND | ND | 0.012 | µg/L |
| Dibromochloromethane | ND | ND | 0.008 | µg/L |
| 1,2-Dibromo-3-chloropropane | ND | ND | 0.008 | µg/L |
| 1,2-Dibromoethane (EDB) | ND | ND | 0.008 | µg/L |
| Dibromomethane | ND | ND | 0.008 | µg/L |
| 1,2- Dichlorobenzene | ND | ND | 0.016 | µg/L |
| 1,3-Dichlorobenzene | ND | ND | 0.016 | µg/L |
| 1,4-Dichlorobenzene | ND | ND | 0.016 | µg/L |
| Dichlorodifluoromethane | ND | ND | 0.016 | µg/L |
| 1,1-Dichloroethane | ND | ND | 0.008 | µg/L |
| 1,2-Dichloroethane | ND | ND | 0.008 | µg/L |
| 1,1-Dichloroethene | ND | ND | 0.008 | µg/L |
| cis-1,2-Dichloroethene | ND | ND | 0.008 | µg/L |
| trans-1,2-Dichloroethene | ND | ND | 0.008 | µg/L |
| 1,2-Dichloropropane | ND | ND | 0.008 | µg/L |
| 1,3-Dichloropropane | ND | ND | 0.008 | µg/L |
| 2,2-Dichloropropane | ND | ND | 0.016 | µg/L |
| 1,1-Dichloropropene | ND | ND | 0.010 | µg/L |

## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

| **Sample ID:** | **METHOD BLANK** | **SAMPLING BLANK** | | |
|---|---|---|---|---|
| **Jones ID:** | **070920-G1MB1** | **070920-G1SB1** | **Reporting Limit** | **Units** |
| **Analytes:** | | | | |
| cis-1,3-Dichloropropene | ND | ND | 0.008 | µg/L |
| trans-1,3-Dichloropropene | ND | ND | 0.008 | µg/L |
| Ethylbenzene | ND | ND | 0.008 | µg/L |
| Freon 113 | ND | ND | 0.016 | µg/L |
| Hexachlorobutadiene | ND | ND | 0.024 | µg/L |
| Isopropylbenzene | ND | ND | 0.008 | µg/L |
| 4-Isopropyltoluene | ND | ND | 0.008 | µg/L |
| Methylene chloride | ND | ND | 0.008 | µg/L |
| Naphthalene | ND | ND | 0.040 | µg/L |
| n-Propylbenzene | ND | ND | 0.008 | µg/L |
| Styrene | ND | ND | 0.008 | µg/L |
| 1,1,1,2-Tetrachloroethane | ND | ND | 0.008 | µg/L |
| 1,1,2,2-Tetrachloroethane | ND | ND | 0.016 | µg/L |
| Tetrachloroethene | ND | ND | 0.008 | µg/L |
| Toluene | ND | ND | 0.008 | µg/L |
| 1,2,3-Trichlorobenzene | ND | ND | 0.016 | µg/L |
| 1,2,4-Trichlorobenzene | ND | ND | 0.016 | µg/L |
| 1,1,1-Trichloroethane | ND | ND | 0.008 | µg/L |
| 1,1,2-Trichloroethane | ND | ND | 0.008 | µg/L |
| Trichloroethene | ND | ND | 0.008 | µg/L |
| Trichlorofluoromethane | ND | ND | 0.016 | µg/L |
| 1,2,3-Trichloropropane | ND | ND | 0.008 | µg/L |
| 1,2,4-Trimethylbenzene | ND | ND | 0.008 | µg/L |
| 1,3,5-Trimethylbenzene | ND | ND | 0.008 | µg/L |
| Vinyl chloride | ND | ND | 0.008 | µg/L |
| m,p-Xylene | ND | ND | 0.016 | µg/L |
| o-Xylene | ND | ND | 0.008 | µg/L |
| MTBE | ND | ND | 0.040 | µg/L |
| Ethyl-tert-butylether | ND | ND | 0.040 | µg/L |
| Di-isopropylether | ND | ND | 0.040 | µg/L |
| tert-amylmethylether | ND | ND | 0.040 | µg/L |
| tert-Butylalcohol | ND | ND | 0.400 | µg/L |
| **Tracer:** | | | | |
| n-Pentane | ND | ND | 0.080 | µg/L |
| n-Hexane | ND | ND | 0.080 | µg/L |
| n-Heptane | ND | ND | 0.080 | µg/L |
| **Dilution Factor** | 1 | 1 | | |
| **Surrogate Recoveries:** | | | **QC Limits** | |
| Dibromofluoromethane | 103% | 105% | 60 - 140 | |
| Toluene-$d_8$ | 100% | 104% | 60 - 140 | |
| 4-Bromofluorobenzene | 105% | 101% | 60 - 140 | |
| **Batch ID:** | G1-070920-01 | G1-070920-01 | | |

ND = Value below reporting limit

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# JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

**Client:** Leighton
**Client Address:** 17781 Cowan, Irvine, CA 92614

**Attn:** Brynn McCulloch

**Project Address:** 2800 W Jefferson Blvd, Los Angeles, CA 90018

**Report date:** 7/10/2020
**Jones Ref. No.:** G-0165

**Date Sampled:** 7/9/2020
**Date Received:** 7/9/2020
**Date Analyzed:** 7/9/2020
**Physical State:** Soil Gas

## EPA 8260B – Volatile Organics by GC/MS + Oxygenates

**Batch ID:** G1-070920-01

| **Jones ID:** | **070920-G1LCS1** | **070920-G1LCSD1** | | | **070920-G1CCV1** | |
|---|---|---|---|---|---|---|
| Parameter | LCS Recovery (%) | LCSD Recovery (%) | RPD | Acceptability Range (%) | CCV | Acceptability Range (%) |
| Vinyl chloride | 88% | 90% | 2.7% | 60 - 140 | 106% | 80 - 120 |
| 1,1-Dichloroethene | 151%[1] | 166%[1] | 9.7% | 60 - 140 | 110% | 80 - 120 |
| Cis-1,2-Dichloroethene | 106% | 105% | 0.4% | 70 - 130 | 89% | 80 - 120 |
| 1,1,1-Trichloroethane | 111% | 117% | 4.7% | 70 - 130 | 107% | 80 - 120 |
| Benzene | 119% | 117% | 1.3% | 70 - 130 | 101% | 80 - 120 |
| Trichloroethene | 106% | 103% | 2.4% | 70 - 130 | 106% | 80 - 120 |
| Toluene | 108% | 111% | 2.7% | 70 - 130 | 99% | 80 - 120 |
| Tetrachloroethene | 107% | 106% | 1.3% | 70 - 130 | 104% | 80 - 120 |
| Chlorobenzene | 105% | 103% | 2.0% | 70 - 130 | 101% | 80 - 120 |
| Ethylbenzene | 107% | 109% | 2.0% | 70 - 130 | 107% | 80 - 120 |
| 1,2,4 Trimethylbenzene | 103% | 104% | 0.3% | 70 - 130 | 106% | 80 - 120 |
| **Surrogate Recovery:** | | | | | | |
| Dibromofluoromethane | 103% | 103% | | 60 - 140 | 102% | 60 - 140 |
| Toluene-$d_8$ | 101% | 100% | | 60 - 140 | 98% | 60 - 140 |
| 4-Bromofluorobenzene | 106% | 109% | | 60 - 140 | 104% | 60 - 140 |

[1]Recovery outside of acceptable limits. CCV recovery and LCS/LCSD RPD were within QC limits, therefore data was accepted.
LCS = Laboratory Control Sample
LCSD = Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%

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# Soil-Gas Chain-of-Custody Record

**Client:** Leighton
**Project Name:**
**Project Address:** 2800 W Jefferson Blvd
Los Angeles, CA 90018
**Email:**
**Phone:**
**Report To:**
**Sampler:** Daniel Zambrano/Jackson Nestor

**Date:** 7/9/2020
**Client Project #:**

Purge Number: □ 1P ☒ 3P □ 7P □ 10P
Shut-In Test: (Y) / N

**Report Options:** EDD ____ EDF* - 10% Surcharge____ *Global ID _____

LAB USE ONLY
**Jones Project #:** G-0165

Page 1 of 2

Sample Container: GASTIGHT GLASS SYRINGE
# different than above, see Notes

**Turn Around Requested:**
□ Immediate Attention
□ Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
□ Normal
☒ Mobile Lab

**Tracer:**
☒ n-pentane
☒ n-hexane
☒ n-heptane
□ Isopropyl Alchohol
□ 1,1-DFA
□ _____

**Reporting Limits:** ☒ Standard □ Low Level* □ MDL* *surcharge for these limits

**Units:** ug/L

**Analysis Requested**

| Sample ID | Purge Number | Purge Volume (mL) | Date | Sample Collection Time | Sample Analysis Time | Laboratory Sample ID | Purge Rate (mL/min) | Pump Used | Magnehelic | Sample Matrix: Soil Gas (SG), Air (A), Material (M) | EPA 8260B (VOCs) | Gasoline Range Organics | | | Magnehelic Vacuum (in H2O) | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV3-5' | 3 | 1630 | 7/9/20 | 09:24 | 09:25 | G-0165-01 | 200 | CASEY.1 | M100.112 | SG | X | | | | <2 | 1 | |
| ENV3-10' | 3 | 1710 | 7/9/20 | 09:39 | 09:42 | G-0165-02 | 200 | JACKSON.1 | 118007 | SG | X | | | | <2 | 1 | |
| ENV6-5' | 3 | 1630 | 7/9/20 | 09:56 | 10:00 | G-0165-03 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |
| ENV6-10.5' | 3 | 1720 | 7/9/20 | 10:13 | 10:18 | G-0165-04 | 200 | CASEY.1 | M100.112 | SG | X | | | | <2 | 1 | |
| ENV1-5' | 3 | 1,630 | 7/9/20 | 10:31 | 10:36 | G-0165-05 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |
| ENV1-10' | 3 | 1,710 | 7/9/20 | 10:50 | 10:53 | G-0165-06 | 200 | CASEY.1 | 118007 | SG | X | | | | <2 | 1 | |
| ENV5-5' | 3 | 1,630 | 7/9/20 | 11:10 | 11:12 | G-0165-07 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |
| ENV5-10' | 3 | 1710 | 7/9/20 | 11:28 | 11:29 | G-0165-08 | 200 | CASEY.1 | M100.112 | SG | X | | | | <2 | 1 | |
| ENV8-5' | 3 | 1630 | 7/9/20 | 11:47 | 11:50 | G-0165-09 | 200 | CASEY.1 | 118007 | SG | X | | | | 8 | 1 | |
| ENV8-10' | 3 | 1710 | 7/9/20 | 12:02 | 12:05 | G-0165-10 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |

| | | | |
|---|---|---|---|
| Representative Signature | Printed Name: Sylvina Gonzales | Laboratory Signature | Printed Name: Jackson Nestor |
| Company: Leighton | Date: 7/9/2020 Time: | Company: JONES ENVIRONMENTAL, INC. | Date: 7/9/2020 Time: 1518 |
| Representative Signature | Printed Name | Laboratory Signature | Printed Name |
| Company | Date Time | Company | Date Time |

10 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

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# Soil-Gas Chain-of-Custody Record

**Client:** Leighton
**Project Name:**
**Project Address:** 2800 W Jefferson Blvd
Los Angeles, CA 90018
**Email:**
**Phone:**
**Report To:**
**Sampler:** Daniel Zambrano/Jackson Nestor

**Date:** 7/9/2020
**Client Project #:**

Purge Number: □ 1P ☒ 3P □ 7P □ 10P
Shut-In Test: (Y) / N

**Report Options:** EDD ____ EDF* - 10% Surcharge ____ *Global ID ____

LAB USE ONLY
**Jones Project #:** G-0165

Page 2 of 2
Sample Container: GASTIGHT GLASS SYRINGE
# different than above, see Notes

**Turn Around Requested:**
□ Immediate Attention
□ Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
□ Normal
☒ Mobile Lab

**Reporting Limits:** ☒ Standard □ Low Level* □ MDL* *surcharge for these limits

**Tracer:**
☒ n-pentane
☒ n-hexane
☒ n-heptane
□ Isopropyl Alchohol
□ 1,1-DFA
□ ____

**Units:** ug/L

**Analysis Requested**

| Sample ID | Purge Number | Purge Volume (mL) | Date | Sample Collection Time | Sample Analysis Time | Laboratory Sample ID | Purge Rate (mL/min) | Pump Used | Magnehelic | Sample Matrix: Soil Gas (SG), Air (A), Material (M) | EPA 8260B (VOCs) | Gasoline Range Organics | | | Magnehelic Vacuum (in$H_2O$) | Number of Containers | Notes & Special Instructions |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ENV9-5' | 3 | 1630 | 7/9/20 | 12:20 | 12:23 | G-0165-11 | 200 | CASEY.1 | M100.112 | SG | X | | | | <2 | 1 | |
| ENV9-10' | 3 | 1710 | 7/9/20 | 12:37 | 12:40 | G-0165-12 | 200 | CASEY.1 | 118007 | SG | X | | | | <2 | 1 | |
| ENV12-5' | 3 | 1630 | 7/9/20 | 12:55 | 12:59 | G-0165-13 | 200 | CASEY.1 | M100.112 | SG | X | | | | 6 | 1 | |
| ENV12-10' | 3 | 1710 | 7/9/20 | 13:08 | 13:16 | G-0165-14 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |
| ENV14-5' | 3 | 1630 | 7/9/20 | 13:29 | 13:33 | G-0165-15 | 200 | CASEY.1 | 118007 | SG | X | | | | 6 | 1 | |
| ENV14-10' | 3 | 1710 | 7/9/20 | 13:28 | 13:50 | G-0165-16 | 200 | CASEY.1 | M100.112 | SG | X | | | | <2 | 1 | |
| ENV11-5' | 3 | 1630 | 7/9/20 | 13:59 | 14:08 | G-0165-17 | 200 | CASEY.1 | M100.112 | SG | X | | | | <2 | 1 | |
| ENV11-10' | 3 | 1710 | 7/9/20 | 14:13 | 14:26 | G-0165-18 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |
| ENV11-10' REP | 3 | 1710 | 7/9/20 | 14:33 | 14:44 | G-0165-19 | 200 | CASEY.1 | 118003 | SG | X | | | | <2 | 1 | |
| | | | | | | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| Representative Signature | Printed Name: Sabrina Gonzalez | Laboratory Signature | Printed Name: Jackson Nestor |
| Company: Leighton | Date: 7/9/2020 Time: | Company: JONES ENVIRONMENTAL, INC. | Date: 7/9/2020 Time: 1518 |
| Representative Signature | Printed Name | Laboratory Signature | Printed Name |
| Company | Date Time | Company | Date Time |

9 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

# APPENDIX I

A Leighton Group Company

# BORING LOG

| | | | |
|---|---|---|---|
| **PROJECT NUMBER** | 12779.002 | **BORING/WELL NUMBER** | ENV1 |
| **PROJECT NAME** | Lim West Jefferson Blvd | **DATE DRILLED** | 7/8/2020 |
| **LOCATION** | 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA | **CASING TYPE/DIAMETER** | N/A / N/A |
| **DRILLING METHOD** | GeoProbe Direct Push | **SCREEN TYPE/SLOT** | N/A / N/A |
| **SAMPLING METHOD** | Tephlon Sleeve | **GRAVEL PACK TYPE** | N/A |
| **GROUND ELEVATION** | | **GROUT TYPE/QUANTITY** | N/A / N/A |
| **TOP OF CASING** | N/A | **DEPTH TO WATER** | N/A |
| **LOGGED BY** | SAG | **GROUND WATER ELEVATION** | |
| **REMARKS** | Boring completed by Millenium Environmental | | |

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV1-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV1-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| 5 | | | ENV1-5 | | 0.0 | SM | | @4': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| 10 | | | ENV1-10 | | 0.0 | SW | | @9': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 15 | | | | | | | | Total Depth: 10' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |

GE_SBL_OLD LIM BORING LOGS.GPJ LAEWNN01.GDT 8/18/20

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV2
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV2-0.5 | | 0.0 | | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV2-2.5 | | 0.0 | ML | | @2': trace clay, very fine to fine grained. |
| 5 | | | ENV2-5 | | 0.0 | | | |
| | | | | | | SM | | @6': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, some clay, no odor or staining. |
| | | | ENV2-9 | | 0.0 | SW | | @8': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 10 | | | | | | | | Total Depth: 9' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |
| 15 | | | | | | | | |

GE_SBL_OLD LIM BORING LOGS.GPJ LAEWNN01.GDT 8/18/20

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# BORING LOG

| | | | |
|---|---|---|---|
| **PROJECT NUMBER** | 12779.002 | **BORING/WELL NUMBER** | ENV3 |
| **PROJECT NAME** | Lim West Jefferson Blvd | **DATE DRILLED** | 7/8/2020 |
| **LOCATION** | 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA | **CASING TYPE/DIAMETER** | N/A / N/A |
| **DRILLING METHOD** | GeoProbe Direct Push | **SCREEN TYPE/SLOT** | N/A / N/A |
| **SAMPLING METHOD** | Tephlon Sleeve | **GRAVEL PACK TYPE** | N/A |
| **GROUND ELEVATION** | | **GROUT TYPE/QUANTITY** | N/A / N/A |
| **TOP OF CASING** | N/A | **DEPTH TO WATER** | N/A |
| **LOGGED BY** | SAG | **GROUND WATER ELEVATION** | |
| **REMARKS** | Boring completed by Millenium Environmental | | |

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 3" Asphalt. |
| | | | ENV3-0.5 | | 0.0 | | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV3-2.5 | | 0.0 | | | |
| | | | | | | ML | | @4': trace clay, very fine to fine grained. |
| 5 | | | ENV3-5 | | 0.0 | | | |
| | | | | | | | | @9': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | ENV3-10 | | 0.0 | SW | | |
| 10 | | | | | | | | Total Depth: 10' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV4
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV4-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, trace brick pieces, no odor or staining. |
| | | | | | | | | @1.5': trace clay, very fine to fine grained, no brick. |
| | | | ENV4-2.5 | | 0.0 | | | |
| 5 | | | ENV4-5 | | 0.0 | SM | | @4': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| | | | ENV4-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |
| 15 | | | | | | | | |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV5
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 3" Concrete. |
| | | | ENV5-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV5-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| 5 | | | ENV5-5 | | 0.0 | SM | | @4': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, trace clay, no odor or staining. |
| | | | ENV5-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV6
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV6-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, trace clay, no odor or staining. |
| | | | ENV6-2.5 | | 0.0 | | | |
| 5 | | | ENV6-5 | | 0.0 | SM | | @4': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| | | | ENV6-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV7
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 3" Concrete. |
| | | | ENV7-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV7-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| 5 | | | ENV7-5 | | 0.0 | SM | | @4': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, trace clay, no odor or staining. |
| 10 | | | ENV7-10 | | 0.0 | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 15 | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV8
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV8-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace course grained, trace clay, no odor or staining. |
| | | | ENV8-2.5 | | 0.0 | | | |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| 5 | | | ENV8-5 | | 0.0 | | | |
| | | | ENV8-10 | | 0.0 | SW | | @9': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 10 | | | | | | | | Total Depth: 10' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

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# BORING LOG

| | | | |
|---|---|---|---|
| **PROJECT NUMBER** | 12779.002 | **BORING/WELL NUMBER** | ENV9 |
| **PROJECT NAME** | Lim West Jefferson Blvd | **DATE DRILLED** | 7/8/2020 |
| **LOCATION** | 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA | **CASING TYPE/DIAMETER** | N/A / N/A |
| **DRILLING METHOD** | GeoProbe Direct Push | **SCREEN TYPE/SLOT** | N/A / N/A |
| **SAMPLING METHOD** | Tephlon Sleeve | **GRAVEL PACK TYPE** | N/A |
| **GROUND ELEVATION** | | **GROUT TYPE/QUANTITY** | N/A / N/A |
| **TOP OF CASING** | N/A | **DEPTH TO WATER** | N/A |
| **LOGGED BY** | SAG | **GROUND WATER ELEVATION** | |
| **REMARKS** | Boring completed by Millenium Environmental | | |

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 4" Concrete. |
| | | | ENV9-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV9-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, trace clay, no odor or staining. |
| 5 | | | ENV9-5 | | 0.0 | | | |
| | | | ENV9-10 | | 0.0 | SW | | @9': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 10 | | | | | | | | Total Depth: 10' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |
| 15 | | | | | | | | |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV10
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 3" Asphalt. |
| | | | ENV10-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace course grained, trace clay, no odor or staining. |
| | | | ENV10-2.5 | | 0.0 | | | |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| 5 | | | ENV10-5 | | 0.0 | | | |
| | | | ENV10-10 | | 0.0 | SW | | @9': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 10 | | | | | | | | Total Depth: 10' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |
| 15 | | | | | | | | |

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# BORING LOG

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|---|---|---|---|
| **PROJECT NUMBER** | 12779.002 | **BORING/WELL NUMBER** | ENV11 |
| **PROJECT NAME** | Lim West Jefferson Blvd | **DATE DRILLED** | 7/8/2020 |
| **LOCATION** | 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA | **CASING TYPE/DIAMETER** | N/A / N/A |
| **DRILLING METHOD** | GeoProbe Direct Push | **SCREEN TYPE/SLOT** | N/A / N/A |
| **SAMPLING METHOD** | Tephlon Sleeve | **GRAVEL PACK TYPE** | N/A |
| **GROUND ELEVATION** | | **GROUT TYPE/QUANTITY** | N/A / N/A |
| **TOP OF CASING** | N/A | **DEPTH TO WATER** | N/A |
| **LOGGED BY** | SAG | **GROUND WATER ELEVATION** | |
| **REMARKS** | Boring completed by Millenium Environmental | | |

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV11-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace course grained, trace clay, no odor or staining. |
| | | | ENV11-2.5 | | 0.0 | | | |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| 5 | | | ENV11-5 | | 0.0 | | | |
| | | | ENV11-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

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# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV12
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 2" Asphalt. |
| | | | ENV12-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace course grained, trace clay, no odor or staining. |
| | | | ENV12-2.5 | | 0.0 | | | |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, no odor or staining. |
| 5 | | | ENV12-5 | | 0.0 | | | |
| | | | ENV12-10 | | 0.0 | SW | | @9': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| 10 | | | | | | | | Total Depth: 10.5' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

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# BORING LOG

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|---|---|---|---|
| **PROJECT NUMBER** | 12779.002 | **BORING/WELL NUMBER** | ENV13 |
| **PROJECT NAME** | Lim West Jefferson Blvd | **DATE DRILLED** | 7/8/2020 |
| **LOCATION** | 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA | **CASING TYPE/DIAMETER** | N/A / N/A |
| **DRILLING METHOD** | GeoProbe Direct Push | **SCREEN TYPE/SLOT** | N/A / N/A |
| **SAMPLING METHOD** | Tephlon Sleeve | **GRAVEL PACK TYPE** | N/A |
| **GROUND ELEVATION** | | **GROUT TYPE/QUANTITY** | N/A / N/A |
| **TOP OF CASING** | N/A | **DEPTH TO WATER** | N/A |
| **LOGGED BY** | SAG | **GROUND WATER ELEVATION** | |
| **REMARKS** | Boring completed by Millenium Environmental | | |

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 4" Concrete. |
| | | | ENV13-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV13-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, trace clay, no odor or staining. |
| 5 | | | ENV13-5 | | 0.0 | | | |
| | | | ENV13-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |
| 15 | | | | | | | | |

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# BORING LOG

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|---|---|---|---|
| **PROJECT NUMBER** | 12779.002 | **BORING/WELL NUMBER** | ENV14 |
| **PROJECT NAME** | Lim West Jefferson Blvd | **DATE DRILLED** | 7/8/2020 |
| **LOCATION** | 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA | **CASING TYPE/DIAMETER** | N/A / N/A |
| **DRILLING METHOD** | GeoProbe Direct Push | **SCREEN TYPE/SLOT** | N/A / N/A |
| **SAMPLING METHOD** | Tephlon Sleeve | **GRAVEL PACK TYPE** | N/A |
| **GROUND ELEVATION** | | **GROUT TYPE/QUANTITY** | N/A / N/A |
| **TOP OF CASING** | N/A | **DEPTH TO WATER** | N/A |
| **LOGGED BY** | SAG | **GROUND WATER ELEVATION** | |
| **REMARKS** | Boring completed by Millenium Environmental | | |

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 4" Concrete. |
| | | | ENV14-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV14-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, trace clay, no odor or staining. |
| 5 | | | ENV14-5 | | 0.0 | | | |
| | | | ENV14-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite.<br>Probes set at 5 and 10 feet bgs. |
| 15 | | | | | | | | |

GE_SBL_OLD LIM BORING LOGS.GPJ LAEWNN01.GDT 8/18/20

A Leighton Group Company

# BORING LOG

**PROJECT NUMBER** 12779.002 **BORING/WELL NUMBER** ENV15
**PROJECT NAME** Lim West Jefferson Blvd **DATE DRILLED** 7/8/2020
**LOCATION** 2800 and 2802 West Jefferson Boulevard, Los Angeles, CA **CASING TYPE/DIAMETER** N/A / N/A
**DRILLING METHOD** GeoProbe Direct Push **SCREEN TYPE/SLOT** N/A / N/A
**SAMPLING METHOD** Tephlon Sleeve **GRAVEL PACK TYPE** N/A
**GROUND ELEVATION** **GROUT TYPE/QUANTITY** N/A / N/A
**TOP OF CASING** N/A **DEPTH TO WATER** N/A
**LOGGED BY** SAG **GROUND WATER ELEVATION**
**REMARKS** Boring completed by Millenium Environmental

| DEPTH (ft. BGL) | BLOW COUNTS | RECOVERY (inches) | SAMPLE ID. | EXTENT | PID (ppm) | U.S.C.S. | GRAPHIC LOG | LITHOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | @Surface: 4" Concrete. |
| | | | ENV15-0.5 | | 0.0 | ML | | @0.5': Sandy SILT, medium brown, medium dense, slightly moist, very fine to fine grained, trace medium grained, no odor or staining. |
| | | | ENV15-2.5 | | 0.0 | | | @2': trace clay, very fine to fine grained. |
| | | | | | | SM | | @3': Silty SAND, brown, medium dense, slightly moist, very fine to medium grained, trace clay, no odor or staining. |
| 5 | | | ENV15-5 | | 0.0 | | | |
| | | | ENV15-10 | | 0.0 | | | |
| 10 | | | | | | SW | | @10': Gravelly SAND, light tan, loose, slightly moist to dry, fine to course grained, no odor or staining. |
| | | | | | | | | Total Depth: 11' (Refusal)<br>No groundwater encountered.<br>Backfilled hydrated bentonite. |
| 15 | | | | | | | | |

GE_SBL_OLD LIM BORING LOGS.GPJ LAEWNN01.GDT 8/18/20

# APPENDIX J

# Important Information about This

# Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

## Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

## Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

## Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental

professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change*, sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

## Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

## Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

## Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

## Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

## Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care. Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

## Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

## Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

## Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

## Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in the Geoprofessional Business Association exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your GBA-member geoenvironmental professional for more information.

GEOPROFESSIONAL BUSINESS ASSOCIATION

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# ATTACHMENT 7

## Soils Management Plan

**Performed for Use at:**
2800 & 2802 West Jefferson Boulevard
Los Angeles, CA 90018

**Prepared for:**
Mr. Blair Sorby
FREEMAN GROUP, INC.
11150 W. Olympic Blvd, Suite 975
Los Angeles, California 90064

**Project Number:**
045.12600

April 11, 2024

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## APPENDIX

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## 1.0 INTRODUCTION

EFI Global presents this Soils Management Plan (SMP) for use prior to and during planned site redevelopment activities within the parcels 5044-015-004, -005, and -006 at the addresses of 2800 and 2802 West Jefferson Boulevard in Los Angeles, California (the Site; Figure 1). This SMP has been prepared to establish procedures for managing soil, some of which is impacted with lead and arsenic above soil screening levels/background concentrations, as well as volatile organic compounds (VOCs) above soil vapor screening levels/background concentrations.

The proposed redevelopment activities will include site-wide soil preparation for the proposed construction of a six-story mixed-use building with the first floor being slightly above current grade, as shown on elevation views on the draft construction package drawings A300-303 and A400 included in Appendix A. This SMP provides guidance and recommendations for upcoming earthwork activities, including grading and the installation of a Vapor Intrusion Mitigation System (VIMS) beneath the building slab at the Site to accommodate the new construction. The objectives of this SMP are to:

- Provide guidance during the removal of impacted soils from the Site prior to commencement of redevelopment activities;
- Provide guidance for safely handling and managing soil during grading at the Site during the property redevelopment;
- Notify the on-site workers as to the presence of residual concentrations of chemicals of concern (COCs) in soils at the Site, and present the procedures to be used during remedial excavation and grading;
- Provide guidance regarding the health and safety procedures to be implemented to protect both on-site workers and nearby residents; and
- Present procedures for the segregation, management, re-use and/or disposal of soil containing COCs, potentially including previously undiscovered COCs, that may be encountered during grading and excavation.

This SMP was compiled based on the information obtained during the *Limited Phase II ESA,* by Leighton, dated October 14, 2020. The report provided results of chemical analyses indicating concentrations of lead and arsenic in soil identified as present in the upper five feet of soil in various locations throughout the Site, and VOC concentrations in soil gas identified throughout the Site exceeding the environmental screening level guidelines, including those for US Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for residential soil, Department of Toxic Substances Control Screening Levels (DTSC-SLs) for residential sites, and/or the established background levels of the State of California. Based on these results, the proposed construction will likely encounter impacted soils during rough grading and preparation of the Site for redevelopment. The sampling values reported in the Leighton Limited Phase II ESA are detailed in Table 1 through Table 3, included as Appendix B.

All excavated soil intended for onsite re-use should be stockpiled and sampled to determine the lead and arsenic concentrations prior to re-use on Site. All soil containing elevated lead and arsenic above the DTSC-SLs of 80 milligrams per kilogram (mg/kg) and 0.11 mg/kg, respectively, will need to be removed and disposed legally off-site as regulated waste. Encountering soil considered hazardous waste is not anticipated; however, if hazardous soils are encountered, additional sampling for waste characterization will be warranted for profiling and disposal. Encountering petroleum hydrocarbon-impacted and/or fuel-related VOC-impacted soils might occur during Site redevelopment, but these conditions can generally be recognized by visual staining, odors or elevated organic vapor analyzer (OVA) readings during excavation and/or grading operations. These conditions are covered herein

in anticipation of encountering total petroleum hydrocarbon- (TPH) or VOC-impacted soil and would likely warrant disposal as a regulated waste.

The purpose of this document is to provide guidelines that if followed, will ensure the proper and safe handling of impacted soils, thereby limiting the exposure risk to site construction workers, the surrounding community and future occupants of the Site. This SMP describes the soil sampling, profiling and safe soil handling procedures required for safe onsite re-use of soil with lead and/or arsenic, or removal of the soil containing lead and/or arsenic above DTSC-SLs from the Site prior to and during redevelopment, and the procedures which must be followed during soil grading activities at the property during redevelopment.

# 2.0 SITE INFORMATION

This section provides pertinent Site information, including the location and description of the current Site conditions.

## 2.1 SITE LOCATION AND LEGAL DESCRIPTION

The Site is located within the larger APN 5044-015-004, -005 &-006, located to the southwest of the West Jefferson Boulevard and 8th Avenue intersection, in the City of Los Angeles (Figure 1). The Site is currently developed for automotive services, and has been used as such, along with gasoline service stations, since the 1920's. The Site is approximately 0.49-acres in size and currently and is occupied by two companies; JB's Towing and Transport, LLC and Tony's Body Shop, both located at 2802 West Jefferson Boulevard (Figure 2). The subject site is developed with two structures, one approximately 2,336 square foot structure built circa 1958 and one approximately 1,300 square foot structure built circa 1927. A small shed is located in the southwest corner of the subject site and is used to store hazardous materials. The surrounding area is used for commercial and residential purposes.

EFI Global understands that the existing on-site structures and appurtenances are planned to be demolished to accommodate the proposed residential redevelopment.

# 3.0 BACKGROUND AND ENVIRONMENTAL SITE CONDITIONS

This section provides the site background information, including the assessment history, the nature and extent of contaminants and identifies the COCs for the Site.

## 3.1 BACKGROUND

In July 2020, Leighton conducted a *Limited Phase II Environmental Site Assessment* and issued a report, dated October 14, 2020. Contemporary and historical use of the subject site as a gasoline service station and various auto body/repair shops had been identified as a potential Recognized Environmental Condition (REC). Leighton advanced a total of fifteen borings (ENV1-ENV15) to a maximum depth of 10.5 feet below ground surface (bgs) and select soil and soil vapor samples were collected for analysis to assess hazardous substances that may be present at the Site in the area of proposed construction. No soil samples deeper than nine feet were analyzed; however, soil gas samples (ENV1,3,5,6,8,911,12 and 14) were collected from depths ranging from 5 to 10.5 feet bgs. Based on the results of the investigation, Leighton concluded and recommended the following:

- Lead and arsenic impacted soil is present in the upper five feet of soil in various locations throughout the subject site at concentrations exceeding residential use screening criteria. The lateral extent of the lead and arsenic impacted soil has not been defined.

- Tetrachloroethene (PCE) impacted soil gas was identified in boring ENV3 at a depth of 5 feet bgs at concentrations exceeding currently-accepted residential screening levels. The lateral extent of the PCE in soil gas has not been defined.
- In general, observations should be made during future subject site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, railroads, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

## 3.2 ENVIRONMENTAL SITE CONDITIONS

Results of the previous site investigation were discussed in the report referenced above. Previous soil and soil gas data results from the Site are included in Tables 1 through Table 3 in Appendix B. Previous boring locations are presented on Figure 3. The pertinent analytical results from the Leighton limited assessment are summarized as follows:

- Arsenic was detected in five soil samples up to a maximum of 51.4 mg/kg in boring ENV4 and all detections exceeded applicable guidelines (Table 1, Appendix B). In addition, the concentrations of arsenic in these soil samples exceeded the DTSC Background level of 12 mg/kg (DTSC 2008).
- Lead concentrations were detected all but two soil samples, and up to a maximum of 577 mg/kg in boring ENV15, with four exceeding US EPA RSL and DTSC-SL threshold limits ranging from 80 to 400 mg/kg but were less than the constructions worker's direct exposure ESLs of 470 mg/kg (Table 1, Appendix B).
- Concentrations of other Title 22 Metals were not detected in soil samples or were detected below applicable ESLs or anticipated background concentrations, as summarized in Table 1 in Appendix B.
- Detected concentration of trichloroethylene (TCE) in soil samples was limited to boring ENV2, but well below the established residential ESLs, as shown in Table 2 (Appendix B).
- Polychlorinated biphenyls (PCBs) were not detected in any of the soil samples analyzed.
- A total of nine VOC compounds (benzene, chloroform, PCE, toluene, TCE 1,2,4-trimethylbenzene, 1,2,5-trimethylbenzene, m,p-xylene, and o-xylene) were detected in soil vapor samples. The PCE concentration in one vapor sample exceeded US EPA RSL and DTSC-SL threshold limits ranging from 0.015-0.11 µg/L.

Tables summarizing the soil and soil vapor analytical results are presented in Appendix B, and the previous sample locations are shown on Figure 3. Based on the results, potential COCs for the Site include the metals lead and arsenic in soil, VOCs in soil and potentially petroleum hydrocarbons in soil.

# 4.0 PLANNED SITE REDEVELOPMENT

According to drawings provided to EFI by the owner (Steve Lim), the Site will be utilized for the development of a new, mixed-use building with residential housing, having studio, one-bedroom, two-bedroom, and three-bedroom apartments on the top five floors, and parking, restaurant, facility and lobby spaces on the ground floor. The proposed structure will be a total of six stories with the first floor being near the current grade. No full basement is proposed. Appendix A presents preliminary design drawings, including elevation and plan views of the proposed project. Based on the soil vapor data findings provided in Leighton's *Limited Phase II Report,* it is EFI Global's recommendation that a VIMS be installed below the building slab to provide appropriate mitigation measures to eliminate the risk associated with elevated VOC vapor concentrations intruding into the proposed slab-on-grade structure; EFI Global understands the design/installation of the VIMS will be carried out by others.

# 5.0 SOIL MANAGEMENT PLAN OBJECTIVES

The objectives of this SMP are to provide general guidance for the management (i.e. handling, transportation, disposal and onsite re-use) of soil excavated from the Site during activities associated with property redevelopment. The purpose of this document is to provide guidelines that if followed, will ensure the proper and safe handling of impacted soils, thereby limiting the exposure risk to Site construction workers and the surrounding community. Impacted soils may be encountered during excavation until the approximate final subgrade elevations are achieved.

This SMP describes the procedures to be followed upon encountering suspect contaminated soil during grading activities. This SMP shall be provided to the designated general contractor (GC). It is the intent of this plan to ensure the safe handling of contaminated soils, prevent impacts to human health and the environment, and establish procedures for handling contaminated soil during construction to minimize construction delays. This SMP was prepared in general accordance with the requirements of South Coast Air Quality Management District (SCAQMD) Rules 403 and 1166. For circumstances not covered by this document, SCAQMD Rule 1166 requirements should be followed (Appendix C; see Section 7.1.2 below).

# 6.0 PRE-CONSTRUCTION ACTIVITIES

This section details the remedial excavation and removal of impacted soil and the general activities to be performed prior to the start of Site demolition or redevelopment.

## 6.1 CONTRACTOR REQUIREMENTS

During the excavation/removal of impacted soil at the Site, all contractor personnel working to remove and dispose of the impacted soil will be required to possess a 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) certification, and the contractor shall be properly licensed to manage contaminated soils including hazardous waste. The contractor licensure will be required to include a Hazardous Substance Removal Certification (HAZ) to their Contractor's State License Board contractor's license for the removal of impacted soil.

## 6.2 MONITORING REQUIREMENTS FOR EXCAVATION OF METALS-IMPACTED SOIL

During removal activities, surface soil conditions may adversely impact the ambient air quality with particulate matter. Water must be available on-site at all times to spray water as a dust suppression method. Although a significant amount of dust is unlikely to be generated during this scope of work, the breathing zone will be visually monitored, and dust control measures will be implemented if necessary.

Breathing zone monitoring described herein will be conducted in addition to any other Site or community health and safety programs already in place for the project Site, if applicable.

Breathing zones will be monitored, in compliance with SCAQMD Rule 1166, SCAQMD Rule 403, 8 CCR 1532.1, 29 CFR 1910.120 and 29 CFR 1926.62, to address the potential for worker inhalation of hazardous materials (see Section 7.1). As appropriate, workspace air will be monitored for dust and hazardous chemicals (including VOCs) during the excavation process.

Additional information and requirements with respect to Site monitoring during excavation are provided below in Section 7.1.

## 6.3 PERMITTING AND PLANS

This section details applicable and necessary permits and plans as they pertain to the proposed SMP.

### 6.3.1 Grading Permit

As required, a grading permit shall be obtained by the GC for the Site prior to commencing redevelopment activities.

### 6.3.2 Shoring Plan

Limited shoring, excavation and soil export are planned for the proposed redevelopment of the Site. All excavations (including any excavations for temporary shoring) will require monitoring as the excavations are advanced. EFI Global should be notified prior to commencement of any excavation activities, including drilled soldier pile excavations. Since the depth of impacted soil extends below the planned excavation depths, all impacted soil excavated will need to be stockpiled or direct loaded for disposal at a licensed facility that has previously profiled and accepted the waste.

### 6.3.3 Storm Water Management Plan

A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented by the GC, if necessary, and conditions specified in that plan to control surface water runoff will be maintained. All erosion control items, including silt fences, straw wattle, sandbags, drain inlet filters, etc., will be used as specified in the plan. All necessary SWPPP reports and monitoring before, during, and after each rain event during the rough grading scope of work will be prepared and conducted by the GC.

### 6.3.4 Health and Safety Plan

All contractors will be responsible for operating in accordance with the most current requirements of Title 8, California Code of Regulations (CCR), Section 5192 (8 CCR 5192) and Title 29, Code of Federal Regulations (CFR), Section 1910.120 (29 CFR 1910.120), Standards for HAZWOPER. On-site personnel will be responsible for operating in accordance with all applicable Occupational Safety and Health Administration (OSHA) regulations as outlined in 8 CCR General Industry and Construction Safety Orders and 29 CFR 1910 and 29 CFR 1926, Construction Industry Standards, and other applicable federal, state, and local laws and regulations. All personnel shall operate in compliance with all California OSHA requirements.

A site-specific HASP should be prepared for the redevelopment project in accordance with current health and safety standards as specified by the federal and California OSHAs. A HASP specific to the work associated with impacted soil at this Site is provided in Appendix D.

## 6.4 UTILITY CLEARANCE

Prior to the start of field activities, the grading area must be marked so that an evaluation can be made for potential subsurface structures that may be present in the area of planned grading. All on-site utilities must be properly disconnected and/or abandoned prior to the start of demolition or planned grading activities. Underground Service Alert (USA) / California 811 must be notified at least two full business days prior to the start of work to allow for member utility companies to mark underground lines that may conflict with the proposed excavation. The member utility companies will mark their respective utility locations with the proper identification and coloring. EFI Global assumes all utilities located within the excavation area will either be removed, capped or temporarily secured under proper permit prior to excavation activities.

## 6.5 SECURITY MEASURES

The appropriate barriers and/or perimeter privacy fencing should be installed prior to the beginning of demolition or grading to secure and safeguard all work areas. To prevent trespassers and unauthorized personnel from entering work areas, security measures may include, but will not be limited to, the following:

- Maintaining a visitor's log. Visitors must have prior approval from the GC's site manager to enter the Site. Visitors shall not be permitted to enter the Site without first receiving site-specific health and safety information from the GC's safety coordinator.
- Installing barrier fencing with windscreen, as necessary, to restrict access to sensitive areas such as exclusion zones.
- Providing adequate Site security to restrict unauthorized personnel from having access to work areas and/or contaminated materials.
- Before leaving the Site, all personnel must sign out in the visitor's log.
- Maintaining a safe and secure work area, including areas where equipment is stored or placed, at the close of each workday.

Persons requesting Site access should be required to demonstrate a valid purpose for access. If access to work areas and/or contaminated materials is necessary, entrants shall provide appropriate documentation to demonstrate that they have received proper training as required in the site-specific HASP or at the discretion of the GC.

Site security and control will be established as appropriate by the GC and may include erecting temporary fencing with windscreen, setting up visual barriers, establishing access and egress points, etc. Any impacted stockpile area(s) (including hazardous soil as defined below in Section 7.7) will not need to be fenced but should be clearly marked with delineators and caution tape with appropriate signage.

# 7.0 EXCAVATION, HANDLING AND DISPOSAL OF IMPACTED SOIL

This SMP prepares the GC for excavation, handling and potential off-site disposal of impacted soil, if encountered. This section details the general requirements of the SMP.

## 7.1 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT REQUIREMENTS

This section summarizes the SCAQMD pertinent requirements and/or mitigation plan requirements as they pertain to the proposed excavation, rough grading and soil disturbance activities during redevelopment. As indicated in Section 7.1, SCAQMD Rules 403 and 1166 will be implemented during excavation activities. The following Sections summarize the requirements related to these Rules.

### 7.1.1 SCAQMD Rule 403 – Fugitive Dust

To control fugitive dust emissions and remain in compliance with the requirements contained in SCAQMD Rule 403, several additional measures will be performed at the Site during the mass excavation and grading activities, including:

- Application of water to control dust generation at the working face and other points of dust/odor generation;
- Stockpile control – covers, wetting;
- Cease work conditions – wind speed, odor, and/or particulate monitoring thresholds;

- Truck loading and covering procedures;
- Wheel shaker/spreading device;
- No visible dust shall be allowed to exit the perimeter of the Site; and
- Track out shall not exceed 25 cumulative feet into the street.
- Housekeeping (street cleaning if necessary)

Refer to SCAQMD Rule 403 Table 1 for best available control measures by source category; the complete Rule 403 is included in Appendix C of this SMP.

### 7.1.2 SCAQMD Rule 1166 – Monitoring of Fugitive VOC Emissions

The objectives of SCAQMD Rule 1166 are to minimize uncontrolled evaporation or release of VOCs, odor, or dust to the atmosphere and to control the emission of VOCs to the atmosphere during the excavation, grading, and handling of VOC-contaminated soil. SCAQMD Rule 1166 permits are issued for either specific sites or various locations. Typical various locations permit's cap the volume of VOC-contaminated soil to be excavated at 2,000 yards/ Rule 1166 defines VOC-contaminated soil, as "a soil which registers a concentration of 50 parts per million (ppm) or greater of VOCs as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an OVA calibrated with hexane."

VOCs were not detected above laboratory reporting limits in soil samples collected during the Leighton *Limited Phase II Report*, with the exception of TCE in one soil sample; however, elevated concentrations of TCE above criteria thresholds were detected in soil vapor during the Leighton assessment (see Table 2, Appendix B). Given the elevated concentrations of VOCs detected in soil vapor, VOC-contaminated soils may be encountered at the Site. Thus, an SCAQMD 1166 permit, notification and monitoring will be necessary at this Site from the beginning of excavation activities. If previously undiscovered impacts are encountered during excavation, as evidenced by visibly stained or malodourous soil, the GC will immediately notify the owner. The owner will then notify EFI Global, who will perform oversight and air monitoring during the excavation of VOC-contaminated soil in accordance with EFI Global's approved SCAQMD mitigation plan. All excavation of potentially VOC impacted soil must be conducted under EFI Global's approved SCAQMD mitigation plan or equivalent (Plan No. 601148; ID 182579, included in Appendix C).

A summary of pertinent Rule 1166 requirements are as follows:

- SCAQMD shall be notified electronically at least 24 hours prior to the start of excavation activities where known or suspected VOC contaminated soil is present.
- SCAQMD Rule 1166 monitoring will be performed during all excavation and loading activities, including shoring, by a qualified and trained person proficient in the use of an OVA.
- Excavated soil VOC readings will be collected using a MiniRAE 3000 (or equivalent) Photoionization Detector (PID) calibrated to hexane, complying with 40 CFR Part 60 Appendix A, EPA Reference Method 21 Section 3.
- Soil excavation will be monitored for VOC contamination at a minimum of one reading every two cubic yards (CY) not to exceed once every 15 minutes commencing at the beginning of excavation.
- All VOC concentration readings will be recorded in a logbook to be kept on Site during excavation activities; 1166 monitoring records shall be retained for a minimum of two years and be made available to SCAQMD upon request.
- PID readings of soil in excess of 50 ppm during excavation monitoring are considered VOC contaminated soil and shall require implementation of the approved mitigation plan measures (Appendix C), to include:

  - Additional SCAQMD notification to be made within 24 hours of encountering VOC impacted soil,
  - immediate additional dust suppressant application,
  - Segregation from non-VOC impacted soil stockpiled on and covered with plastic sheeting (see approved mitigation plan for full list of requirements),
- PID readings of excavated soil in excess of 1,000 ppm require additional special handling and notification (refer to the approved mitigation plan for details),
- At no time shall the total quantity of VOC contaminated soil excavated and handled at the Site exceed 2,000 CY within a twelve-month period.

The full fugitive VOC mitigation plan measures are detailed in EFI Global's approved SCAQMD Rule 1166 mitigation plan, included in Appendix C.

## 7.2 TPH OR VOC-IMPACTED SOIL EXCAVATION AND DISPOSAL

Previous investigations did not identify VOC or TPH impacted soil on the Site. However, due to the elevated concentrations of TCE above criteria thresholds detected in soil vapor during the Leighton assessment, there is a potential that small amounts of visually stained or odorous soils may be encountered and need to be disposed of as regulated, non-hazardous waste. Based on the analytical results for soil samples collected during previous Site investigations, soil to be handled during demolition and grading of the Site is anticipated to be handled as follows:

1. All shallow soil excavated may contain slightly elevated concentrations of the metals arsenic and lead, and may need to be profiled and transported off-site for legal disposal as non-hazardous waste.
2. In areas where soils with visual staining or odors indicating concentrations of TPH or VOCs are identified by the GC in soil, the impacted soil should be stockpiled, profiled, and transported off-site for disposal as non-hazardous waste.
3. During Site excavation, the GC may encounter impacted soils that were not identified during the various environmental site investigations. If such suspected contaminated soil is encountered, the GC should follow the procedures provided in Section 7.7 below.

## 7.3 REMEDIAL EXCAVATION AND SAMPLING AND ANALYSIS PLAN FOR REMOVAL OF METALS-IMPACTED SOIL

Previous soil sampling has identified elevated arsenic and lead to depths of 2.5 feet bgs across the Site. This SMP incorporates the following sampling and analysis plan to characterize *in-situ*, excavated and/or stockpiled soil for disposal at an off-Site disposal facility and implement a Quality Assurance/Quality Control (QA/QC) program to verify the quality and integrity of such chemical analyses. The following provides a plan to excavate and remove the impacted soil (with arsenic and lead above screening levels) and the procedures to be followed prior to pavement removal or rough grading/excavation for Site redevelopment.

### 7.3.1 Excavation of Impacted Soil

All soil requiring off-haul to accommodate the redevelopment will need to be profiled and legally disposed at an appropriately licensed receiving facility. Excavated soil may be stockpiled for sampling for acceptance at an appropriate receiving facility before removal from the Site or for re-use onsite, as indicated in Section 7.5.1. Any concrete or asphalt encountered on Site will be removed and stockpiled on-site for removal as construction debris by others during the Site demolition. Once the Site has been fully excavated by achieving subgrade elevations, then confirmation sampling of the excavation sidewalls and bottom soil should proceed to document what constituents and concentrations are being left in-place.

### 7.3.2 Confirmation Sampling

Following the excavation of metals impacted soil to near (below) final subgrade elevations, soil sampling of the excavation sidewalls and/or bottom(s) will be conducted to ensure soils containing elevated metals are removed from the Site or to document metals to be left in place.

#### *7.3.2.1* Confirmation Soil Sampling Frequency

Sidewall samples will be collected at a frequency of approximately 1 per 20 linear feet in the area of metals-impacted soil. Each sidewall sample will be collected through a representative, homogenized vertical interval spanning the impacted vertical (such as 2 to 3 feet bgs). Bottom samples will be collected at an approximate frequency of 1 per 400 sq. ft. feet directly from the bottom of the excavation.

#### *7.3.2.2* Confirmation Soil Sample Collection

Confirmatory sidewall samples will be collected by hand using a hand-held sampling device (i.e., a spoon or scoop). At each location, soil will be removed from the excavation sidewall, field homogenized, and placed in an 8-ounce, laboratory-provided, pre-sterilized, glass jar. Once filled, the jar will be capped with a Teflon®-lined lid, labeled, logged on a chain-of-custody form, and stored in a chilled container pending transport to the analytical laboratory. To prevent cross-contamination, sampling equipment will be decontaminated between sample locations. Bottom samples will be similarly collected and preserved; sidewall samples will be collected as a vertical composite of the impacted interval of each sidewall.

#### *7.3.2.3* Confirmation Soil Sample Chemical Analysis

All confirmation soil samples collected from the remedial excavation sidewalls and bottom(s) will be analyzed for lead and arsenic by EPA Method 6010B, and potentially VOCs and TPH-carbon chain analysis (TPH-cc) (based on field observations and subsequent field testing with a PID) by EPA Methods 8260B and 8015B, respectively.

### 7.3.3 Stockpile Waste Profile Sampling

Additional chemical analysis of soils for waste profiling of the metals-impacted soils can be conducted on an as-needed basis either prior to or after stockpiling to document and profile the waste generated and to facilitate the acceptance of the waste for off-site disposal at one of the pre-designated facilitates (see Section 7.3.5).

#### *7.3.3.1* Stockpile Sampling Frequency

For waste profile stockpile sampling, the sampling frequency based on the *Information Advisory – Clean Imported Fill Material* (DTSC, 2001) guidance document calls for one sample for every 250 CY. A four-point composite sampling methodology is preferred for each required stockpile sample. Samples may be composted in the field or by the analytical laboratory.

#### 7.3.3.2 Stockpile Sample Collection

Waste profile samples will each be collected by hand auger and transferred to 8-ounce laboratory-provided, pre-sterilized glass jars with Teflon®-lined lids. Samples from the stockpiled soil will be collected at approximately 1 to 3 feet below the surface of the stockpile.

#### *7.3.3.3* Waste Profile Chemical Analysis for Impacted Soil

The final suite of waste profile chemical analysis will be dependent on the selected disposal facility's requirements to profile and accept the waste. Soil samples intended for VOC analysis should be preserved in the field utilizing EPA Method 5035. At a minimum, profile samples collected form the stockpile will each be analyzed for:

- All Title 22 (CAM 17) metals by EPA Method 6010B/7471A;

- VOCs by EPA Method 8260B; and
- TPH-cc by EPA Method 8015B.

Analyses in addition to those listed above may be necessary based on the receiving facility requirements.

#### *7.3.3.4* Waste Profile Sampling Quality Control Procedures

In general, the Data Quality Objectives (DQOs) of waste profile sampling for off-site disposal are less stringent than on-site assessment (i.e. confirmatory) requirements. Therefore, duplicate profiling samples are not necessary and will not be collected.

#### 7.3.3.5 Off-Site Disposal of Impacted Soil

The analytical profiling results obtained from *in-situ*- or stockpiled-impacted soil should be provided to an appropriate legal disposal facility for acceptance of the waste prior to off-haul from the Site. It is anticipated the soil will be transported as non-hazardous, regulated waste. Waste manifests will be created and provided by the receiving facility upon acceptance to document the date of the shipment, the Generator, the transporter, the amount of soil disposed and the receiving facility.

#### 7.3.3.6 Remedial Excavation Reporting

The results of the confirmation sampling will be presented in a Technical Memorandum which provides a site plan of excavation areas, summarizes the field excavation, stockpiling confirmation sampling and profiling analytical results, provides results from the confirmation sampling and provides the manifests for soil off hauled from the Site as regulated waste.

### 7.3.4 Non-Hazardous Waste Facility Identification

Based on the existing analytical dataset, it is likely that all impacted excavated soil will be treated as non-hazardous waste. Thus, it may be transported to one or more of the following facilities for disposal/recycling following completion of a waste profile. The GC should contact EFI Global to assist in soil profiling to gain acceptance of impacted soil at one of the following facilities or an alternate facility to ensure proper handling:

Chiquita Canyon Sanitary Landfill (approximately 41 miles)
29201 Henry Mayo Drive, Castaic, CA
Categories of wastes accepted: Non-regulated soil, soil with low TPH and VOC contamination.

Waste Management Inc. - Thermal Remediation Solutions (TRS) (approximately 30 miles)
1211 West Gladstone Street, Azusa, CA 91702
Solid Waste Permit: 19-AA-0013
SCAQMD Permit: Facility ID #109914
Categories of wastes accepted: Non-regulated soil with VOC and petroleum hydrocarbon contamination.

Waste Management Inc. - Lancaster Landfill and Hauling (LHH) (approximately 77 miles)
600 East Avenue F, Lancaster, CA 93535
Landfill Permit: 19-AA-0050
Categories of wastes accepted: Non-regulated soil, soil with VOC and petroleum hydrocarbon contamination.

Waste Management Inc. - Azusa Land Reclamation (ALR) (approximately 30 miles)
1211 West Gladstone Street - Azusa, CA 91702
Conditional Use Permit: C-151
Solid Waste Permit: 19-AA-0013
Categories of wastes accepted: Non-regulated soil, soil with low TPH and VOC contamination.

Waste Management Inc. – Potrero Hills Landfill (approximately 386 miles)
3675 Potrero Hills Lane, Suisun City, CA 94585
Solid Waste Permit: 48-AA-0075
Categories of wastes accepted: Non-regulated soil, soil with low TPH and VOC contamination.

Soil Safe, Inc. – Adelanto (approximately 91 miles)
12328 Hibiscus Road, Adelanto, CA 92301
Lahontan Region RWQCB Permit: 6-19-935 and 6-19-935A1
Mojave Desert AQMD: B003664 and C003663
Categories of wastes accepted: Non-regulated soil, soil with low TPH and VOCs, total metals (Total Threshold Limit Concentration [TTLC] test), and PCBs (waste oil-impacted only) contamination.

Non-hazardous soil is anticipated to be transported to one of the licensed facilities identified above for disposal. However, it may be possible to identify (an) alternative receiving facility(ies) to which the soil could be transported for reuse rather than disposal, if necessary. Therefore, the Client or GC may contact alternative licensed receiving facilities to evaluate if soil from the Site meets the alternate acceptance criteria.

In the case that hazardous soil is identified, the Client or GC may contact alternative receiving facilities to evaluate if soil from the Site meets the alternate acceptance criteria. If necessary, hazardous soil is anticipated to be transported to the licensed facility identified below for disposal:

La Paz County Landfill (approximately 270 miles)
26999 Hwy 95, Milepost 128, Parker, AZ 85344
Categories of wastes accepted: Non-RCRA Hazardous Waste

## 7.4 FIELD DOCUMENTATION

The GC is advised to document the field activities. During the excavation activities described above, a field engineer or geologist under the supervision of a California Professional Geologist (PG) or Engineer (PE) may be used to document field observations. The notes should contain pertinent observations including personnel, equipment operation, unusual conditions encountered during grading, date and time of arrival, general site conditions, sampling activities, and other field observations relating to the Site. Field documentation should also include photographs and written logs, as described below.

### 7.4.1 Field Logs

Field logbooks document where, when, how, and from whom any vital project information was obtained. Logbook entries will be complete and sufficiently accurate to permit reconstruction of field activities. Each page will be dated, and the time of entry noted in military time. All entries are to be legible, written in ink, and signed by the individual making the entries. Language should be factual, objective and free of personal opinions or other terminology that might prove inappropriate. Errors should be corrected by crossing a line through the error. No entries should be obliterated or rendered unreadable. Logs should be maintained daily and should include the following:

- Records of all personnel at the Site
- Work conducted
- Identification of samples collected
- Records of trucks loaded at the Site, including excavated materials, estimated size of load, destination, and field copies of the shipping manifests
- Records of materials transported to the Site

- Equipment used
- Equipment calibration and readings from field monitoring
- A record of all formal Site meetings, such as health and safety meetings, daily tailgate meetings, and agency meetings

### 7.4.2 Photographs

Photographs should be taken before, during, and after field activities to document conditions encountered. They will serve to verify information entered in the field logbook.

### 7.4.3 Chain-of-Custody Documentation

As soil sample collection becomes necessary during the course of earthwork activities, chain of custody documentation for all samples collected will be prepared in the field and maintained with the samples from collection time through relinquishment to the analytical laboratory. The project number/name, consultant information, sampler name, sample number/designation, sample depth, date and time of collection, sample matrix, sample containers (number and type), requested analysis, and signatures of all parties retaining and/or relinquishing possession of the samples (including date and time of transfer) will be included on the chain of custodies.

## 7.5 EARTHWORK

Grading shall be performed in accordance with the GC's standard operating procedures and the site-specific HASP included in Appendix D. In the case that impacted or hazardous soils that are not anticipated are suspected or identified in the field, excavation and handling of such soil will be completed as described in greater detail in Section 7.7, and this work shall be performed by properly trained and equipped hazardous waste workers.

Soils are to be removed with a backhoe, bulldozer, tracked excavator, front-end loader, shovels, or other types of conventional earth-moving equipment, as necessary. As soil is excavated, it can be direct-loaded onto trucks for off-site legal disposal or temporarily stockpiled in staging areas for potential onsite re-use. Any soil intended for onsite re-use must be stockpiled, sampled and meet the DTSC-SLs prior to re-use onsite: Section 7.5.1 below provides the sampling procedures, sampling frequency required and the required analyses for soil being considered for onsite re-use.

Excavation sidewalls in excess of 4 feet tall are to be sloped in accordance with the OSHA requirements described in 29 CFR Part 1926. Under no circumstances should any field personnel be allowed into an excavation deeper than 4 feet unless it is properly sloped and/or shored. The sidewalls of any excavation at depths of 4 feet or greater will need to be sloped at a maximum 1 (horizontal) to 1 (vertical) gradient.

Excavation areas should be controlled to avoid dust generation with physical barriers (such as perimeter fencing with windscreen), soil wetting, or both. Prior to and during the removal of impacted soil from the Site, visual air monitoring may be performed as necessary at the property boundary and work area to confirm adequate dust suppression. The excavation area should be secured, and water should be used to control any fugitive dust from blowing onto other properties. The Site should be controlled, and no excavation should be conducted in times of high wind conditions (e.g., sustained wind speed in excess of 25 miles per hour [mph] for a 15-minute duration). Additional details relating to general dust control are provided in Section 7.1.1.

### 7.5.1 Sampling and Analyses for Onsite Re-Use

All excavated soil generated during earthwork activities and intended for re-use on Site must be stockpiled and sampled to determine the lead and arsenic concentrations for comparison to the DTSC-SLs of 80 mg/kg and 12 mg/kg, respectively, prior to re-use on Site.

To ensure the analytical results are representative of the entire stockpile, samples should be collected at multiple locations and at different depths into the stockpile. This can be accomplished with a hand augur or similar sampling techniques. The specific profiling, handling and disposal requirements depend on the nature of the potentially contaminated material and the specific disposal facility planned for disposing of the waste. In the event that stockpiled soil is planned for re-use on Site, the following sampling requirements should be implemented:

- A minimum of one discrete soil sample for every 50 cubic yards in stockpiles up to the maximum recommended volume of 400 cubic yards.
- If the stockpiled material appears to be uniform, the discrete stockpile samples may be combined into a single composite sample; however, it is recommended the discrete samples be composited by the analytical laboratory, as opposed to in the field. Unused portions of the discrete samples should be held at the laboratory until the results of the composite sample analyses have been received and evaluated, so that the discrete samples can also be individually analyzed, as warranted.
- At minimum, the samples should be submitted for analysis for lead and arsenic, using EPA Method 6010B. If VOCs or petroleum hydrocarbons are suspected, then the samples shall also be analyzed for VOCs and TPH by EPA Methods 8260B and 8015B.
- If the stockpile soil analysis meets the DTSC-SLs of 80 mg/kg and 12 mg/kg, respectively for lead and arsenic, and no VOCs or TPH is suspected or detected, then the stockpile can be re-used onsite;
- If lead and arsenic concentrations exceed the DTSC-SLs, or VOCs or TPH are detected, then the stockpile must be subsequently accepted, loaded and off-hauled from the Site to a legal receiving facility.

It is noted again here that all soil transported off-Site must be properly profiled, accepted and disposed of at an appropriate licensed receiving facility.

### 7.5.2 Worker Health and Safety

All field activities associated with this SMP will be performed in a manner consistent with a site-specific HASP (Appendix D), to be present on-site during all activities associated with excavating, segregating, handling, stockpiling and loading the soil. EFI Global will hold daily “tailgate” meetings to review the HASP and have each day’s personnel sign it.

Hazardous soil is not anticipated to be encountered at the Site during redevelopment. All contractors who will work in identified hazardous locations will be responsible for operating in accordance with the most current OSHA regulations, including 29 CFR 1910.120, “Hazardous Waste Operations and Emergency Response,” and 29 CFR 1926, “Construction Industry Standards,” as well as other applicable Federal, State and local laws and regulations.

Workers engaged in any hazardous waste operation within the work area shall have a minimum of 40 hours of off-site instruction (or its equivalent) and three days of field experience under the supervision of a trained, experienced supervisor. In addition, they shall have annual 8-hour refresher training as required by 29 CFR-1910.120. Due to the concentrations of metals, TPH and VOCs detected in samples collected from the Site, we anticipate that Level D PPE will suffice during the handling of the soil. Workers within the marked boundary area will be required to maintain Level D PPE. Level D PPE includes the following:

- Hard hat and safety glasses/face shield
- Boots with steel toe and shank
- Nitrile gloves

### 7.5.3 Soil Handling Procedures

The property owner shall provide this plan to the designated GC for distribution to engaged subcontractors. It is anticipated that metals- and/or petroleum- and/or VOC-impacted soils may be encountered during demolition and mass excavation/grading for the proposed redevelopment of the Site. Due to elevated VOCs having been detected in soil vapor, a Rule 1166 Permit from the SCAQMD must be used during excavation. The permit shall be present on-site during excavation activities.

For the purpose of this SMP, TPH/VOC impacted soil can be identified by the visual presence of staining (dark brown, gray or greenish discoloration) and/or a noticeable petroleum odor and/or elevated OVA readings, such as a PID. Soils impacted with metals (arsenic and lead) are likely to be encountered during grading activities throughout the entirety of the Site (Figure 2).

EFI Global should be notified before the beginning of Site grading activities so that a field meeting can be held with the grading crew. If suspected TPH/VOC impacted soils are identified prior to a representative of EFI Global being on-site, then the contractor is to immediately stop excavation activities and apply vapor suppression (wetting of soils, cover with 6 mil plastic sheeting, etc., as indicated below). Additionally, the GC shall immediately report any evidence of suspected TPH/VOC impacted soils to the property owner, who will in turn, notify EFI Global, who shall provide an environmental specialist for OVA monitoring and documentation. The following summarizes the procedures to be implemented immediately by the GC once potentially impacted soils have been exposed (i.e., once removal of asphalt commences):

- EFI Global requests to be **notified a minimum of 5-days in advance** of the initial grading activities that will disturb areas of the Site known or suspected to contain metals or hydrocarbon-impacted soils, so an environmental specialist is present when impacted soil is first encountered;
- EFI Global to mobilize an Environmental Specialist for OVA monitoring for fugitive VOC emissions per SCAQMD Rule 1166 monitoring requirements;
- Wet the suspected TPH/VOC impacted area to minimize nuisance dust and odors;
- The Environmental Specialist may direct the GC in further soil handling, segregation, stockpiling, loading and/or stockpile maintenance; suspected TPH/VOC impacted soils shall not be removed from the Site without proper disposal manifests;
- EFI Global shall coordinate with the GC for field monitoring in accordance with SCAQMD Rule 1166 compliance and profiling for the removal of contaminated soils, based on the requirements for acceptance of the material by an appropriate receiving facility;
- Stockpiles containing hydrocarbon-impacted soils shall be covered with 6-mil plastic sheeting and secured with sandbags until the soil is removed from the Site; and,
- Hydrocarbon- and/or VOC-impacted soils requiring off-site disposal for any reason will be profiled and removed from the Site under proper disposal manifest procedures.

### 7.5.4 Notification

**EFI Global must be notified a minimum of at least 5 working days in advance of the initial planned demolition or grading activities**. If EFI Global is not notified prior to excavation of Site soils and impacted soils are exposed, then project personnel must notify the GC and ultimately the Environmental Specialist immediately upon discovery of suspected soil contamination. The following information will be required:

- Name of person responsible for excavation (Company representative coordinating work);
- Location of excavation;
- Date of excavation;
- Estimated quantity of soil to be excavated, if possible;
- Evidence of suspected TPH/VOC contaminated soils;
- Purpose of excavation (i.e. pipeline installation, over excavation for foundations, etc.); and,
- Precautionary storage measures (stop work in area of suspected TPH/VOC contaminated soils, segregated and stored on 6mil plastic sheeting, covered with tarp in place, etc.)

### 7.5.5 Segregation of Soil and Other Materials

During the grading activities at the Site, it is anticipated that the following two types of materials may be generated and segregated:

1. Construction debris (asphalt, brick, concrete, plastic and metal debris)
2. Non-hazardous soil (Metals-impacted soil and/or mixtures of TPH/VOC-impacted soil)

EFI Global will direct the handling of materials in accordance with federal, state, and local regulations. Upon request, EFI Global can assist with coordinating soils to be removed from the Site, if necessary. Excavated soils requiring removal from the Site can either be temporarily stockpiled on the Site or direct-loaded onto trucks for off-site transportation and disposal, assuming the soil is pre-profiled for waste characterization purposes and has been accepted at a licensed disposal facility. Any waste stockpiles are to be managed in accordance with applicable regulatory requirements, including daily inspection and maintenance of daily stockpile cover, including dust suppression requirements.

### 7.5.6 Nuisance Odors

Because some soils to be handled are impacted with petroleum hydrocarbons and/or VOCs, some nuisance odors may be expected. Nuisance odors should be suppressed by the application of a fine mist of water in an attempt to minimize flowing or standing water on-site. However, a qualified environmental scientist on-site during soil handling activities will have the authority to suspend work if nuisance odors are detected and are unable to be adequately suppressed. OVA monitoring of breathing space and acceptable thresholds are covered in the HASP attached in Appendix D.

### 7.5.7 Dust

During mass grading, segregation and/or loading operations, there is the potential for the ambient air quality to become adversely impacted with particulate matter (dust). To control fugitive dust emissions and in compliance with the requirements of SCAQMD Rule 403 (see Section 7.1.1), several measures will need to be performed at the Site during the excavation, including:

- Application of water to control dust generation at the working face and other points of dust/odor generation;
- Stockpile control – covers, inspection, wetting;
- Cease work conditions – wind speed, odor, and/or particulate monitoring thresholds;
- Truck loading and covering procedures (if necessary); and
- Housekeeping (including street cleaning, if necessary).

To control dust emissions and minimize this potential as much as reasonably possible, water hoses will be used to spray a water-mist as a dust suppression method, and if necessary, water will be applied to the working surface as well as the receiving area where the material is being placed. There will be minimal dropping of excavated materials, and any such dropping will be done so with caution and at a minimum height to control fugitive dust. Stockpiles of impacted soils awaiting transport off-site (if necessary) will be covered with plastic sheeting and maintained in such a way that steep slopes are minimized. Breathing zones will be monitored with an OVA during material excavation, segregation and any loading operations and the appropriate air monitoring data will be recorded in the field daily report. Dust observed leaving the Site at any time during on-site activities will result in the implementation of dust control measures. If visible dust is suspended and transported beyond the property lines after dust suppression measures have been applied, work will be suspended.

To further control dust emissions and to comply with SCAQMD Rule 403 requirements, a wheel shaker/rumble plate device consisting of raised dividers (rails, pipe, or grates) will be utilized to remove bulk material from tires and vehicle undercarriages prior to vehicular egress from the Site. The wheel shakers/rumble plate device will be placed at the vehicle egress before vehicles exit from the Site to a paved public road. The rumble plate and any track-out that has resulted will be broom-swept at the end of each day, and an effort will be made to make sure any track-out is limited and does not exceed more than 25 feet.

If necessary, additional dust control measures shall apply during any loading, transportation and appropriate stockpiling of contaminated soils by the contractor until such a time that an appropriate receiving facility has been identified.

- When loading is completed and during transportation, no excavated material shall extend above the sides or rear of the truck/trailer or closed top bin.
- The truck or trailer shall be completely covered/tarped prior to leaving the site to prevent particulate emissions to the atmosphere.
- The exterior of the trucks (including the tires) shall be cleaned off prior to trucks leaving the excavation site.

Dust control measures as specified will be maintained at all times to mitigate fugitive dust during excavation, segregation and/or loading activities. Any waste stockpiles will be managed on-site in accordance with applicable regulatory requirements including regular inspection and maintenance of the stockpile cover, monitoring and dust suppression. Work for excavation and loading will be performed only within hours set forth by the local jurisdiction (see Section 9.0). This includes moving equipment to and from job site, repairs to equipment, and delivering of parts, supplies and fuel.

## 7.6 TRANSPORTATION PLAN FOR OFF-SITE SOIL DISPOSAL

This section provides the transportation plan for off-site disposal of contaminated soil.

### 7.6.1 General Procedures

The waste material will be profiled, and approval will be obtained from the receiving facility before soil is transported off-site for lawful disposal. Final determination of the facility(ies) identified for disposal will be based on approval from the facility(ies) upon their review and acceptance of the waste profile(s).

Soil will be loaded into dump trucks, and the dump truck or roll-off bin portion of the truck will then be covered with a tarp to prevent soil and/or dust from spilling or blowing out of the truck during transport to the disposal facility.

Prior to leaving the load-out area, each truck will be inspected to confirm that the payloads are adequately covered, the trucks are cleaned of spilled soil, and the shipment is properly manifested. Proper hazardous waste placarding will be required for transportation of hazardous wastes. Soil being transported off the Site will be taken to the approved facility in accordance with state, federal, and local regulations.

### 7.6.2 Manifests

Before off-site transport of any impacted soil (i.e., all soil being removed from the Site), an authorized representative of the generator will sign each waste manifest leaving the Site. One copy of each waste manifest will be retained on the Site. Copies of the waste manifests, signed by the receiving facilities, will be provided to the owner. Bill-of-lading procedures should be employed in the event exported material is not significantly impacted and can be taken to another site for reuse.

### 7.6.3 Truck Routes

An acceptable truck route is to be established by the GC per local requirements.

### 7.6.4 Traffic Control and Loading Procedures

As necessary for off-site disposal, traffic control signage and a flag person will be staged at the entry to the property, the excavation area, and the soil staging area to assist the truck drivers in safely driving onto the property. While on the property, all vehicles will be required to maintain slow speeds (i.e., less than 5 mph) for safety purposes and dust control. As feasible, the contaminated soil should be loaded directly from the active excavation area into a dump truck; however, short-term stockpiling for a period of days is allowable provided proper stockpile control is provided as indicated in Section 7.7.3. Efforts are to be made to minimize the soil drop height from the loader's bucket into the transport trucks. After the soil is loaded into the transport trucks, the soil will be covered or otherwise contained to prevent soil from blowing or spilling out of the truck during transport to the disposal facility. The trucking subcontractor will be required to provide trucks that do not allow soil to be spilled or blown out from the bottom, sides or tops of the trucks.

As the trucks leave the Site, the flag person will assist the truck drivers so that they can safely merge into traffic. Before trucks leave the Site, the site manager will be responsible for inspecting each truck to ensure that the payloads are adequately covered, the trucks are cleaned, and the soil is properly manifested.

## 7.7 Handling of Potentially Hazardous Soil

During Site grading, the GC may encounter hazardous materials that were not found during the previous Site assessments. Suspected contaminated soil can be identified by the visual presence of oil, discoloration, and/or a strong chemical odor. The following steps shall be taken if potentially hazardous materials are encountered:

### 7.7.1 Discovery of Potentially Hazardous Soil

Upon discovery of suspected hazardous soils, the GC shall:

- Immediately stop work in the area.
- Wet the area of suspected contamination.
- Cover securely with 6-mil plastic sheeting.
- Report any evidence of suspected contamination to the property owner.
- Await property owner notification of EFI Global.
- Await arrival of EFI Global's Environmental Specialist for OVA monitoring and/or sample collection and laboratory testing and/or other pertinent direction, if not already on-site.

### 7.7.2 Notification Upon Discovery

The GC or owner must notify the owner immediately upon discovery of suspected soil contamination that was not expected. The following information will be required by EFI Global's Environmental Specialist:

- Name of person responsible for excavation (GC representative coordinating work)
- Location of suspected contamination
- Date of excavation
- Estimated quantity of soil to be excavated, if possible
- Evidence of suspected TPH/VOC-contaminated soils
- Purpose of excavation (e.g., over-excavation for foundations, dry wells, etc.)
- Precautionary storage measures already taken (work stopped in area of suspected contaminated soils; soil segregated, stored on 6-mil plastic sheeting, covered with tarp in place; etc.)

Upon discovery of any suspected hazardous soil contamination or other feature of potential environmental consequence that was not expected, EFI Global will mobilize an Environmental Specialist to the Site.

### 7.7.3 Hazardous Contaminant Control and Stockpile Procedures

Once the EFI Global Environmental Specialist is present on the Site, contaminated soil excavation may occur. Excavation of potentially hazardous soil must be performed by properly trained and equipped hazardous waste workers (i.e., HAZWOPER 40-hour trained individuals).

The Environmental Specialist will direct soil segregation, stockpiling, and stockpile maintenance. Soil sample collection and submittal for laboratory analysis shall be warranted for soil that registers greater than 50 ppm of VOCs as measured 3 inches from the surface of the excavated soil with an OVA. Air monitoring of the breathing zone will be performed as described in the HASP (Appendix D).

If soils are found to register greater than 50 ppm of VOCs when measured 3 inches from the surface of the excavated soil, the Environmental Specialist will direct the contractor to segregate those soils and stockpile them on 6-mil plastic sheeting, wet the soil, and cover it securely with 6-mil plastic sheeting. Notification per the requirements in SCAQMD Rule 1166 will need to occur within 24-hours for any soil registering over 50 ppm with the PID (see Section 7.1.2).

Contaminated soils will be temporarily stockpiled on plastic sheeting at an on-site location designated by the GC pending waste characterization. For the purposes of this SMP, contaminated (hazardous) soil is defined as:

- Soil having TPH concentrations exceeding Maximum Soil Screening Levels (MSSLs) as prescribed by the Los Angeles Regional Water Quality Control Board (LARWQCB) for the protection of groundwater resources (May 1996 Guidebook);
- Soil having VOC concentrations in excess of the DTSC-SLs for soil at residential sites;
- Soil having VOC concentrations in excess of the RSLs for soils in a residential setting as prescribed by the EPA; and/or
- Soil having metals concentrations exceeding the TTLCs, as established in CCR, Title 22, Chapter 11, Article 3.

Stockpiling of contaminated soil should be conducted in a manner to minimize the generation of dust, and the staging areas should be bermed to contain any run-off. During non-excavation hours, excavated contaminated soil stockpiles must be covered with plastic sheeting or other polymer emulsion materials to minimize the potential for fugitive dust. Additional field applications may involve installation of a temporary canopy, liner, or other physical barrier that minimizes movement of materials from the Site by wind, water, or any other mechanism. Stockpiles will be inspected daily pending off-site transportation of the soil to confirm proper containment of the material.

Any stockpiled contaminated soil must remain on the Site until the waste has been sampled and profiled, an appropriate receiving facility has been identified, and the facility has agreed to accept the soil. The hazardous soil should be secured and properly labeled with hazardous waste signs until transported off-site for disposal. As required in California Health and Safety Code, Section 25123.3 and Title 22, CCR, sections 66262.34 and 66262.35, excavated soils that are determined to be hazardous must be removed from the Site within 90 days of generation.

### 7.7.4 Waste Profiling of Potentially Hazardous Soil

Following the surgical excavation and stockpiling of potentially hazardous soil, soil samples will be collected from the stockpile for chemical analysis to characterize the soil for disposal. The sampling frequency and analyses required for profiling will be based on the amount of soil generated and the acceptance criteria of the intended receiving facility.

Stockpile samples will be collected by an Environmental Specialist using appropriate means and methods, under the supervision of a Professional Geologist. Confirmation samples should also be collected from the excavation sidewalls and bottom. At a minimum, the stockpile and confirmation samples will be analyzed for the following:

- Title 22 (CAM 17) metals by EPA Method 6010B/7471A (supplemental Soluble Threshold Limit Concentration [STLC]/Toxicity Characteristic Leaching Procedure [TCLP] analysis may also be necessary);
- VOCs by EPA Method 8260B; and
- TPH-cc by EPA Method 8015B.

The final analytical suite will depend on the selected disposal facility's requirements for waste profiling and acceptance and the contaminants suspected.

### 7.7.5 Off-Site Transportation of Potentially Hazardous Soil

No suspected hazardous soils are to be removed from the Site prior to testing and clearance from EFI Global. After waste profiling is complete, contaminated soil will be loaded onto trucks and transported off the Site for disposal or re-use at the receiving facility, depending on the waste classification. Off-site transportation of hazardous soil will be performed as follows:

- When truck loading is completed and during transportation, no excavated material shall extend above the sides or rear of the truck/trailer or closed-top bin.
- For tucks or trailers, prior to covering/tarping, loaded contaminated soil shall be wetted by spraying with water or dust inhibitors.
- The truck or trailer shall be completely covered/tarped prior to leaving the Site to prevent particulate emissions to the atmosphere.
- For bins, prior to closing the bin, loaded contaminated soil shall be wetted by spraying with mist inhibitors.
- The exterior of the trucks (including the tires) shall be cleaned prior to trucks leaving the Site.

### 7.7.6 Decontamination Area

Entry to any contaminated areas with hazardous waste will be limited to avoid unnecessary exposure and the potential transfer of contaminants from the areas of impacted soils (if found) to clean areas. If necessary, any equipment or truck(s) that enter the hazardous areas should be decontaminated in a designated decontamination area before leaving the Site.

## 7.8 Excavation Completion

Upon completion, any resulting excavations will remain open pending the initiation of construction activities. Slightly impacted petroleum-hydrocarbon and/or VOC containing soil and metals containing soil maybe exposed in portions of the excavation bottoms and/or sidewalls. Confirmation sampling will occur to document impacts left in place, as described in Section 7.3.2.

## 7.9 Variance

As conditions in the field may vary, it may become necessary to implement minor modifications to soil handling activities as presented in this SMP. As appropriate, EFI Global field personnel will notify the GC's project manager when deviations are necessary. If the modification makes a material difference in the implementation of the proposed SMP, the owner will be notified of the modification. Modifications to the SMP should be documented by both the GC and EFI Global.

## 7.10 Potential Unknown Environmental Impacts/Structures

Other unknown buried object may be encountered during the excavation process. If USTs, clarifiers, buried drums, or any other structures of potential environmental concern are encountered, the GC will notify the owner, who will in turn notify EFI Global. The material will need to be properly handled and segregated while a determination for appropriate and legal off-site disposal is made. Ultimately, all materials encountered during the grading process that require removal will be exported from the Site in accordance with all regulatory requirements.

# 8.0 SOIL IMPORT REQUIREMENTS

Any soil imported to the Site as fill material must be sampled and chemically analyzed in accordance with the Los Angeles Unified School District (LAUSD) specification Section 01 4524, Environmental Import/Export Materials Testing, a copy of which is provided in Appendix E. Analysis would preferably take place prior to importing the materials to the Site. The number of test samples per volume of soil, sampling frequency, laboratory analytical test methods, acceptance criteria, and recordkeeping requirements are contained in the specification. An independent, approved California Department of Health Services certified testing laboratory shall be contracted

by the property Owner to perform testing of imported and exported fill materials. Other analysis of imported soil may be required for geotechnical or other purposes; however, these requirements are not included in the scope of this SMP.

Soil imported to the Site shall be approved by the EFI Global prior to importing or on-site use. Imported soil shall be segregated and stockpiled separately from any material awaiting export or disposal.

## 9.0 WORKING HOURS

The proposed working hours on-site are from 7:00 am to 5:30 pm, hauling hours from 9:00 am to 3:00 pm, Monday through Friday, subject to changes or additional restrictions set forth by the local jurisdiction. If off-site soil disposal becomes necessary, double-bottom dumps, end dumps, super-10-wheeler, and 10-wheeler trucks may be used to complete the scope of work. It should be noted that many receiving facilities may require or reject certain truck types. Therefore, the types of trucks proposed for use will need to be cleared with each receiving facility to ensure each facility can accommodate the proposed trucks with no delay.

## 10.0 CLOSURE REPORT PREPARATION

Following completion of the removal and proper disposal of any impacted soil that is excavated and disposed off-site, EFI Global will provide a report documenting the soil loading and transportation details, profiling analytical results (if necessary), field monitoring data, chosen disposal facilities and waste manifests for all soils transported and disposed as regulated waste. The Report will also include the results of confirmation sampling which will document the impacts left in-place.

## 11.0 SIGNIFICANT ASSUMPTIONS, LIMITATIONS, AND RELIANCE

This SMP has been prepared in accordance with generally accepted environmental methodologies and industry standards as they relate to the Data Quality Objectives of the assessment. No warranties, expressed or implied, are made as to the professional services provided under the terms of EFI Global's contract(s) or specified in this SMP. This SMP has been prepared, in part, based on information, data or reports provided or prepared by others. EFI Global reviews and interprets these documents in good faith and relies that the provided data and documents are true and accurate.

Environmental conditions at the Site were assessed or interpreted within the context of EFI Global's contract(s) and existing environmental regulations of applicable jurisdiction(s) as of the date of the SMP. Regulatory requirements, regulations and guidance are subject to change subsequent to the date of the SMP. Unless otherwise stated in the SMP, evaluating compliance of past, present or future owners with applicable local, provincial and federal government laws and regulations was not included within the scope of the assessment.

The conclusions and recommendations regarding environmental conditions presented in this SMP are based on a scope of work authorized by the Client. It is possible that unreported conditions impairing the environmental status of the site may have occurred which could not be identified. EFI Global's opinions cannot be extended to portions of the site that were unavailable for direct access and observation reasonably beyond the control of EFI Global or outside of the scope of the SMP. It should be noted that compounds, materials or chemicals of potential concern other than those described could be present in the site environment, and the possibility remains that unexpected environmental conditions may be encountered at the Site in locations not specifically investigated.

This SMP may not be reproduced, except in full, without written approval of EFI Global.

This SMP has been prepared for the sole use of FREEMAN GROUP, INC. The contents should not be relied upon by any other parties without the express written consent of FREEMAN GROUP, INC. and EFI Global.

## 12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This SMP has been produced by qualified geologists, engineers, industrial hygienists, environmental scientists, and/or environmental professionals, in conformance with generally-accepted industry standards and practices.

Prepared by:

Michael J. Skridulis
Senior Environmental Advisor

Reviewed by:

John G. Siskowic, PG
Senior Geologist

## 13.0 REFERENCES

DTSC, 2011. *Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air.* State of California Environmental Protection Agency, California Department of Toxic Substances Control. October.

DTSC et al., 2015. *Advisory - Active Soil Gas Investigations.* California Environmental Protection Agency, Department of Toxic Substances Control; Los Angeles Regional Water Quality Control Board; San Francisco Regional Water Quality Control Board. July.

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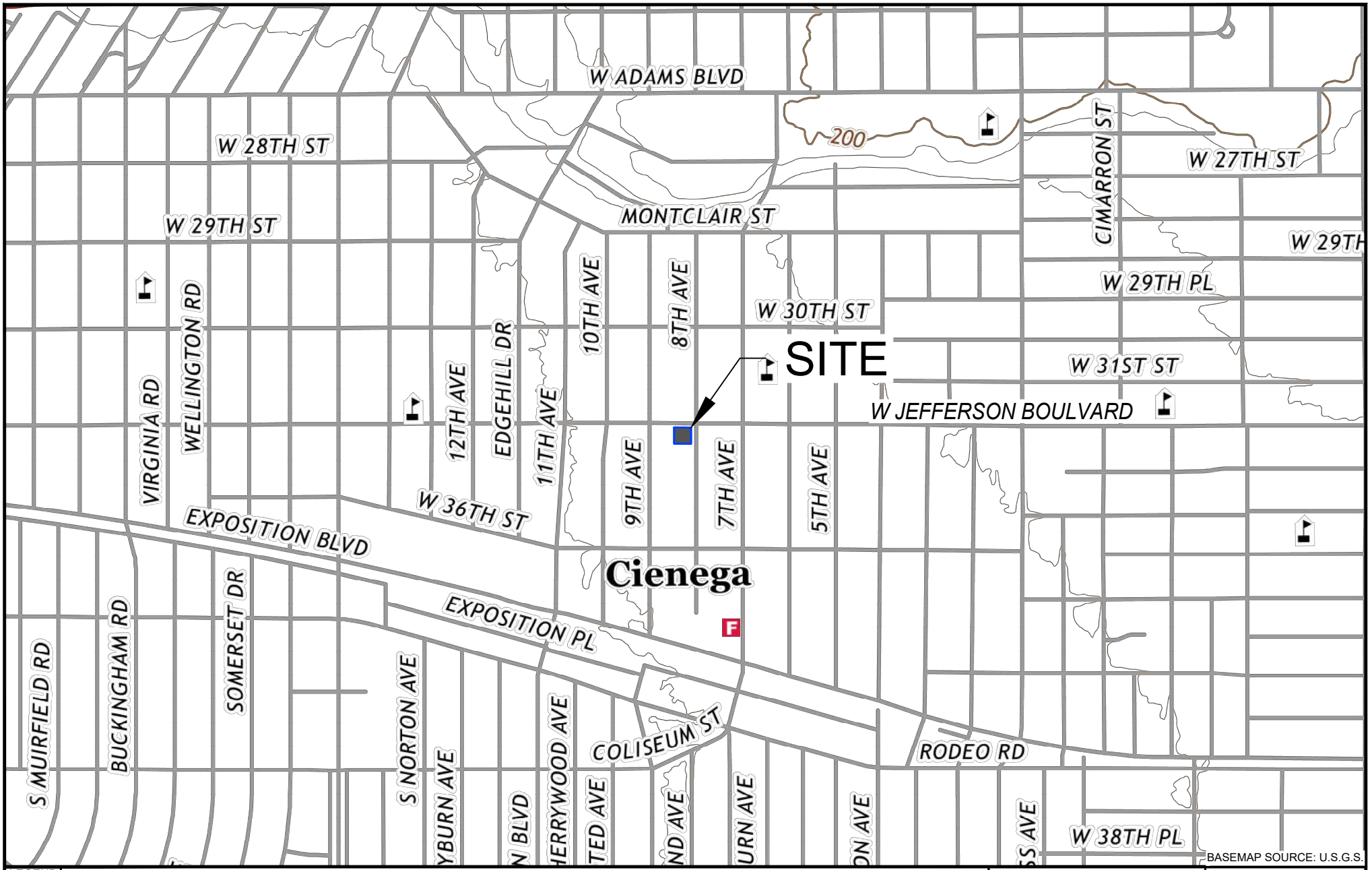
HERO, 2020. *Human Health Risk Assessment (HHRA) Note, HERO HHRA Note Number: 3, DTSC-modified Screening Levels (DTSC-SLs).* California Department of Toxic Substances Control (DTSC), Human and Ecological Risk Office (HERO). June.

HERO, 2020. *Human Health Risk Assessment (HHRA) Note, HERO HHRA Note Number: 11, Southern California Ambient Arsenic Screening Level.* California Department of Toxic Substances Control (DTSC), Human and Ecological Risk Office (HERO). December 28.

OSWER, 2015. *OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air*. United States Environmental Protection Agency, Office of Solid Waste and Emergency Response.

Silva, D. (Ed.). (1996). (rep.). *Background Concentrations of Trace and Major Elements in California Soils*. Kearney Foundation of Soil Science. Retrieved September 19, 2022, from https://ucanr.edu/sites/poultry/files/297094.pdf.

# FIGURES




LEGEND

APPROX. SCALE: 1"=1,000'

0 500' 1,000'

**SITE LOCATION MAP**

2800 & 2802 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90018

efi global

| PN: 045.12600 | FIGURE |
|---|---|
| DT: 04/10/2024 | 1 |
| DB: KK \| CB: MS | |

K:\AE 2024\Projects 2024\045 Projects 2024\045.12600_2800 & 2802 W Jefferson Blvd, Los Angeles, CA 90018_SMP\05 045.12600_Reports\Phase II ESA\02 CAD\045.12600_SITE_PLAN

LEGEND

PROPERTY LINE

ENV1● APPROXIMATE LOCATION OF SOIL BORING

ENV2⊕ APPROXIMATE LOCATION OF SOIL AND SOIL VAPOR BORING

N

APPROX. SCALE: 1"=30'

0 15' 30'

**SITE PLAN**

2800 & 2802 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90018

efi global

| PN: 045.12600 | FIGURE |
|---|---|
| DT: 04/10/2024 | 2 |
| DB: KK \| CB: MS | |

K:\AE 2024\Projects 2024\045 Projects 2024\045.12600_2800 & 2802 W Jefferson Blvd, Los Angeles, CA 90018_SMP\05 045.12600_Reports\Phase II ESA\02 CAD\045.12600_SITE_PLAN

LEGEND

- Approximate Site Boundary
- ENV1 Approximate Location of Soil and Soil Vapor Boring
- ENV2 Approximate Location of Soil Boring

N

# SITE PLAN

2800 and 2802 West Jefferson Boulevard
Los Angeles, California

| | |
|---|---|
| Project No. | 12779.002 |
| Scale | Not to Scale |
| Engr./Geol. | BFM |
| Drafted By | SAG |
| Date | July 2020 |

Figure 3

# APPENDIX A

# SITE REDEVELOPMENT DESIGN DRAWINGS

# 2800-2814 JEFFERSON BLVD

# LOS ANGELES, CA 90018


Kevin Tsai Architecture

1439 W Jefferson Blvd L os Angeles CA 90007
T: 310-468-9326 www.kevin-tsai.com


architects stamp

consultant

KEY PLAN:

| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 2020.01.14 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
2800 JEFFERSON

2800-2814 W. JEFFERSON BLVD 90018
AVE., LOS ANGELES, CA 90018

| | |
|---|---|
| PC/RM: | GY |
| DRAWN BY: | BR |
| JOB NO: | 20-06 |

DRAWING TITLE:
COVER PAGE

SHEET:
G000

## ARCHITECTURAL INDEX


G000 COVER PAGE
G001 PROJECT INFORMATION
G002 SITE PHOTOS AND EXISTING CONDITIONS
G010 F.A.R. DIAGRAM
G011 F.A.R. DIAGRAM
G012 GROSS AREA DIAGRAM
G013 GROSS AREA DIAGRAM
G014 OPEN SPACE DIAGRAM
G015 OPEN SPACE DIAGRAM
G012 ALTA SURVEY
A110 SITE PLAN
A201 1ST FLOOR PLAN
A202 2ND FLOOR PLAN
A203 3RD FLOOR PLAN
A204 4TH FLOOR PLAN
A205 5TH FLOOR PLAN
A206 6TH FLOOR PLAN
A207 ROOF AND BULKHEAD PLAN
A300 NORTH ELEVATION
A301 EAST ELEVATION
A302 SOUTH ELEVATION
A303 WEST ELEVATION
A400 BUILDING SECTION A-A


## APPLICABLE CODES

2023 LOS ANGELES MUNICIPAL CODE (LAMC)
2023 LOS ANGELES FIRE CODE (LAFC)
2023 LOS ANGELES BUILDING CODE (LABC)
2023 LOS ANGELES RESIDENTIAL CODE (LARC)
2023 LOS ANGELES ELECTRICAL CODE (LAEC)
2023 LOS ANGELES GREEN BUILDING CODE (LAGBC)
2023 LOS ANGELES MECHANICAL CODE (LAMC)

## DEFERRED SUBMITTALS

FIRE ALARM SYSTEM
FIRE-SPRINKLER SYSTEM
TWO WAY COMMUNICATION SYSTEM MECHANICAL
CIVIL (WASTE & STORM WATER MANAGEMENT PLAN)
LANDSCAPE
ELEVATOR
ELECTRICAL
PLUMBING
METAL STAIRS
BLOCK WALL

ALL DEFERRED SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT AND/OR ENGINEER OF RECORD SHALL LIST THE DEFERRED ITEMS ON THE PLANS. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER-OF-RECORD WHO SHALL REVIEW THEM AND PROVIDE A NOTATION ON THE PLANS AND ANY SUPPORTING CALCULATIONS INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. PLANS SHALL THEN BE FORWARDED TO THE LOS ANGELES BUILDING AND SAFETY DIVISION FOR REVIEW AND ADDITIONAL PLAN CHECK AND PERMIT FEES SHALL APPLY.

| PROPOSED FLOOR AREA (FAR) | |
|---|---|
| 1st FLOOR | 3,010 S.F. |
| 2nd FLOOR | 13,553 S.F. |
| 3rd FLOOR | 13,553 S.F. |
| 4th FLOOR | 13,553 S.F. |
| 5th FLOOR | 13,553 S.F. |
| 6th FLOOR | 13,553 S.F. |
| TOTAL | 70,675 S.F. |

## UNIT MIX- 70 UNITS

- (10) STUDIO
- (20) ONE BEDROOM
- (35) TWO BEDROOM
- (5) THREE BEDROOM

## OPEN SPACE CALCULATION

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.G:

<3 HABITABLE ROOMS = 100 SF/UNIT (STUDIOS & 1BR UNITS)
=3 HABITABLE ROOMS = 125 SF/ UNIT (2BR UNITS)
> HABITABLE ROOMS = 175 SF/ UNIT (3BR+ UNITS)

## OPEN SPACE CALC

| TYPE | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | 6TH FLOOR | TOTAL 2F-6F | REQ'D OPEN |
|---|---|---|---|---|---|---|---|
| STUDIO | 3 | 3 | 2 | 1 | 1 | 10 | 1,000 S.F. |
| 1 BD | 5 | 5 | 4 | 3 | 3 | 20 | 2,000 S.F. |
| 2 BD | 7 | 7 | 7 | 7 | 7 | 35 | 4,375 S.F. |
| 3 BD | | | 1 | 2 | 2 | 5 | 875 S.F. |
| | | | | | | TOTAL | = 8,250 S.F. |

TOTAL REQUIRED OPEN SPACE: 8,250 SF

TOTAL OPEN SPACE PROVIDED: 6602 SF

- COMMON OPEN SPACE (COURTYARD): 1,242 SF
- COMMON OPEN SPACE (ROOF DECK): 3,310 SF
- PRIVATE OPEN SPACE: 42 X 50 SF= 2,050 SF

PROJECT SEEKS AN ON-MENU REQUREST TO ALLOW FOR 20% REDUCTION

## BICYCLE PARKING

BICYCLE PARKING REQUIRED PER LAMC 12.21.A.16:

| | |
|---|---|
| LONG TERM BICYCLE: (RESIDENTIAL) | UNITS 1-25: 1 STALL PER UNIT<br>UNITS 26-76: 1 STALL PER 1.5 UNITS<br>TOTAL REQUIRED = 59 STALLS<br>TOTAL PROVIDED = 59 STALLS |
| SHORT TERM BICYCLE: (RESIDENTIAL) | UNITS 1-25: 1 STALL PER 10 UNITS<br>UNITS 26-76: 1 STALL PER 15 UNITS<br>TOTAL REQUIRED = 6<br>TOTAL PROVIDED = 6 |
| LONG TERM BICYCLE: (COMMERCIAL) | TOTAL REQUIRED- 2 STALLS<br>TOTAL PROVIDED- 2 STALLS |
| SHORT TERM BICYCLE: (COMMERCIAL) | TOTAL REQUIRED- 2 STALLS<br>TOTAL PROVIDED- 2 STALLS |

## INCENTIVES REQUESTED

**BASE INCENTIVES (1):**

PARKING REDUCTION

**ON-MENU INCENTIVES:**

1. A 20% OPEN SPACE REDUCTION FROM 8,775 S.F. TO 6,828 S.F.

**OFF-MENU INCENTIVES:**

1. A WAIVER SHALL BE REQUESTED TO PROPOSE (85'/170') 50% FRONTAGE FOR PUBLIC INTERIOR SPACES ( IN LIEU OF 75% CPIO )
2. A WAIVER SHALL BE REQUESTED TO ELIMINATE THE MIXED-USE "LOADING ZONE" REQUIREMENT.

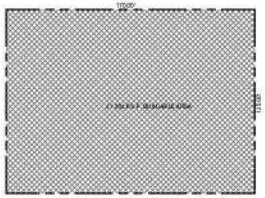
**OFF-MENU INCENTIVES:**

1. WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 72% REAR YARD REDUCTION FROM 18' TO 5'.
2. WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 221% FAR INCREASE FROM 1.5 TO 3.32.
3. WAIVER OF DEVELOPMENT STANDARD TO PERMIT THE CPIO TRANSITIONAL HEIGHT PLANE TO BEGIN 31' ABOVE THE PROPERTY LINE OF THE RESIDENTIAL PROPERTY TO THE SOUTH IN LIUS OF 15'.
4. WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 25' HEIGHT INCREASE FROM 45' TO 70'.
5. WAIVER FOR COMMERCIAL PARKING REQ.

## ZONING CODE AREA CALCULATIONS

BUILDABLE AREA DEFINITION PER LAND 12.02:

PRE-HIGHWAY DEDICATION LOT AREA MINUS SETBACKS FOR A 1-STORY BUILDING



ALLOWABLE FAR: 21,264.6 x 1.5 = 31,897 S.F.

FLOOR AREA DEFINITION PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILIDNG EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING OR STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

FLOOR AREA RATIO (FAR) DEFINITION PER LAMC 12.03:
A RATIO ESTABLISHING RELATIONSHIP BETWEEN A PROPERTY AND THE AMOUNT OF DEVELOPMENT
PERMITTED FOR THAT PROPERTY, AND IS EXPRESSED AS A PERCENTAGE OR A RATIO OF THE BUILDABLE
AREA OR LOT SIZE.

## PARKING REQUIREMENTS

PARKING REQUIRED PER LAMC :

| UNIT TYPE | No BEDROOMS | COUNT | PARKING RATIO | PARKING STALLS |
|---|---|---|---|---|
| STUDIO | 0 | 10 | 1 STALL @3<H.R. | 10 |
| 1 BED | 1 | 20 | 1.5 STALL @3=H.R. | 30 |
| 2 BED | 2 | 35 | 2 STALLS @3>H.R. | 70 |
| 3BED | 3 | 5 | 2 STALLS @3>H.R. | 10 |
| TOTAL: | | | | 120 SPACES |

PROJECT IS WITHIN ONE-HALF MILE OF MAJOR TRANSIT STOP
REQUIRED RESIDENTIAL: 70 UNITS X 0.5= 35 SPACES

REQUIRED COMMERICAL (ENTERPRISE ZONE)= 2,000 SF / 500= 4 SPACES; COMMERCIAL PARKING MAY BE REDUCED BY 20% VIA BIKE REDUCTION, PERMITTING A DEDUCTION TO 3 SPACES.

TOTAL PROVIDED: 46 SPACES RESIDENTIAL
- 1 RESIDENTAIL ADA STALL + 1 RESIDENTIAL EV STALL=3
- 32 STANDARD STALLS
- 11 COMPACT TANDEM STALLS

TOTAL PROVIDED: 0 SPACES COMMERCIAL -REQUEST FOR WAIVER

## VICINITY MAP

## PROJECT INFORMATION

| | |
|---|---|
| PROJECT NAME: | 2800 JEFFERSON |
| ADDRESS: | 2800-2814 W JEFFERSON & 3411 s 8TH AVE.<br>LOS ANGELES, CA 90018 |
| OWNER: | STEVE LIM |
| PROJECT DESCRIPTION: | NEW CONSTRUCTION 70 UNITS MIXED USE BUILDING WITH 2,000 SF OF RESTAURNT SPACE |
| PROJECT FUNDING: | 100% PRIVATELY FUNDED |
| CONSTRUCTION TYPE: | TYPE III-A (2ND-6TH FLOOR) OVER TYPE IA PODIUM |
| SPRINKLERED: | NFPA-13 PER LAFC 903.2 |
| FIRE ALARM: | AUTOMATIC FIRE ALARM |
| ACCESSIBILITY: | ELEVATOR BUILDING |

## ZONING INFORMATION

| | |
|---|---|
| ZONING: | C2-1VL-CPIO |
| GENERAL PLAN LAND USE: | NEIGHBORHOOD COMMERICAL |
| CPIO: | WEST ADAMS-BALDWIN HILLS-LEIMERT COMMERCIAL CORRIDORS SUBAREA |
| STATE ENTERPRISE ZONE ASSESOR PARCEL No. | 5044-015-004, -005 & -006 |
| TRACT: | WEST JEFFERSON & 7TH AVE. TRACT |
| BLOCK: | F |
| LOT: | 4-7 |
| SITE AREA (SURVEY): | 21,264.6 S.F. |
| ABUTTING ONE-HALF ALLEY | 1,020 S.F. |
| LOT AREA W/ONE HALF ALLEY | 22,284.6 S.F. |
| SETBACKS: | |
| REQUIRED SETBACKS: (BY RIGHT) | -FRONT (8TH AVE) 0' (2' MAXIMUM)<br>-SIDE (JEFFERSON) 0' (2' MAXIMUM)<br>-SIDE (ALLEY) 0'<br>-REAR (WEST) 0' FOR COMMERCIAL LEVEL; 15'+1 FOR EACH STORY OVER THE 3RD FOR RESIDENTIAL LEVEL |
| PROVIDED SETBACKS: | -FRONT (8TH AVE) 0'<br>-SIDE (JEFFERSON) 3' FOR COMMERCIAL LEVEL; 0' FOR RESIDENTIAL<br>-SIDE (ALLEY) 0'<br>-REAR (WEST) 0' FOR COMMERICAL LEVEL; 5' FOR RESIDENTIAL LEVEL |
| DEDICATIONS: | 1.5' ON JEFFERSON + 15'X15' CORNER CUT + 4' ALLEY DEDICATION |
| HEIGHT: | |
| ALLOWABLE HEIGHT: | 45' + TRANSITIONAL HEIGHT PLANE STARTING 15' ABOVE R1 PROPERTY LINE |
| ON-MENU DB HEIGHT: | 56' + TRANSITIONAL HEIGHT PLANE STARTING 26' ABOVE R1 PROPERTY LINE |
| PROVIDED HEIGHT: | 70' + TRANSITIONAL HEIGHT PLANE STARTING 31' ABOVE R1 PROPERTY LINE |
| FAR: | |
| ALLOWABLE FLOOR AREA: | 1.5:1 OR 31,897 SF |
| PROPOSED F.A.R. | 3.32:1 OR 70,675 SF |
| DENSITY: | |
| ALLOWABLE DENSITY: | 22,284.6/800= 16.89 = 27.9 UNITS=27 UNITS |
| AB 2334 BASE DENSITY: | 22,284.6/400=55.7= 56 UNITS |
| DENSITY BONUS: | 70 UNITS (56 X 1.25= 70 UNITS) |
| SET ASIDE UNITS: | 15% (3 INCENTIVES) X 56 BASE UNITS= 8.4= 9 VLI UNITS |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KEY PLAN:


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 2023.0 | FEASIBILITY STUDY |

ENTITLEMENT
NOT FOR CONSTRUCTION

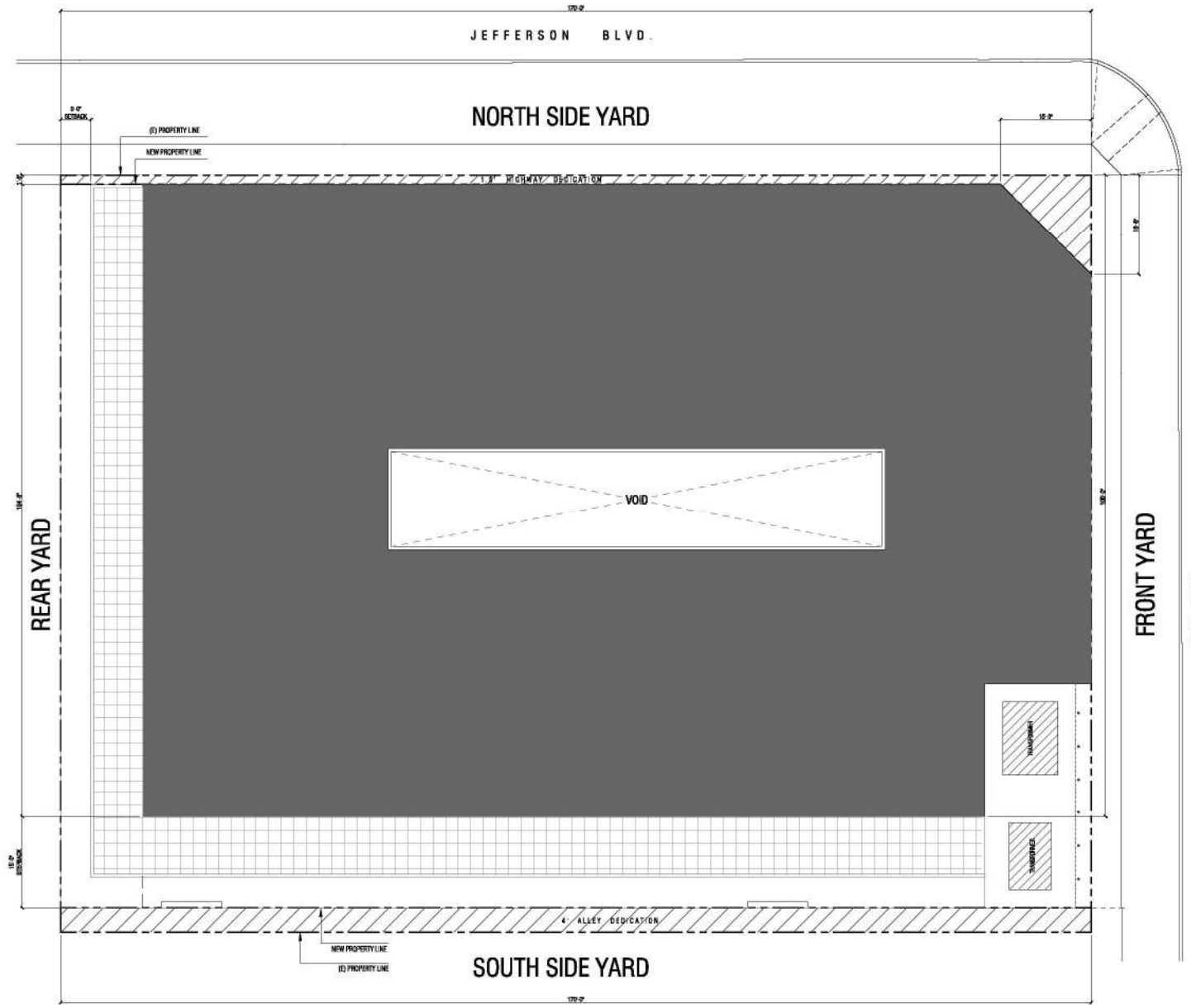
PROJECT TITLE:
2800 JEFFERSON

2800-2814 W JEFFERSON & 3411 S 8TH AVE., LOS ANGELES, CA 90018

| | |
|---|---|
| PC/RM: | GY |
| DRAWN BY: | BR |
| JOB NO: | 23-08 |

DRAWING TITLE:
PROJECT INFORMATION

SHEET:
G001




SITE PLAN SCALE: 1/8" = 1'-0" 01

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

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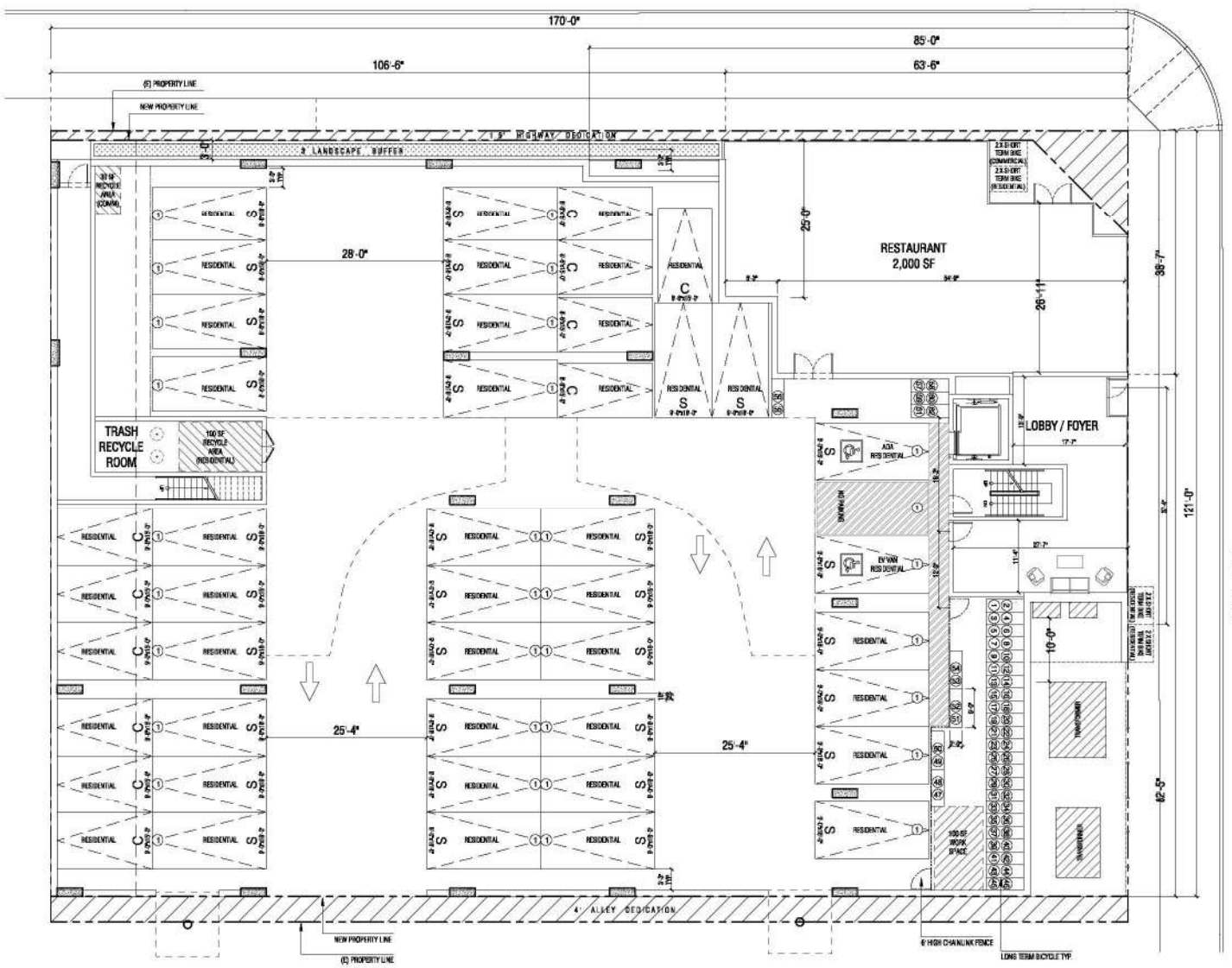
PROJECT TITLE:
JEFFERSON MIXED-USE

| | |
|---|---|
| PIC/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 19-17 |

DRAWING TITLE:
DEVELOPMENT SUMMARY

SHEET:
A110




NORTH

0 8' 16' 32'

1ST FLOOR PLAN | SCALE 1/8" = 1'-0" | 01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|---|---|---|

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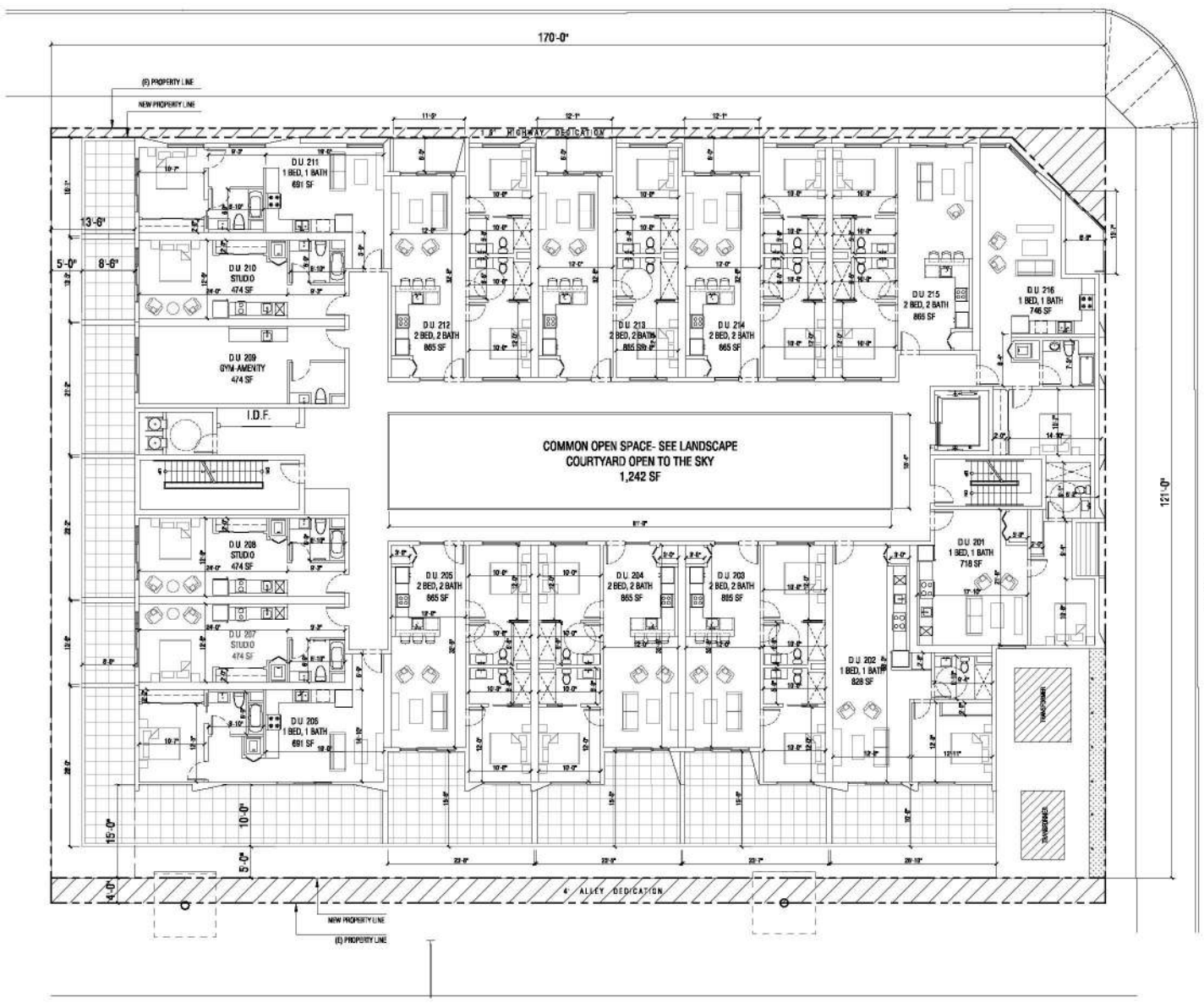
PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PROPM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 19-17 |

DRAWING TITLE:
1ST FLOOR PLAN

SHEET:
A201




2ND FLOOR PLAN | SCALE 1/8" – 1'-0" | 01

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|---|---|---|

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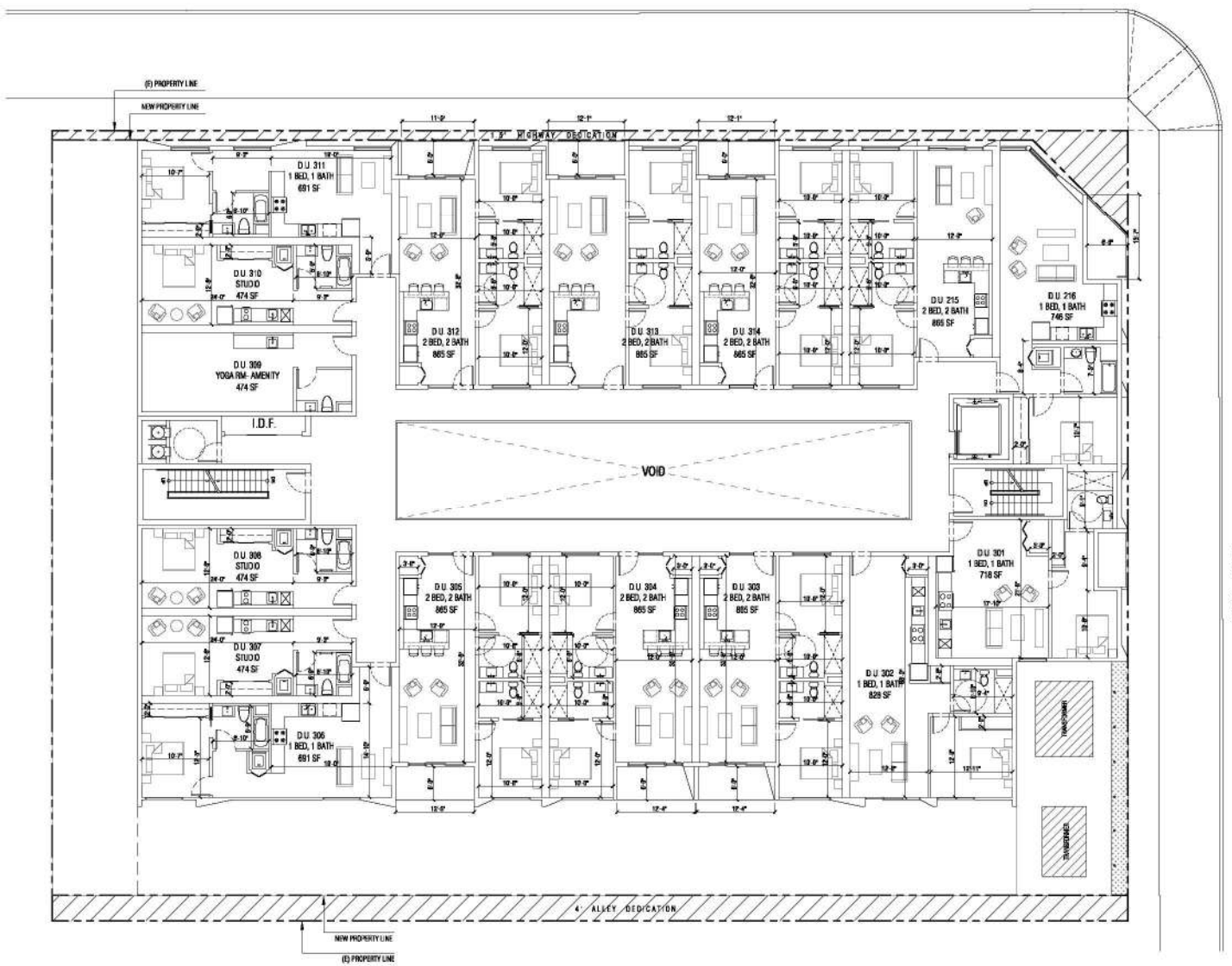
PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PD/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 19-17 |

DRAWING TITLE:
2ND FLOOR PLAN

SHEET:
A202




3RD FLOOR PLAN | SCALE 1/8" – 1'-0" | 01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PROJECT TITLE:
JEFFERSON MIXED-USE

| | |
|---|---|
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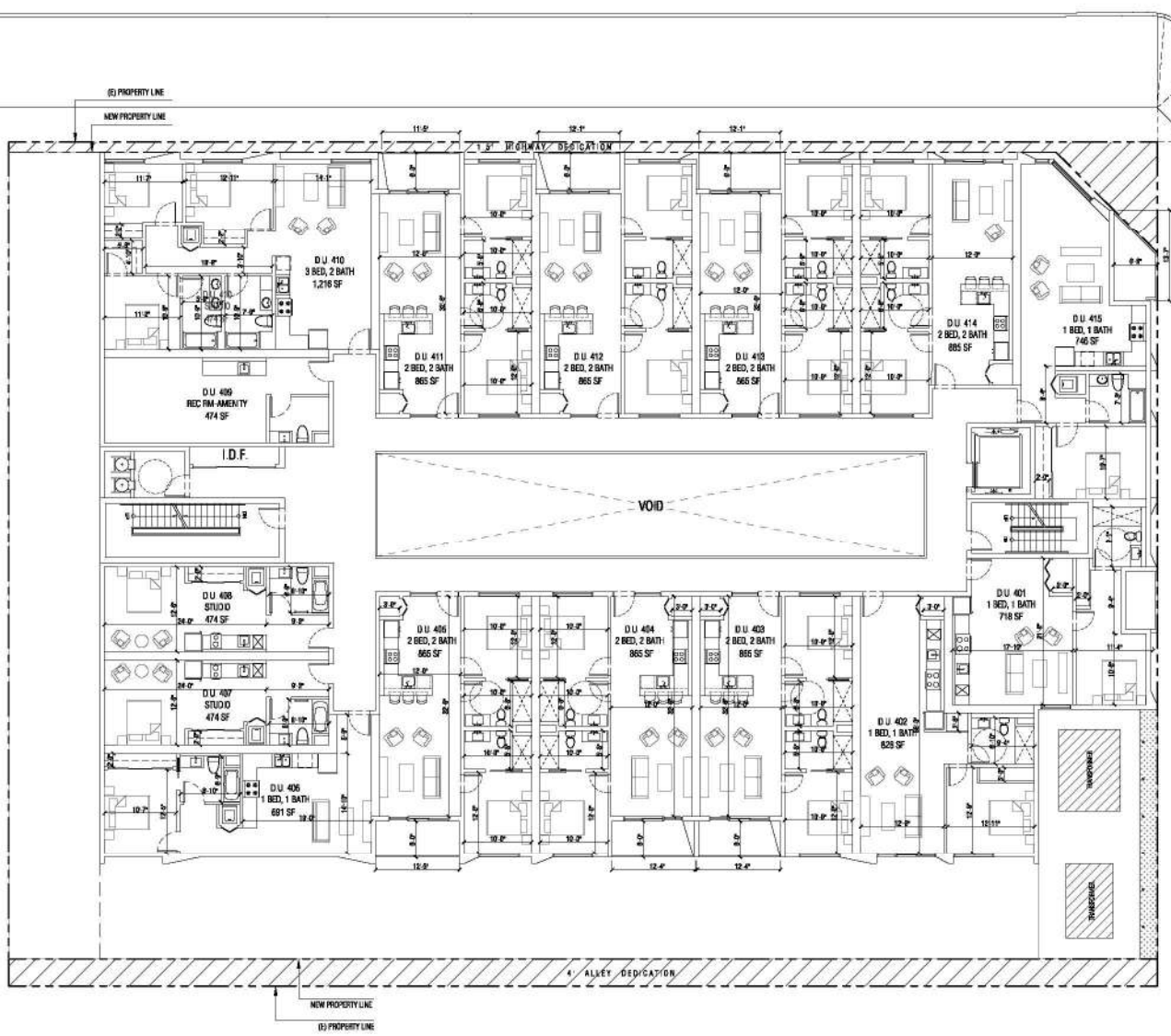
| DRAWN BY: | XX |
| JOB NO: | 19-17 |

DRAWING TITLE:
3RD FLOOR PLAN

SHEET:
A203




NORTH

0 8' 16' 32'

4TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01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|---|---|---|

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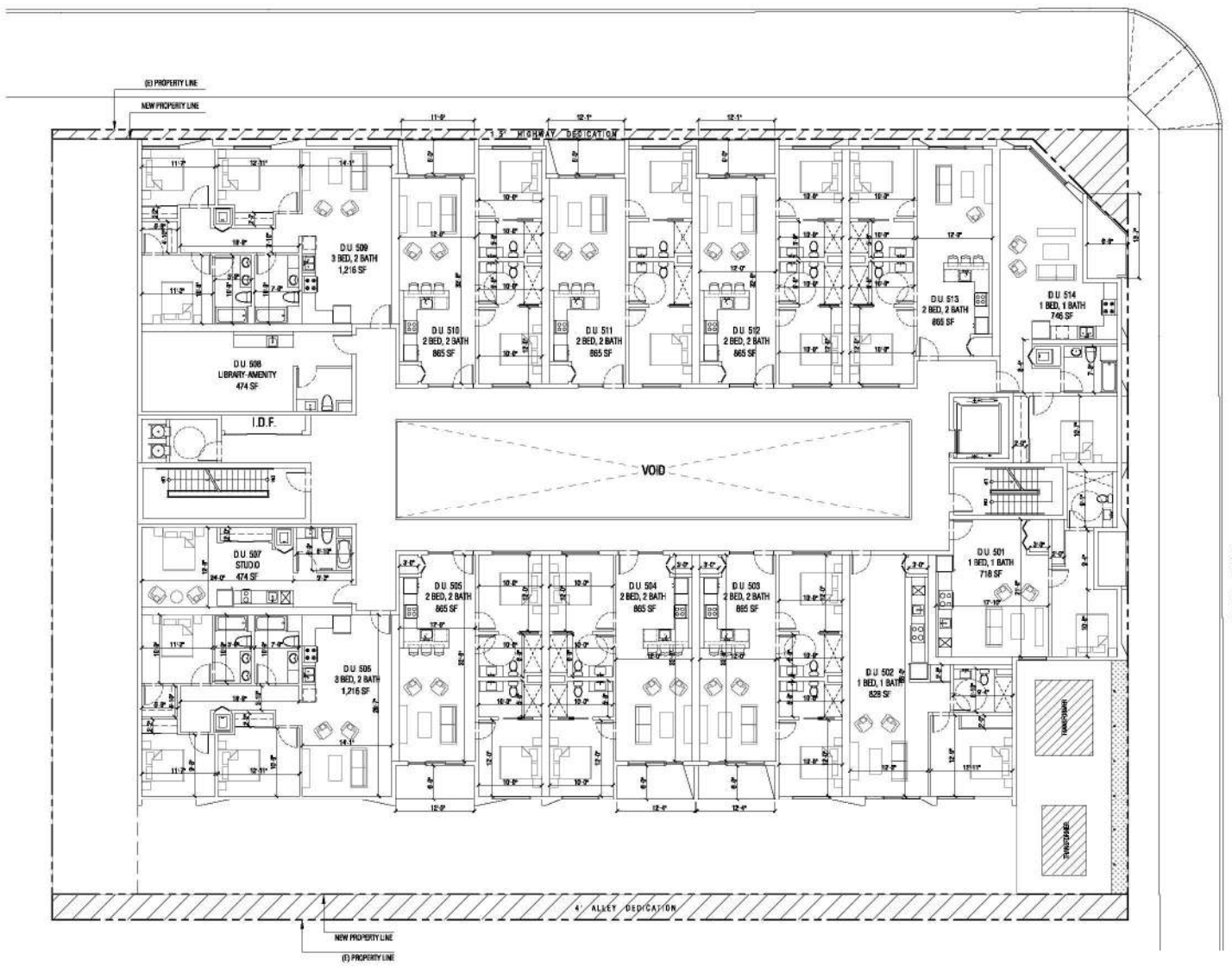
PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PIC/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 16-17 |

DRAWING TITLE:
4TH FLOOR PLAN

SHEET:
A204




5TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01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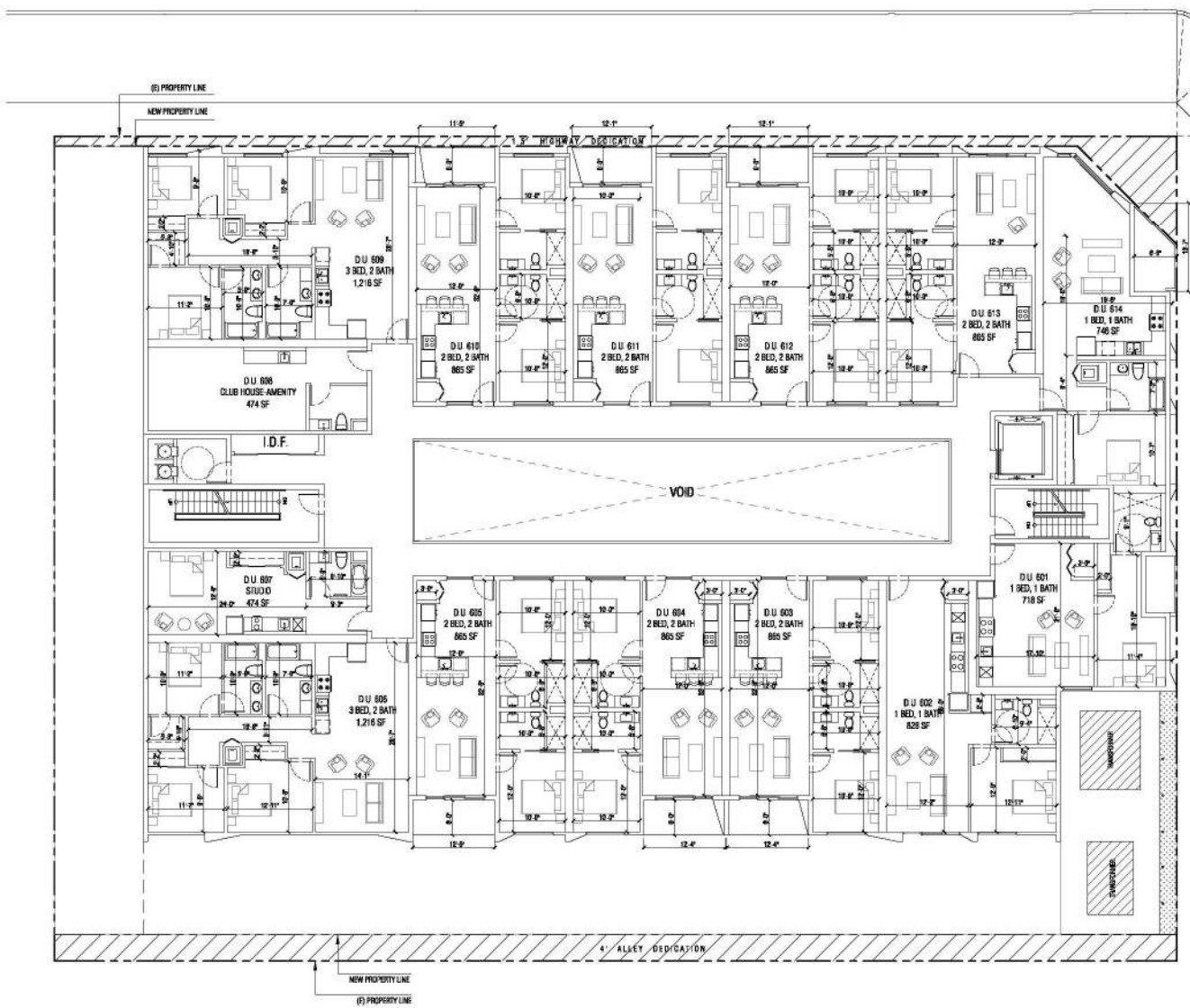
PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PROPM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 16-17 |

DRAWING TITLE:
5TH FLOOR PLAN

SHEET:
A205




6TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01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|---|---|---|

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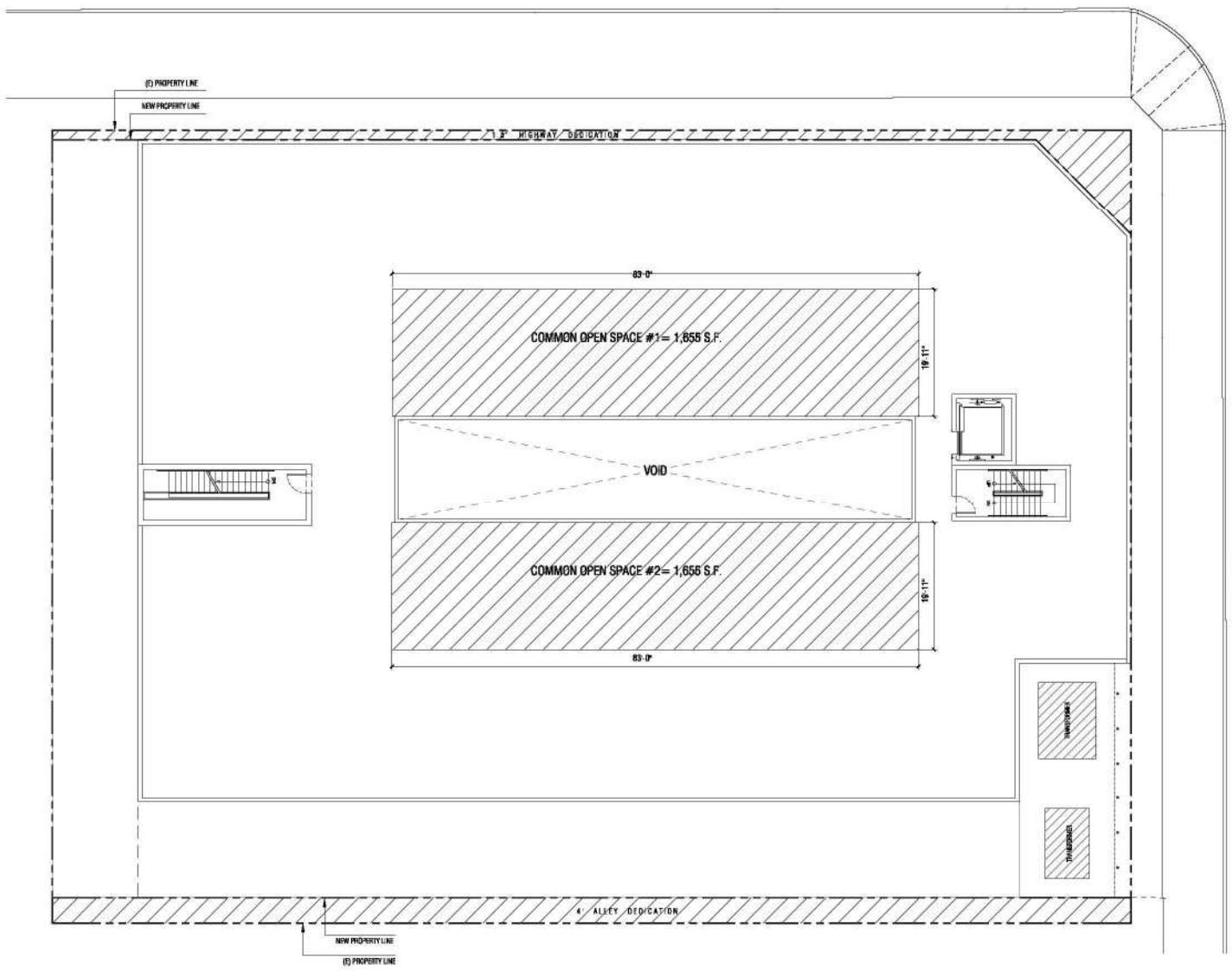
PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PROPM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 16-17 |

DRAWING TITLE:
5TH FLOOR PLAN

SHEET:
A206




NORTH

0 8' 16' 32'

ROOF PLAN SCALE 1/8" = 1'-0" 01

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|---|---|---|

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PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PIC/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 16-17 |

DRAWING TITLE:
ROOF PLAN

SHEET:
A207

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR : TEAK
FINISH : MATTE

③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE

⑥ DESCRIPTION : ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

JEFFERSON FACADE AREA = 170 X 11 = 1870 SF
JEFFERSON FACADE (100% CLEAR GLAZING) = 85 X 11 = 935 SF
50% = 50% CLEAR AND NON-REFLECTIVE STOREFRONT GLAZING

NORTH ELEVATION - JEFFERSON BLVD

SCALE 1/8"=1'-0" 01


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|---|---|---|

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PROJECT TITLE:
JEFFERSON MIXED-USE

| | |
|---|---|
| PQ/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 18-17 |

DRAWING TITLE:
NORTH ELEVATION

SHEET:
A300

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR : TEAK
FINISH : MATTE

③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE

⑥ DESCRIPTION : ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

⑧ DESCRIPTION : CONCRETE
COLOR : -
AREA : GROUND LEVEL

EAST ELEVATION | SCALE 1/8"=1'-0" | 01


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

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PROJECT TITLE

JEFFERSON MIXED-USE

PQ/PM: AM
DRAWN BY: JO
JOB NO.: 1617

DRAWING TITLE
EAST ELEVATION

SHEET
A301

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR : TEAK
FINISH : MATTE

③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE

⑥ DESCRIPTION : ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

⑧ DESCRIPTION : CONCRETE
COLOR : -
AREA : GROUND LEVEL

SOUTH ELEVATION - ALLEY

SCALE 1/8"=1'-0"

01


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

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PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| RC/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 18-17 |

DRAWING TITLE:
SOUTH ELEVATION

SHEET:
A302

① DESCRIPTION : STUCCO
COLOR : CHARCOAL
FINISH : 20 / 30 TEXTURE

② DESCRIPTION : EXTERIOR WOOD TILE
COLOR : TEAK
FINISH : MATTE

③ DESCRIPTION : STUCCO
COLOR : MEDIUM GRAY
FINISH : 20 / 30 TEXTURE

④ DESCRIPTION : STUCCO
COLOR : LIGHT BROWN
FINISH : 20 / 30 TEXTURE

⑤ DESCRIPTION : GREEN FENCE
COLOR : BLACK
AREA : PARKING GARAGE

⑥ DESCRIPTION : ALUMINUM STEEL
COLOR : GUN METAL GREY
AREA : RAILING

⑦ DESCRIPTION : CLEAR GLASS
COLOR : -
AREA : WINDOWS & RAILING

⑧ DESCRIPTION : CONCRETE
COLOR : -
AREA : GROUND LEVEL

WEST ELEVATION

SCALE 1/8" = 1'-0"

01


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|

DRAFT
NOT FOR CONSTRUCTION

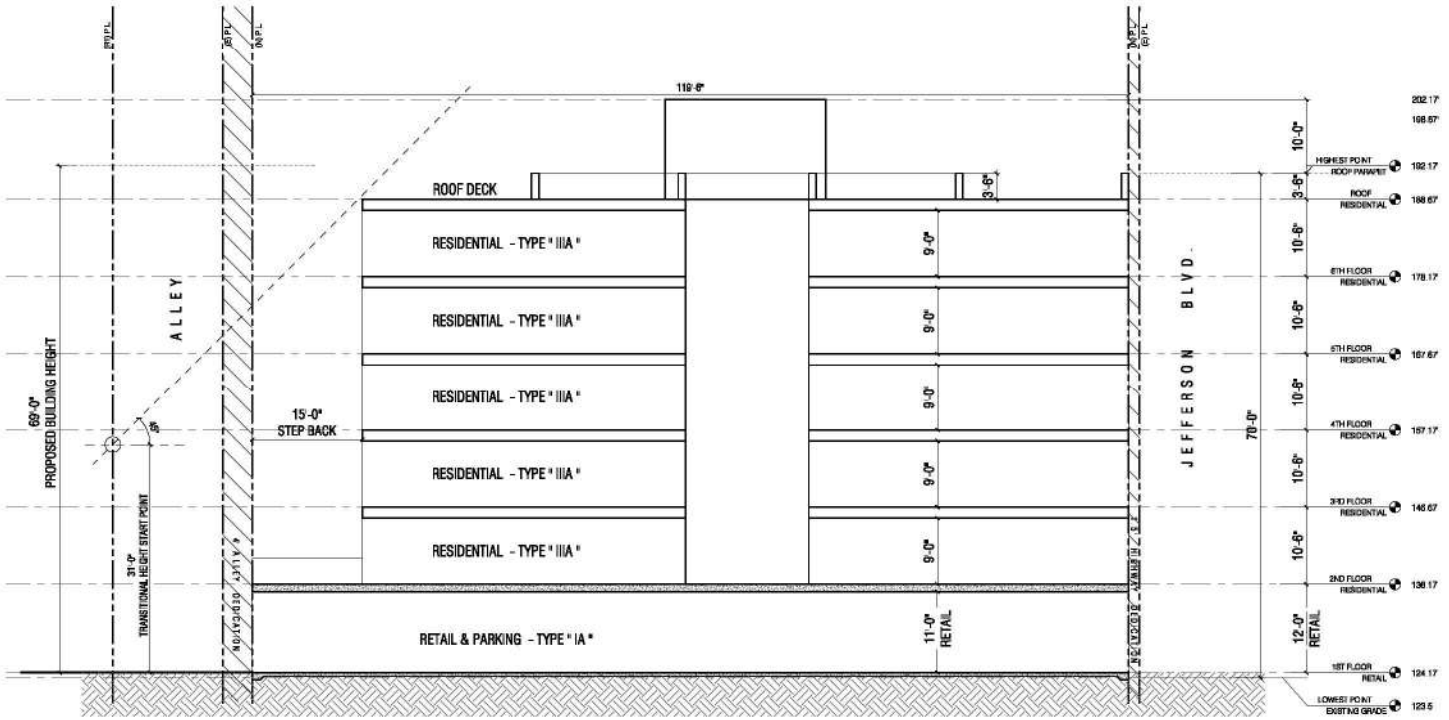
PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| RQ/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 1617 |

DRAWING TITLE:
WEST ELEVATION

SHEET:
A303




SECTION AA ( FIVE OVER ONE)

SCALE 1/8"=1'-0"

01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|---|---|---|

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PROJECT TITLE:

JEFFERSON MIXED-USE

| | |
|---|---|
| PC/PM: | AM |
| DRAWN BY: | XX |
| JOB NO: | 19-17 |

DRAWING TITLE:
SECTION DIAGRAM

SHEET:
A400

# APPENDIX B

# DATA TABLES – LIMITED PHASE II ESA, LEIGHTON, DATED OCTOBER 14, 2020

**TABLE 1**
Soil Analytical Results for Title 22 Metals
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet bgs) | Sample Date | Title 22 Metals by EPA Method 6010B/7471A | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Antimony | Arsenic | Arsenic STLC | Barium | Beryllium | Cadmium | Chromium | Cobalt | Copper | Lead | Lead STLC | Lead TCLP | Mercury | Molybdenum | Nickel | Selenium | Silver | Thallium | Vanadium | Zinc | Zinc STLC |
| | | Units | mg/kg | mg/kg | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/L | mg/L | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| **SCREENING CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| | | **USEPA RSL Residential Soil** | **31** | **0.68** | **-** | **15,000** | **160** | **71** | **120,000*** | **23** | **3,100** | **400** | **--** | **--** | **11** | **390** | **1,500** | **390** | **390** | **0.78** | **390** | **23,000** | **--** |
| | | **DTSC-SL Residential Soil** | **--** | **0.11** | **-** | **--** | **16** | **71** | **--** | **--** | **--** | **80** | **--** | **--** | **1.0** | **--** | **820** | **--** | **--** | **--** | **1,000** | **--** | **--** |
| | | **DTSC Background Arsenic 2008**** | **--** | **12** | **-** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** | **--** |
| **HAZARDOUS WASTE CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| | | **TTLC (mg/kg)** | **500** | **500** | **--** | **10,000** | **75** | **100** | **2,500** | **8,000** | **2,500** | **1,000** | **--** | **--** | **20** | **3,500** | **2,000** | **100** | **500** | **700** | **2,400** | **5,000** | **--** |
| | | **10x STLC (mg/kg)** | **150** | **50** | **--** | **1,000** | **7.5** | **10** | **50** | **800** | **250** | **50** | **--** | **--** | **2** | **3,500** | **200** | **10** | **50** | **70** | **240** | **2,500** | **--** |
| | | **STLC (mg/L)** | **15** | **5** | **5** | **100** | **0.75** | **1** | **560** | **80** | **25** | **5** | **5** | **--** | **0.2** | **350** | **20** | **1** | **5** | **7** | **24** | **250** | **250** |
| | | **TCLP (mg/L)** | **--** | **5** | **--** | **100** | **--** | **1** | **5** | **--** | **--** | **5** | **--** | **5** | **0.2** | **--** | **--** | **1** | **5** | **--** | **--** | **--** | **--** |
| ENV1-0.5 | 0.5 | 7/8/2020 | <5.0 | **46.9** | **--** | **81.5** | <0.5 | **1.3** | **11.7** | **6.4** | **14.3** | **15.2** | **--** | **--** | **0.033** | **1.1** | **8.0** | <5.0 | <0.5 | <5.0 | **24.8** | **59.3** | **--** |
| ENV1-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **87.3** | <0.5 | **2.1** | **11.8** | **7.7** | **12.6** | **6.8** | **--** | **--** | **0.033** | **1.2** | **8.6** | <5.0 | <0.5 | <5.0 | **22.7** | **92.2** | **--** |
| ENV1-10 | 10 | 7/8/2020 | <5.0 | <5.0 | **--** | **66.2** | <0.5 | **1.5** | **9.8** | **7.5** | **8.2** | **2.6** | **--** | **--** | **0.169** | **9.0** | **8.4** | <5.0 | <0.5 | <5.0 | **28.9** | **30.6** | **--** |
| ENV2-0.5 | 0.5 | 7/8/2020 | <5.0 | **29.6** | **--** | **82.9** | <0.5 | **1.5** | **12.0** | **6.6** | **24.7** | **45.3** | **--** | **--** | **0.053** | **0.7** | **7.9** | <5.0 | <0.5 | <5.0 | **26.9** | **78.7** | **--** |
| ENV2-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **235** | <0.5 | **2.2** | **14.4** | **5.8** | **48.7** | **256** | **0.021** | <0.010 | **0.049** | **1.1** | **9.3** | <5.0 | <0.5 | <5.0 | **22.1** | **442** | **--** |
| ENV2-5.0 | 5.0 | 7/8/2020 | -- | -- | **--** | -- | -- | -- | -- | -- | -- | **2.0** | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| ENV2-9.0 | 9.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **53.5** | <0.5 | **1.0** | **7.7** | **4.6** | **8.0** | **2.4** | **--** | **--** | <0.020 | **0.8** | **4.4** | <5.0 | <0.5 | <5.0 | **23.9** | **25.0** | **--** |
| ENV3-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **133** | <0.5 | **2.5** | **13.5** | **7.4** | **54.6** | **106** | **1.2** | <0.010 | **0.088** | **1.0** | **13.6** | <5.0 | <0.5 | <5.0 | **30.1** | **122** | **--** |
| ENV3-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **91.8** | <0.5 | **1.5** | **11.8** | **7.9** | **12.4** | **4.2** | **--** | **--** | **0.039** | **1.0** | **8.3** | <5.0 | <0.5 | <5.0 | **29.5** | **42.2** | **--** |
| ENV3-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **77.6** | <0.5 | **1.3** | **9.0** | **6.4** | **11.2** | **8.7** | **--** | **--** | **0.056** | **0.7** | **6.0** | <5.0 | <0.5 | <5.0 | **27.9** | **31.5** | **--** |
| ENV4-0.5 | 0.5 | 7/8/2020 | <5.0 | **51.4** | <0.050 | **97.0** | <0.5 | **1.6** | **12.9** | **8.3** | **14.2** | **7.0** | **--** | **--** | **0.049** | **0.8** | **9.0** | <5.0 | <0.5 | <5.0 | **31.4** | **53.6** | **--** |
| ENV4-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **108** | <0.5 | **2.2** | **14.9** | **10.1** | **16.9** | **3.0** | **--** | **--** | **0.037** | **1.1** | **10.9** | <5.0 | <0.5 | <5.0 | **34.5** | **53.5** | **--** |
| ENV4-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **139** | <0.5 | **2.0** | **17.8** | **11.0** | **25.7** | **4.8** | **--** | **--** | **0.049** | **2.0** | **12.4** | <5.0 | <0.5 | <5.0 | **41.4** | **55.5** | **--** |
| ENV5-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **103** | <0.5 | **1.3** | **10.7** | **6.4** | **13.5** | **1.9** | **--** | **--** | **0.028** | <0.5 | **7.8** | <5.0 | <0.5 | <5.0 | **23.4** | **46.6** | **--** |
| ENV5-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **97.6** | <0.5 | **1.3** | **11.0** | **6.6** | **11.1** | **1.2** | **--** | **--** | **0.029** | **1.5** | **7.6** | <5.0 | <0.5 | <5.0 | **23.7** | **41.0** | **--** |
| ENV5-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **122** | <0.5 | **2.4** | **20.0** | **12.3** | **26.8** | **5.0** | **--** | **--** | **0.077** | **2.3** | **14.7** | <5.0 | <0.5 | <5.0 | **51.9** | **59.7** | **--** |
| ENV6-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **90.3** | <0.5 | **1.1** | **9.2** | **5.6** | **11.7** | <0.5 | **--** | **--** | <0.020 | <0.5 | **6.6** | <5.0 | <0.5 | <5.0 | **19.3** | **39.9** | **--** |
| ENV6-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **89.0** | <0.5 | **1.1** | **9.3** | **5.8** | **11.0** | **1.2** | **--** | **--** | **0.026** | **1.5** | **6.8** | <5.0 | <0.5 | <5.0 | **19.8** | **39.6** | **--** |
| ENV6-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **126** | <0.5 | **2.1** | **17.7** | **12.4** | **19.9** | **3.0** | **--** | **--** | **0.050** | **3.0** | **14.2** | <5.0 | <0.5 | <5.0 | **42.7** | **59.4** | **--** |
| ENV7-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **104** | <0.5 | **1.5** | **12.0** | **7.9** | **13.3** | **3.0** | **--** | **--** | **0.053** | **1.2** | **9.0** | <5.0 | <0.5 | <5.0 | **27.3** | **47.5** | **--** |
| ENV7-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **140** | <0.5 | **2.2** | **18.0** | **11.6** | **18.8** | **3.1** | **--** | **--** | <0.020 | **3.1** | **13.3** | <5.0 | <0.5 | <5.0 | **41.4** | **59.2** | **--** |
| ENV7-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **110** | <0.5 | **1.4** | **10.4** | **7.5** | **10.0** | **1.7** | **--** | **--** | **0.034** | **0.7** | **7.1** | <5.0 | <0.5 | <5.0 | **29.3** | **37.8** | **--** |
| ENV8-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **135** | <0.5 | **2.1** | **16.2** | **11.1** | **15.4** | **3.3** | **--** | **--** | **0.049** | **1.0** | **12.0** | <5.0 | <0.5 | <5.0 | **39.4** | **54.1** | **--** |
| ENV8-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **140** | <0.5 | **2.2** | **18.7** | **12.2** | **20.2** | **4.5** | **--** | **--** | **0.046** | **1.4** | **14.4** | <5.0 | <0.5 | <5.0 | **44.1** | **58.8** | **--** |
| ENV8-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **118** | <0.5 | **2.2** | **16.6** | **11.8** | **21.5** | **4.3** | **--** | **--** | **0.102** | **2.4** | **12.8** | <5.0 | <0.5 | <5.0 | **45.7** | **54.5** | **--** |
| ENV9-0.5 | 0.5 | 7/8/2020 | <5.0 | **19.1** | **--** | **121** | <0.5 | **1.6** | **12.6** | **7.5** | **13.8** | **2.2** | **--** | **--** | **0.042** | **2.0** | **9.2** | <5.0 | <0.5 | <5.0 | **25.9** | **50.8** | **--** |
| ENV9-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **141** | <0.5 | **2.3** | **19.1** | **12.8** | **20.9** | **3.9** | **--** | **--** | **0.060** | **1.6** | **14.1** | <5.0 | <0.5 | <5.0 | **46.5** | **77.3** | **--** |
| ENV9-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **133** | <0.5 | **2.2** | **17.4** | **11.2** | **18.2** | **3.7** | **--** | **--** | **0.025** | **1.8** | **11.8** | <5.0 | <0.5 | <5.0 | **45.6** | **53.9** | **--** |
| ENV10-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **175** | <0.5 | **2.4** | **13.4** | **7.3** | **32.6** | **98.0** | **0.090** | **--** | **0.797** | **1.7** | **10.8** | <5.0 | <0.5 | <5.0 | **25.9** | **285** | **--** |
| ENV10-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **132** | **2.2** | **12.0** | **19.3** | **18.4** | **3.0** | <0.5 | **--** | **--** | **0.026** | **13.6** | **21.0** | <5.0 | <0.5 | <5.0 | **43.1** | **66.9** | **--** |
| ENV10-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **125** | <0.5 | **2.4** | **18.3** | **12.1** | **22.3** | **4.6** | **--** | **--** | **0.039** | **2.3** | **13.1** | <5.0 | <0.5 | <5.0 | **46.4** | **58.8** | **--** |
| ENV11-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **130** | <0.5 | **1.9** | **12.0** | **7.3** | **24.2** | **19.2** | **--** | **--** | **0.058** | **1.1** | **9.4** | <5.0 | <0.5 | <5.0 | **25.9** | **88.0** | **--** |
| ENV11-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | **--** | **138** | <0.5 | **2.5** | **12.9** | **12.9** | **22.0** | **3.9** | **--** | **--** | **0.041** | **2.1** | **14.8** | <5.0 | <0.5 | <5.0 | **51.0** | **62.0** | **--** |
| ENV11-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | **--** | **94.8** | <0.5 | **1.7** | **13.2** | **9.0** | **12.5** | **2.7** | **--** | **--** | **0.031** | **1.0** | **8.8** | <5.0 | <0.5 | <5.0 | **35.2** | **40.6** | **--** |

**TABLE 1**
Soil Analytical Results for Title 22 Metals
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet bgs) | Sample Date | Title 22 Metals by EPA Method 6010B/7471A | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Antimony | Arsenic | Arsenic STLC | Barium | Beryllium | Cadmium | Chromium | Cobalt | Copper | Lead | Lead STLC | Lead TCLP | Mercury | Molybdenum | Nickel | Selenium | Silver | Thallium | Vanadium | Zinc | Zinc STLC |
| | | Units | mg/kg | mg/kg | | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/L | mg/L | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| **SCREENING CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| | | USEPA RSL Residential Soil | 31 | 0.68 | - | 15,000 | 160 | 71 | 120,000* | 23 | 3,100 | 400 | -- | -- | 11 | 390 | 1,500 | 390 | 390 | 0.78 | 390 | 23,000 | -- |
| | | DTSC-SL Residential Soil | -- | 0.11 | - | -- | 16 | 71 | -- | -- | -- | 80 | -- | -- | 1.0 | -- | 820 | -- | -- | -- | 1,000 | -- | -- |
| | | DTSC Background Arsenic 2008** | -- | 12 | - | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| **HAZARDOUS WASTE CRITERIA** | | | | | | | | | | | | | | | | | | | | | | | |
| | | TTLC (mg/kg) | 500 | 500 | -- | 10,000 | 75 | 100 | 2,500 | 8,000 | 2,500 | 1,000 | -- | -- | 20 | 3,500 | 2,000 | 100 | 500 | 700 | 2,400 | 5,000 | -- |
| | | 10x STLC (mg/kg) | 150 | 50 | -- | 1,000 | 7.5 | 10 | 50 | 800 | 250 | 50 | -- | -- | 2 | 3,500 | 200 | 10 | 50 | 70 | 240 | 2,500 | -- |
| | | STLC (mg/L) | 15 | 5 | 5 | 100 | 0.75 | 1 | 560 | 80 | 25 | 5 | 5 | -- | 0.2 | 350 | 20 | 1 | 5 | 7 | 24 | 250 | 250 |
| | | TCLP (mg/L) | -- | 5 | -- | 100 | -- | 1 | 5 | -- | -- | 5 | -- | 5 | 0.2 | -- | -- | 1 | 5 | -- | -- | -- | -- |
| ENV12-0.5 | 0.5 | 7/8/2020 | <5.0 | 16.2 | -- | 137 | <0.5 | 1.6 | 12.2 | 7.8 | 17.2 | 9.7 | -- | -- | 0.042 | 1.9 | 9.6 | <5.0 | <0.5 | <5.0 | 26.0 | 62.7 | -- |
| ENV12-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 146 | <0.5 | 2.2 | 19.4 | 12.8 | 21.9 | 4.8 | -- | -- | 0.033 | 1.7 | 14.3 | <5.0 | <0.5 | <5.0 | 47.5 | 63.5 | -- |
| ENV12-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 92.5 | <0.5 | 1.7 | 12.7 | 8.4 | 13.5 | 2.8 | -- | -- | 0.056 | 2.0 | 8.3 | <5.0 | <0.5 | <5.0 | 34.3 | 40.6 | -- |
| ENV13-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 103 | <0.5 | 1.7 | 13.7 | 8.7 | 13.6 | 2.4 | -- | -- | 0.028 | 1.2 | 9.5 | <5.0 | <0.5 | <5.0 | 32.0 | 50.2 | -- |
| ENV13-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 127 | <0.5 | 2.0 | 14.5 | 9.8 | 14.5 | 2.4 | -- | -- | 0.031 | 2.1 | 11.0 | <5.0 | <0.5 | <5.0 | 37.7 | 48.1 | -- |
| ENV13-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 139 | <0.5 | 2.3 | 19.2 | 12.1 | 28.4 | 5.1 | -- | -- | 0.068 | 1.7 | 14.2 | <5.0 | <0.5 | <5.0 | 45.7 | 54.6 | -- |
| ENV14-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 109 | <0.5 | 2.0 | 15.4 | 9.8 | 16.3 | 6.2 | -- | -- | 0.034 | 1.8 | 10.6 | <5.0 | <0.5 | <5.0 | 38.9 | 61.8 | -- |
| ENV14-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 107 | <0.5 | 1.9 | 14.0 | 9.2 | 13.5 | 2.3 | -- | -- | 0.022 | 1.4 | 10.4 | <5.0 | <0.5 | <5.0 | 32.9 | 46.2 | -- |
| ENV14-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 125 | <0.5 | 2.2 | 18.5 | 11.8 | 26.4 | 4.5 | -- | -- | 0.065 | 2.1 | 14.1 | <5.0 | <0.5 | <5.0 | 44.8 | 54.6 | -- |
| ENV15-0.5 | 0.5 | 7/8/2020 | <5.0 | <5.0 | -- | 154 | <0.5 | 2.1 | 16.2 | 7.8 | 28.6 | 79.1 | <0.010 | -- | 0.030 | 1.2 | 9.3 | <5.0 | <0.5 | <5.0 | 29.8 | 186 | -- |
| ENV15-2.5 | 2.5 | 7/8/2020 | <5.0 | <5.0 | -- | 139 | <0.5 | 2.0 | 11.4 | 6.9 | 35.0 | 577 | <0.010 | <0.010 | 0.030 | 1.5 | 8.7 | <5.0 | <0.5 | <5.0 | 23.9 | 2,920 | 0.580 |
| ENV15-5.0 | 5.0 | 7/8/2020 | <5.0 | <5.0 | -- | 149 | <0.5 | 2.2 | 19.1 | 12.5 | 22.0 | 3.5 | -- | -- | 0.053 | 1.2 | 14.0 | <5.0 | <0.5 | <5.0 | 44.8 | 66.5 | -- |

**Notes:**

USEPA RSL = Environmental Protection Agency Regional Screening Levels (RSLs) for residential soil (May 2020)
DTSC-SL = Department of Toxic Substances Control (DTSC) Screening Level (SL), Office of Human and Ecological Risk (HERO) Note Number 3 (June 2020)
** = DTSC Determination of a Southern California Regional Background Arsenic Concentration in Soil (DTSC, 2008)
mg/kg = Milligrams per Kilogram
bgs = Below ground surface
-- = Not applicable or not analyzed
ND or < 0.5 = Analyte not detected above the referenced detection limit
* = Chromium III RSL
Red values exceed one or more screening level

**TABLE 2**
Soil Analytical Results for TPH, VOCs, and PCBs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet) | Date Sampled | Total Petroleum Hydrocarbons (TPH) EPA Method 8015 | | | Volatile Organic Compounds (VOCs) EPA Method 8260B | | Polychlorinated Biphenyls (PCBs) EPA Method 8082 |
|---|---|---|---|---|---|---|---|---|
| | | | GRO (C4-C12) | DRO (C13-C22) | ORO (C23-C40) | Trichloroethene | All other VOCs | All PCBs |
| | | Units | mg/kg | mg/kg | mg/kg | ug/kg | ug/kg | ug/kg |
| SCREENING CRITERIA | | | | | | | | |
| | | USEPA RSL Residential Soil | 82 | 96 | 2,400 | 940 | Varies | Varies |
| | | DTSC-SL Residential Soil | -- | -- | -- | -- | Varies | Varies |
| ENV1-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV1-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV1-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV2-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **21.6** | -- | -- | -- |
| ENV2-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV2-9.0 | 9.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | **1.3** | ND | -- |
| ENV3-0.5 | 0.5 | 7/8/2020 | <0.2 | **11.7** | **180** | <1.0 | ND | -- |
| ENV3-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV3-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV3-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV4-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV4-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV4-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV4-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV5-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV5-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV5-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV5-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV6-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **12.7** | <1.0 | ND | -- |
| ENV6-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV6-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV6-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV7-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV7-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV7-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV7-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV8-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **70.2** | <1.0 | ND | -- |
| ENV8-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |

**TABLE 2**
Soil Analytical Results for TPH, VOCs, and PCBs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet) | Date Sampled | Total Petroleum Hydrocarbons (TPH) EPA Method 8015 | | | Volatile Organic Compounds (VOCs) EPA Method 8260B | | Polychlorinated Biphenyls (PCBs) EPA Method 8082 |
|---|---|---|---|---|---|---|---|---|
| | | | GRO (C4-C12) | DRO (C13-C22) | ORO (C23-C40) | Trichloroethene | All other VOCs | All PCBs |
| | | Units | mg/kg | mg/kg | mg/kg | ug/kg | ug/kg | ug/kg |
| SCREENING CRITERIA | | | | | | | | |
| | | USEPA RSL Residential Soil | 82 | 96 | 2,400 | 940 | Varies | Varies |
| | | DTSC-SL Residential Soil | -- | -- | -- | -- | Varies | Varies |
| ENV8-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV8-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV9-0.5 | 0.5 | 7/8/2020 | <0.2 | **15.4** | **58.9** | <1.0 | ND | -- |
| ENV9-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV9-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV9-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV10-0.5 | 0.5 | 7/8/2020 | <0.2 | **20.6** | **109** | <1.0 | ND | -- |
| ENV10-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV10-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV10-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV11-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | **71.4** | <1.0 | ND | -- |
| ENV11-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV11-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV11-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV12-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV12-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV12-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV12-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV13-0.5 | 0.5 | 7/8/2020 | <0.2 | **28.7** | **103** | <1.0 | ND | -- |
| ENV13-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | -- |
| ENV13-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | -- |
| ENV13-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV14-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |
| ENV14-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | ND |
| ENV14-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |
| ENV14-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |
| ENV15-0.5 | 0.5 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |
| ENV15-2.5 | 2.5 | 7/8/2020 | -- | -- | -- | <1.0 | ND | ND |
| ENV15-5.0 | 5.0 | 7/8/2020 | <0.2 | <10.0 | <10.0 | <1.0 | ND | ND |

**TABLE 2**
Soil Analytical Results for TPH, VOCs, and PCBs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Sample ID | Sample Depth (feet) | Date Sampled | Total Petroleum Hydrocarbons (TPH) EPA Method 8015 | | | Volatile Organic Compounds (VOCs) EPA Method 8260B | | Polychlorinated Biphenyls (PCBs) EPA Method 8082 |
|---|---|---|---|---|---|---|---|---|
| | | | GRO (C4-C12) | DRO (C13-C22) | ORO (C23-C40) | Trichloroethene | All other VOCs | All PCBs |
| **Units** | | | mg/kg | mg/kg | mg/kg | ug/kg | ug/kg | ug/kg |
| **SCREENING CRITERIA** | | | | | | | | |
| **USEPA RSL Residential Soil** | | | **82** | **96** | **2,400** | **940** | **Varies** | **Varies** |
| **DTSC-SL Residential Soil** | | | -- | -- | -- | -- | **Varies** | **Varies** |
| ENV15-10 | 10 | 7/8/2020 | <0.2 | <10.0 | <10.0 | -- | -- | -- |

**Notes:**

GRO = Gasoline Range Organics
DRO = Diesel Range Organics
ORO = Oil Range Organics
USEPA RSL = Environmental Protection Agency Regional Screening Levels (RSLs) for residential soil (May 2020)
DTSC-SL = Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 (June 2020)
mg/kg = Milligrams per Kilogram
ug/kg = Micrograms per Kilogram
-- = Not Analyzed or Not Applicable
ND = Not Detected Above Laboratory Reporting Limits
Lowest aromatic/aliphatic TPH RSL selected for screening criteria
Red values exceed one or more screening level

**TABLE 3**
Soil Vapor Analytical Results for VOCs
2800 and 2802 West Jefferson Boulevard, Los Angeles, California

| Boring ID | Sample ID | Sample Depth (feet) | Date Sampled | Volatile Organic Compounds (VOCs) EPA Method 8260B (µg/L) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Benzene | Chloroform | Tetrachloroethene | Toluene | Trichloroethene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene | m,p-Xylene | o-Xylene | All Other VOCS |
| **USEPA RSL (0.001 attenuation factor) Residential Indoor Air** | | | | **0.36** | **0.12** | **11** | **5,200** | **0.48** | **63** | **63** | **100** | **100** | **--** |
| **USEPA RSL (0.03 attenuation factor) Residential Indoor Air** | | | | **0.012** | **0.004** | **0.37** | **173** | **0.02** | **2.1** | **2.1** | **3.3** | **3.3** | **--** |
| **DTSC-SL (0.001 attenuation factor) Residential Indoor Air** | | | | **0.097** | **0.12** | **0.46** | **310** | **--** | **--** | **--** | **--** | **--** | **--** |
| **DTSC-SL (0.03 attenuation factor) Residential Indoor Air** | | | | **0.0032** | **0.004** | **0.015** | **10.3** | **--** | **--** | **--** | **--** | **--** | **--** |
| ENV1 | ENV1-5.0 | 5.0 | 7/9/2020 | **0.011** | **0.021** | **0.014** | **0.073** | <0.008 | **0.019** | <0.008 | **0.033** | **0.015** | ND |
| | ENV1-10 | 10 | 7/9/2020 | **0.013** | <0.008 | **0.012** | **0.027** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV3 | ENV3-5.0 | 5.0 | 7/9/2020 | <0.008 | **0.009** | **0.678** | **0.017** | **0.010** | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV3-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.201** | **0.020** | <0.008 | **0.034** | **0.016** | <0.016 | **0.017** | ND |
| ENV5 | ENV5-5.0 | 5.0 | 7/9/2020 | **0.012** | **0.012** | **0.107** | **0.021** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV5-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.266** | **0.049** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV6 | ENV6-5.0 | 5.0 | 7/9/2020 | **0.015** | **0.022** | <0.008 | **0.031** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV6-10.5 | 10.5 | 7/9/2020 | <0.008 | <0.008 | **0.067** | **0.017** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV8 | ENV8-5.0 | 5.0 | 7/9/2020 | **0.027** | **0.051** | **0.013** | **0.042** | **0.011** | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV8-10 | 10 | 7/9/2020 | <0.008 | **0.009** | **0.053** | **0.008** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV9 | ENV9-5.0 | 5.0 | 7/9/2020 | **0.018** | **0.024** | <0.008 | **0.018** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV9-10 | 10 | 7/9/2020 | <0.008 | <0.008 | <0.008 | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV11 | ENV11-5.0 | 5.0 | 7/9/2020 | **0.016** | **0.016** | **0.009** | **0.038** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV11-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.013** | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV11-10 REP | 10 | 7/9/2020 | <0.008 | <0.008 | **0.011** | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV12 | ENV12-5.0 | 5.0 | 7/9/2020 | **0.024** | **0.023** | <0.008 | **0.041** | <0.008 | <0.008 | <0.008 | **0.017** | <0.008 | ND |
| | ENV12-10 | 10 | 7/9/2020 | **0.012** | <0.008 | **0.039** | **0.014** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| ENV14 | ENV14-5.0 | 5.0 | 7/9/2020 | **0.010** | **0.014** | **0.013** | **0.020** | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |
| | ENV14-10 | 10 | 7/9/2020 | <0.008 | <0.008 | **0.076** | <0.008 | <0.008 | <0.008 | <0.008 | <0.016 | <0.008 | ND |

**Notes:**
USEPA RSLs = Environmental Protection Agency Regional Screening Levels (RSLs) for residential indoor air (May 2020)
DTSC-SL = Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 (June 2020)
<0.008 = Less than the laboratory reporting limit
-- = No published value or not applicable
ug/L = Micrograms per liter
ND= Not Detected above laboratory limit

# APPENDIX C

# SCAQMD RULES 403, 1166 AND 1466 AND EFI GLOBAL'S VARIOUS LOCATIONS 1166 PERMIT

(Adopted May 7, 1976) (Amended November 6, 1992)
(Amended July 9, 1993) (Amended February 14, 1997)
(Amended December 11, 1998)(Amended April 2, 2004)
(Amended June 3, 2005)

**RULE 403. FUGITIVE DUST**

(a) Purpose

The purpose of this Rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

(b) Applicability

The provisions of this Rule shall apply to any activity or man-made condition capable of generating fugitive dust.

(c) Definitions

(1) ACTIVE OPERATIONS means any source capable of generating fugitive dust, including, but not limited to, earth-moving activities, construction/demolition activities, disturbed surface area, or heavy- and light-duty vehicular movement.

(2) AGGREGATE-RELATED PLANTS are defined as facilities that produce and / or mix sand and gravel and crushed stone.

(3) AGRICULTURAL HANDBOOK means the region-specific guidance document that has been approved by the Governing Board or hereafter approved by the Executive Officer and the U.S. EPA. For the South Coast Air Basin, the Board-approved region-specific guidance document is the Rule 403 Agricultural Handbook dated December 1998. For the Coachella Valley, the Board-approved region-specific guidance document is the Rule 403 Coachella Valley Agricultural Handbook dated April 2, 2004.

(4) ANEMOMETERS are devices used to measure wind speed and direction in accordance with the performance standards, and maintenance and calibration criteria as contained in the most recent Rule 403 Implementation Handbook.

(5) BEST AVAILABLE CONTROL MEASURES means fugitive dust control actions that are set forth in Table 1 of this Rule.

(6) BULK MATERIAL is sand, gravel, soil, aggregate material less than two inches in length or diameter, and other organic or inorganic particulate matter.

(7) CEMENT MANUFACTURING FACILITY is any facility that has a cement kiln at the facility.

(8) CHEMICAL STABILIZERS are any non-toxic chemical dust suppressant which must not be used if prohibited for use by the Regional Water Quality Control Boards, the California Air Resources Board, the U.S. Environmental Protection Agency (U.S. EPA), or any applicable law, rule or regulation. The chemical stabilizers shall meet any specifications, criteria, or tests required by any federal, state, or local water agency. Unless otherwise indicated, the use of a non-toxic chemical stabilizer shall be of sufficient concentration and application frequency to maintain a stabilized surface.

(9) COMMERCIAL POULTRY RANCH means any building, structure, enclosure, or premises where more than 100 fowl are kept or maintained for the primary purpose of producing eggs or meat for sale or other distribution.

(10) CONFINED ANIMAL FACILITY means a source or group of sources of air pollution at an agricultural source for the raising of 3,360 or more fowl or 50 or more animals, including but not limited to, any structure, building, installation, farm, corral, coop, feed storage area, milking parlor, or system for the collection, storage, or distribution of solid and liquid manure; if domesticated animals, including horses, sheep, goats, swine, beef cattle, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas for commercial agricultural purposes and feeding is by means other than grazing.

(11) CONSTRUCTION/DEMOLITION ACTIVITIES means any on-site mechanical activities conducted in preparation of, or related to, the building, alteration, rehabilitation, demolition or improvement of property, including, but not limited to the following activities: grading, excavation, loading, crushing, cutting, planing, shaping or ground breaking.

(12) CONTRACTOR means any person who has a contractual arrangement to conduct an active operation for another person.

(13) DAIRY FARM is an operation on a property, or set of properties that are contiguous or separated only by a public right-of-way, that raises cows or

produces milk from cows for the purpose of making a profit or for a livelihood. Heifer and calf farms are dairy farms.

(14) DISTURBED SURFACE AREA means a portion of the earth's surface which has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition, thereby increasing the potential for emission of fugitive dust. This definition excludes those areas which have:

(A) been restored to a natural state, such that the vegetative ground cover and soil characteristics are similar to adjacent or nearby natural conditions;

(B) been paved or otherwise covered by a permanent structure; or

(C) sustained a vegetative ground cover of at least 70 percent of the native cover for a particular area for at least 30 days.

(15) DUST SUPPRESSANTS are water, hygroscopic materials, or non-toxic chemical stabilizers used as a treatment material to reduce fugitive dust emissions.

(16) EARTH-MOVING ACTIVITIES means the use of any equipment for any activity where soil is being moved or uncovered, and shall include, but not be limited to the following: grading, earth cutting and filling operations, loading or unloading of dirt or bulk materials, adding to or removing from open storage piles of bulk materials, landfill operations, weed abatement through disking, and soil mulching.

(17) DUST CONTROL SUPERVISOR means a person with the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule 403 requirements at an active operation.

(18) FUGITIVE DUST means any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of any person.

(19) HIGH WIND CONDITIONS means that instantaneous wind speeds exceed 25 miles per hour.

(20) INACTIVE DISTURBED SURFACE AREA means any disturbed surface area upon which active operations have not occurred or are not expected to occur for a period of 20 consecutive days.

(21) LARGE OPERATIONS means any active operations on property which contains 50 or more acres of disturbed surface area; or any earth-moving operation with a daily earth-moving or throughput volume of 3,850 cubic

meters (5,000 cubic yards) or more three times during the most recent 365-day period.

(22) OPEN STORAGE PILE is any accumulation of bulk material, which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet or more and a total surface area of 150 or more square feet.

(23) PARTICULATE MATTER means any material, except uncombined water, which exists in a finely divided form as a liquid or solid at standard conditions.

(24) PAVED ROAD means a public or private improved street, highway, alley, public way, or easement that is covered by typical roadway materials, but excluding access roadways that connect a facility with a public paved roadway and are not open to through traffic. Public paved roads are those open to public access and that are owned by any federal, state, county, municipal or any other governmental or quasi-governmental agencies. Private paved roads are any paved roads not defined as public.

(25) $PM_{10}$ means particulate matter with an aerodynamic diameter smaller than or equal to 10 microns as measured by the applicable State and Federal reference test methods.

(26) PROPERTY LINE means the boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession of the property. Where such property is divided into one or more sub-tenancies, the property line(s) shall refer to the boundaries dividing the areas of all sub-tenancies.

(27) RULE 403 IMPLEMENTATION HANDBOOK means a guidance document that has been approved by the Governing Board on April 2, 2004 or hereafter approved by the Executive Officer and the U.S. EPA.

(28) SERVICE ROADS are paved or unpaved roads that are used by one or more public agencies for inspection or maintenance of infrastructure and which are not typically used for construction-related activity.

(29) SIMULTANEOUS SAMPLING means the operation of two $PM_{10}$ samplers in such a manner that one sampler is started within five minutes of the other, and each sampler is operated for a consecutive period which must be not less than 290 minutes and not more than 310 minutes.

(30) SOUTH COAST AIR BASIN means the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange

County as defined in California Code of Regulations, Title 17, Section 60104. The area is bounded on the west by the Pacific Ocean, on the north and east by the San Gabriel, San Bernardino, and San Jacinto Mountains, and on the south by the San Diego county line.

(31) STABILIZED SURFACE means any previously disturbed surface area or open storage pile which, through the application of dust suppressants, shows visual or other evidence of surface crusting and is resistant to wind-driven fugitive dust and is demonstrated to be stabilized. Stabilization can be demonstrated by one or more of the applicable test methods contained in the Rule 403 Implementation Handbook.

(32) TRACK-OUT means any bulk material that adheres to and agglomerates on the exterior surface of motor vehicles, haul trucks, and equipment (including tires) that have been released onto a paved road and can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.

(33) TYPICAL ROADWAY MATERIALS means concrete, asphaltic concrete, recycled asphalt, asphalt, or any other material of equivalent performance as determined by the Executive Officer, and the U.S. EPA.

(34) UNPAVED ROADS means any unsealed or unpaved roads, equipment paths, or travel ways that are not covered by typical roadway materials. Public unpaved roads are any unpaved roadway owned by federal, state, county, municipal or other governmental or quasi-governmental agencies. Private unpaved roads are all other unpaved roadways not defined as public.

(35) VISIBLE ROADWAY DUST means any sand, soil, dirt, or other solid particulate matter which is visible upon paved road surfaces and which can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.

(36) WIND-DRIVEN FUGITIVE DUST means visible emissions from any disturbed surface area which is generated by wind action alone.

(37) WIND GUST is the maximum instantaneous wind speed as measured by an anemometer.

(d) Requirements

(1) No person shall cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that:

(A) the dust remains visible in the atmosphere beyond the property line of the emission source; or

(B) the dust emission exceeds 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook), if the dust emission is the result of movement of a motorized vehicle.

(2) No person shall conduct active operations without utilizing the applicable best available control measures included in Table 1 of this Rule to minimize fugitive dust emissions from each fugitive dust source type within the active operation.

(3) No person shall cause or allow $PM_{10}$ levels to exceed 50 micrograms per cubic meter when determined, by simultaneous sampling, as the difference between upwind and downwind samples collected on high-volume particulate matter samplers or other U.S. EPA-approved equivalent method for $PM_{10}$ monitoring. If sampling is conducted, samplers shall be:

(A) Operated, maintained, and calibrated in accordance with 40 Code of Federal Regulations (CFR), Part 50, Appendix J, or appropriate U.S. EPA-published documents for U.S. EPA-approved equivalent method(s) for $PM_{10}$.

(B) Reasonably placed upwind and downwind of key activity areas and as close to the property line as feasible, such that other sources of fugitive dust between the sampler and the property line are minimized.

(4) No person shall allow track-out to extend 25 feet or more in cumulative length from the point of origin from an active operation. Notwithstanding the preceding, all track-out from an active operation shall be removed at the conclusion of each workday or evening shift.

(5) No person shall conduct an active operation with a disturbed surface area of five or more acres, or with a daily import or export of 100 cubic yards or more of bulk material without utilizing at least one of the measures listed in subparagraphs (d)(5)(A) through (d)(5)(E) at each vehicle egress from the site to a paved public road.

(A) Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long.

(B) Pave the surface extending at least 100 feet and at least 20 feet wide.

(C) Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

(D) Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

(E) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the actions specified in subparagraphs (d)(5)(A) through (d)(5)(D).

(6) Beginning January 1, 2006, any person who operates or authorizes the operation of a confined animal facility subject to this Rule shall implement the applicable conservation management practices specified in Table 4 of this Rule.

(e) Additional Requirements for Large Operations

(1) Any person who conducts or authorizes the conducting of a large operation subject to this Rule shall implement the applicable actions specified in Table 2 of this Rule at all times and shall implement the applicable actions specified in Table 3 of this Rule when the applicable performance standards can not be met through use of Table 2 actions; and shall:

(A) submit a fully executed Large Operation Notification (Form 403 N) to the Executive Officer within 7 days of qualifying as a large operation;

(B) include, as part of the notification, the name(s), address(es), and phone number(s) of the person(s) responsible for the submittal, and a description of the operation(s), including a map depicting the location of the site;

(C) maintain daily records to document the specific dust control actions taken, maintain such records for a period of not less than three years; and make such records available to the Executive Officer upon request;

(D) install and maintain project signage with project contact signage that meets the minimum standards of the Rule 403 Implementation Handbook, prior to initiating any earthmoving activities;

(E) identify a dust control supervisor that:

(i) is employed by or contracted with the property owner or developer;

(ii) is on the site or available on-site within 30 minutes during working hours;

(iii) has the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule requirements;

(iv) has completed the AQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class; and

(F) notify the Executive Officer in writing within 30 days after the site no longer qualifies as a large operation as defined by paragraph (c)(18).

(2) Any Large Operation Notification submitted to the Executive Officer or AQMD-approved dust control plan shall be valid for a period of one year from the date of written acceptance by the Executive Officer. Any Large Operation Notification accepted pursuant to paragraph (e)(1), excluding those submitted by aggregate-related plants and cement manufacturing facilities must be resubmitted annually by the person who conducts or authorizes the conducting of a large operation, at least 30 days prior to the expiration date, or the submittal shall no longer be valid as of the expiration date. If all fugitive dust sources and corresponding control measures or special circumstances remain identical to those identified in the previously accepted submittal or in an AQMD-approved dust control plan, the resubmittal may be a simple statement of no-change (Form 403NC).

(f) Compliance Schedule

The newly amended provisions of this Rule shall become effective upon adoption. Pursuant to subdivision (e), any existing site that qualifies as a large operation will have 60 days from the date of Rule adoption to comply with the notification and recordkeeping requirements for large operations. Any Large Operation

Notification or AQMD-approved dust control plan which has been accepted prior to the date of adoption of these amendments shall remain in effect and the Large Operation Notification or AQMD-approved dust control plan annual resubmittal date shall be one year from adoption of this Rule amendment.

(g) Exemptions

(1) The provisions of this Rule shall not apply to:

(A) Dairy farms.

(B) Confined animal facilities provided that the combined disturbed surface area within one continuous property line is one acre or less.

(C) Agricultural vegetative crop operations provided that the combined disturbed surface area within one continuous property line and not separated by a paved public road is 10 acres or less.

(D) Agricultural vegetative crop operations within the South Coast Air Basin, whose combined disturbed surface area includes more than 10 acres provided that the person responsible for such operations:

(i) voluntarily implements the conservation management practices contained in the Rule 403 Agricultural Handbook;

(ii) completes and maintains the self-monitoring form documenting sufficient conservation management practices, as described in the Rule 403 Agricultural Handbook; and

(iii) makes the completed self-monitoring form available to the Executive Officer upon request.

(E) Agricultural vegetative crop operations outside the South Coast Air Basin whose combined disturbed surface area includes more than 10 acres provided that the person responsible for such operations:

(i) voluntarily implements the conservation management practices contained in the Rule 403 Coachella Valley Agricultural Handbook; and

(ii) completes and maintains the self-monitoring form documenting sufficient conservation management practices, as described in the Rule 403 Coachella Valley Agricultural Handbook; and

(iii) makes the completed self-monitoring form available to the Executive Officer upon request.

(F) Active operations conducted during emergency life-threatening situations, or in conjunction with any officially declared disaster or state of emergency.

(G) Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.

(H) Any contractor subsequent to the time the contract ends, provided that such contractor implemented the required control measures during the contractual period.

(I) Any grading contractor, for a phase of active operations, subsequent to the contractual completion of that phase of earth-moving activities, provided that the required control measures have been implemented during the entire phase of earth-moving activities, through and including five days after the final grading inspection.

(J) Weed abatement operations ordered by a county agricultural commissioner or any state, county, or municipal fire department, provided that:

(i) mowing, cutting or other similar process is used which maintains weed stubble at least three inches above the soil; and

(ii) any discing or similar operation which cuts into and disturbs the soil, where watering is used prior to initiation of these activities, and a determination is made by the agency issuing the weed abatement order that, due to fire hazard conditions, rocks, or other physical obstructions, it is not practical to meet the conditions specified in clause (g)(1)(H)(i). The provisions this clause shall not exempt the owner of any property from stabilizing, in accordance with paragraph (d)(2), disturbed surface areas which have been created as a result of the weed abatement actions.

(K) sandblasting operations.

(2) The provisions of paragraphs (d)(1) and (d)(3) shall not apply:

(A) When wind gusts exceed 25 miles per hour, provided that:

(i) The required Table 3 contingency measures in this Rule are implemented for each applicable fugitive dust source type, and;

(ii) records are maintained in accordance with subparagraph (e)(1)(C).

(B) To unpaved roads, provided such roads:

(i) are used solely for the maintenance of wind-generating equipment; or

(ii) are unpaved public alleys as defined in Rule 1186; or

(iii) are service roads that meet all of the following criteria:

(a) are less than 50 feet in width at all points along the road;

(b) are within 25 feet of the property line; and

(c) have a traffic volume less than 20 vehicle-trips per day.

(C) To any active operation, open storage pile, or disturbed surface area for which necessary fugitive dust preventive or mitigative actions are in conflict with the federal Endangered Species Act, as determined in writing by the State or federal agency responsible for making such determinations.

(3) The provisions of (d)(2) shall not apply to any aggregate-related plant or cement manufacturing facility that implements the applicable actions specified in Table 2 of this Rule at all times and shall implement the applicable actions specified in Table 3 of this Rule when the applicable performance standards of paragraphs (d)(1) and (d)(3) can not be met through use of Table 2 actions.

(4) The provisions of paragraphs (d)(1), (d)(2), and (d)(3) shall not apply to:

(A) Blasting operations which have been permitted by the California Division of Industrial Safety; and

(B) Motion picture, television, and video production activities when dust emissions are required for visual effects. In order to obtain this exemption, the Executive Officer must receive notification in writing at least 72 hours in advance of any such activity and no nuisance results from such activity.

(5) The provisions of paragraph (d)(3) shall not apply if the dust control actions, as specified in Table 2, are implemented on a routine basis for

each applicable fugitive dust source type. To qualify for this exemption, a person must maintain records in accordance with subparagraph (e)(1)(C).

(6) The provisions of paragraph (d)(4) shall not apply to earth coverings of public paved roadways where such coverings are approved by a local government agency for the protection of the roadway, and where such coverings are used as roadway crossings for haul vehicles provided that such roadway is closed to through traffic and visible roadway dust is removed within one day following the cessation of activities.

(7) The provisions of subdivision (e) shall not apply to:

(A) officially-designated public parks and recreational areas, including national parks, national monuments, national forests, state parks, state recreational areas, and county regional parks.

(B) any large operation which is required to submit a dust control plan to any city or county government which has adopted a District-approved dust control ordinance.

(C) any large operation subject to Rule 1158, which has an approved dust control plan pursuant to Rule 1158, provided that all sources of fugitive dust are included in the Rule 1158 plan.

(8) The provisions of subparagraph (e)(1)(A) through (e)(1)(C) shall not apply to any large operation with an AQMD-approved fugitive dust control plan provided that there is no change to the sources and controls as identified in the AQMD-approved fugitive dust control plan.

(h) Fees

Any person conducting active operations for which the Executive Officer conducts upwind/downwind monitoring for $PM_{10}$ pursuant to paragraph (d)(3) shall be assessed applicable Ambient Air Analysis Fees pursuant to Rule 304.1. Applicable fees shall be waived for any facility which is exempted from paragraph (d)(3) or meets the requirements of paragraph (d)(3).

**TABLE 1**
**BEST AVAILABLE CONTROL MEASURES**
**(Applicable to All Construction Activity Sources)**

| Source Category | Control Measure | Guidance |
|---|---|---|
| Backfilling | 01-1 Stabilize backfill material when not actively handling; and<br>01-2 Stabilize backfill material during handling; and<br>01-3 Stabilize soil at completion of activity. | ✓ Mix backfill soil with water prior to moving<br>✓ Dedicate water truck or high capacity hose to backfilling equipment<br>✓ Empty loader bucket slowly so that no dust plumes are generated<br>✓ Minimize drop height from loader bucket |
| Clearing and grubbing | 02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and<br>02-2 Stabilize soil during clearing and grubbing activities; and<br>02-3 Stabilize soil immediately after clearing and grubbing activities. | ✓ Maintain live perennial vegetation where possible<br>✓ Apply water in sufficient quantity to prevent generation of dust plumes |
| Clearing forms | 03-1 Use water spray to clear forms; or<br>03-2 Use sweeping and water spray to clear forms; or<br>03-3 Use vacuum system to clear forms. | ✓ Use of high pressure air to clear forms may cause exceedance of Rule requirements |
| Crushing | 04-1 Stabilize surface soils prior to operation of support equipment; and<br>04-2 Stabilize material after crushing. | ✓ Follow permit conditions for crushing equipment<br>✓ Pre-water material prior to loading into crusher<br>✓ Monitor crusher emissions opacity<br>✓ Apply water to crushed material to prevent dust plumes |

**TABLE 1**
**BEST AVAILABLE CONTROL MEASURES**
**(Applicable to All Construction Activity Sources)**

| Source Category | Control Measure | Guidance |
|---|---|---|
| Cut and fill | 05-1 Pre-water soils prior to cut and fill activities; and<br>05-2 Stabilize soil during and after cut and fill activities. | ✓ For large sites, pre-water with sprinklers or water trucks and allow time for penetration<br>✓ Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts |
| Demolition – mechanical/manual | 06-1 Stabilize wind erodible surfaces to reduce dust; and<br>06-2 Stabilize surface soil where support equipment and vehicles will operate; and<br>06-3 Stabilize loose soil and demolition debris; and<br>06-4 Comply with AQMD Rule 1403. | ✓ Apply water in sufficient quantities to prevent the generation of visible dust plumes |
| Disturbed soil | 07-1 Stabilize disturbed soil throughout the construction site; and<br>07-2 Stabilize disturbed soil between structures | ✓ Limit vehicular traffic and disturbances on soils where possible<br>✓ If interior block walls are planned, install as early as possible<br>✓ Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes |
| Earth-moving activities | 08-1 Pre-apply water to depth of proposed cuts; and<br>08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and<br>08-3 Stabilize soils once earth-moving activities are complete. | ✓ Grade each project phase separately, timed to coincide with construction phase<br>✓ Upwind fencing can prevent material movement on site<br>✓ Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes |

**TABLE 1**
**BEST AVAILABLE CONTROL MEASURES**
**(Applicable to All Construction Activity Sources)**

| Source Category | Control Measure | Guidance |
|---|---|---|
| Importing/exporting of bulk materials | 09-1 Stabilize material while loading to reduce fugitive dust emissions; and<br>09-2 Maintain at least six inches of freeboard on haul vehicles; and<br>09-3 Stabilize material while transporting to reduce fugitive dust emissions; and<br>09-4 Stabilize material while unloading to reduce fugitive dust emissions; and<br>09-5 Comply with Vehicle Code Section 23114. | ✓ Use tarps or other suitable enclosures on haul trucks<br>✓ Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage<br>✓ Comply with track-out prevention/mitigation requirements<br>✓ Provide water while loading and unloading to reduce visible dust plumes |
| Landscaping | 10-1 Stabilize soils, materials, slopes | ✓ Apply water to materials to stabilize<br>✓ Maintain materials in a crusted condition<br>✓ Maintain effective cover over materials<br>✓ Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes<br>✓ Hydroseed prior to rain season |
| Road shoulder maintenance | 11-1 Apply water to unpaved shoulders prior to clearing; and<br>11-2 Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance. | ✓ Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs<br>✓ Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs |

**TABLE 1**
**BEST AVAILABLE CONTROL MEASURES**
**(Applicable to All Construction Activity Sources)**

| Source Category | Control Measure | Guidance |
|---|---|---|
| Screening | 12-1 Pre-water material prior to screening; and<br>12-2 Limit fugitive dust emissions to opacity and plume length standards; and<br>12-3 Stabilize material immediately after screening. | ✓ Dedicate water truck or high capacity hose to screening operation<br>✓ Drop material through the screen slowly and minimize drop height<br>✓ Install wind barrier with a porosity of no more than 50% upwind of screen to the height of the drop point |
| Staging areas | 13-1 Stabilize staging areas during use; and<br>13-2 Stabilize staging area soils at project completion. | ✓ Limit size of staging area<br>✓ Limit vehicle speeds to 15 miles per hour<br>✓ Limit number and size of staging area entrances/exists |
| Stockpiles/<br>Bulk Material<br>Handling | 14-1 Stabilize stockpiled materials.<br>14-2 Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage. | ✓ Add or remove material from the downwind portion of the storage pile<br>✓ Maintain storage piles to avoid steep sides or faces |

**TABLE 1**
**BEST AVAILABLE CONTROL MEASURES**
**(Applicable to All Construction Activity Sources)**

| Source Category | Control Measure | Guidance |
|---|---|---|
| Traffic areas for construction activities | 15-1 Stabilize all off-road traffic and parking areas; and<br>15-2 Stabilize all haul routes; and<br>15-3 Direct construction traffic over established haul routes. | ✓ Apply gravel/paving to all haul routes as soon as possible to all future roadway areas<br>✓ Barriers can be used to ensure vehicles are only used on established parking areas/haul routes |
| Trenching | 16-1 Stabilize surface soils where trencher or excavator and support equipment will operate; and<br>16-2 Stabilize soils at the completion of trenching activities. | ✓ Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches soak soils via the pre-trench and resuming trenching<br>✓ Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment |
| Truck loading | 17-1 Pre-water material prior to loading; and<br>17-2 Ensure that freeboard exceeds six inches (CVC 23114) | ✓ Empty loader bucket such that no visible dust plumes are created<br>✓ Ensure that the loader bucket is close to the truck to minimize drop height while loading |
| Turf Overseeding | 18-1 Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and<br>18-2 Cover haul vehicles prior to exiting the site. | ✓ Haul waste material immediately off-site |

**TABLE 1**
**BEST AVAILABLE CONTROL MEASURES**
**(Applicable to All Construction Activity Sources)**

| Source Category | Control Measure | | Guidance |
|---|---|---|---|
| Unpaved roads/parking lots | 19-1 | Stabilize soils to meet the applicable performance standards; and | ✓ Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements |
| | 19-2 | Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots. | |
| Vacant land | 20-1 | In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees or other effective control measures. | |

## Table 2
## DUST CONTROL MEASURES FOR LARGE OPERATIONS

| FUGITIVE DUST SOURCE CATEGORY | | CONTROL ACTIONS |
|---|---|---|
| **Earth-moving (except construction cutting and filling areas, and mining operations)** | (1a) | Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR |
| | (1a-1) | For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction. |
| **Earth-moving: Construction fill areas:** | (1b) | Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. For areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM Method 1557 or other equivalent method approved by the Executive Officer and the California Air Resources Board and the U.S. EPA, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations. |

**Table 2 (Continued)**

| FUGITIVE DUST SOURCE CATEGORY | CONTROL ACTIONS | |
|---|---|---|
| **Earth-moving: Construction cut areas and mining operations:** | (1c) | Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining area unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors. |
| **Disturbed surface areas (except completed grading areas)** | (2a/b) | Apply dust suppression in sufficient quantity and frequency to maintain a stabilized surface. Any areas which cannot be stabilized, as evidenced by wind driven fugitive dust must have an application of water at least twice per day to at least 80 percent of the unstabilized area. |
| **Disturbed surface areas: Completed grading areas** | (2c) | Apply chemical stabilizers within five working days of grading completion; OR |
| | (2d) | Take actions (3a) or (3c) specified for inactive disturbed surface areas. |
| **Inactive disturbed surface areas** | (3a) | Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; OR |
| | (3b) | Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR |
| | (3c) | Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR |
| | (3d) | Utilize any combination of control actions (3a), (3b), and (3c) such that, in total, these actions apply to all inactive disturbed surface areas. |

**Table 2 (Continued)**

| FUGITIVE DUST SOURCE CATEGORY | CONTROL ACTIONS | |
|---|---|---|
| **Unpaved Roads** | (4a) | Water all roads used for any vehicular traffic at least once per every two hours of active operations [3 times per normal 8 hour work day]; OR |
| | (4b) | Water all roads used for any vehicular traffic once daily and restrict vehicle speeds to 15 miles per hour; OR |
| | (4c) | Apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface. |
| **Open storage piles** | (5a) | Apply chemical stabilizers; OR |
| | (5b) | Apply water to at least 80 percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR |
| | (5c) | Install temporary coverings; OR |
| | (5d) | Install a three-sided enclosure with walls with no more than 50 percent porosity which extend, at a minimum, to the top of the pile. This option may only be used at aggregate-related plants or at cement manufacturing facilities. |
| **All Categories** | (6a) | Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 2 may be used. |

**TABLE 3**
**CONTINGENCY CONTROL MEASURES FOR LARGE OPERATIONS**

| FUGITIVE DUST SOURCE CATEGORY | CONTROL MEASURES |
|---|---|
| **Earth-moving** | (1A) Cease all active operations; OR<br>(2A) Apply water to soil not more than 15 minutes prior to moving such soil. |
| **Disturbed surface areas** | (0B) On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR<br>(1B) Apply chemical stabilizers prior to wind event; OR<br>(2B) Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; OR<br>(3B) Take the actions specified in Table 2, Item (3c); OR<br>(4B) Utilize any combination of control actions (1B), (2B), and (3B) such that, in total, these actions apply to all disturbed surface areas. |
| **Unpaved roads** | (1C) Apply chemical stabilizers prior to wind event; OR<br>(2C) Apply water twice per hour during active operation; OR<br>(3C) Stop all vehicular traffic. |
| **Open storage piles** | (1D) Apply water twice per hour; OR<br>(2D) Install temporary coverings. |
| **Paved road track-out** | (1E) Cover all haul vehicles; OR<br>(2E) Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads. |
| **All Categories** | (1F) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 3 may be used. |

## Table 4
## (Conservation Management Practices for Confined Animal Facilities)

| SOURCE CATEGORY | CONSERVATION MANAGEMENT PRACTICES |
|---|---|
| **Manure Handling**<br><br>**(Only applicable to Commercial Poultry Ranches)** | (1a) Cover manure prior to removing material off-site; AND<br>(1b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; AND<br>(1c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c), comply with conservation management practice (1d).<br>(1d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material. |
| **Feedstock Handling** | (2a) Utilize a sock or boot on the feed truck auger when filling feed storage bins. |
| **Disturbed Surfaces** | (3a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; OR<br>(3b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots or tilled strips; OR<br>(3c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface. |
| **Unpaved Roads** | (4a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; OR<br>(4b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); OR<br>(4c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface. |
| **Equipment Parking Areas** | (5a) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR<br>(5b) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches). |

(Adopted August 5, 1988)(Amended July 14, 1995)(Amended May 11, 2001)

# RULE 1166. VOLATILE ORGANIC COMPOUND EMISSIONS FROM DECONTAMINATION OF SOIL

(a) Applicability

This rule sets requirements to control the emission of Volatile Organic Compounds (VOC) from excavating, grading, handling and treating VOC-contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

(b) Definitions

(1) EXCAVATION is the process of digging out and removing materials, including any material necessary to that process such as the digging out and removal of asphalt or concrete necessary to expose, dig out and remove known VOC contaminated soil.

(2) GRADING is the process of leveling off to produce a smooth surface including the removal of any material necessary to that process such as asphalt and concrete necessary to expose known VOC contaminated soil.

(3) SOIL DECONTAMINATION MEASURE is any process approved by the Executive Officer to remediate, destroy, remove, or encapsulate VOC and VOC-contaminated soil.

(4) UNDERGROUND STORAGE TANK means any one or combination of tanks, including pipes connected thereto, which is used for the storage of organic liquid which is more than 50% beneath the surface of the ground.

(5) VOC CONTAMINATED SOIL is a soil which registers a concentration of 50 ppm or greater of Volatile Organic Compounds as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an organic vapor analyzer calibrated with hexane.

(6) VOC CONTAMINATED SOIL MITIGATION PLAN is a plan to minimize VOC emissions to the atmosphere during excavation and any subsequent handling of VOC-contaminated soil.

(7) VOLATILE ORGANIC COMPOUND (VOC) is any volatile compound of carbon, excluding methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, ammonium carbonate, and exempt compounds. Exempt compounds are defined in Rule 102—Definition Of Terms.

(8) VOLATILE ORGANIC MATERIALS include gasoline, diesel, crude oil, lubricant, waste oil, adhesive, paint, stain, solvent, resin, monomer, and/or any other material containing VOC.

(c) Requirements

(1) A person excavating an underground storage tank and/or transfer piping storing or previously storing VOC materials, or excavating or grading soil containing VOC materials shall:

(A) Apply for, obtain and operate pursuant to a mitigation plan approved by the Executive Officer prior to commencement of excavation or handling. The mitigation plan general requirement and application requirements are found in Attachment A to this rule. A copy of the approved plan must be on site during the entire excavation period.

(B) Notify the Executive Officer at least 24 hours prior to excavation using a form approved by the Executive Officer which is fully completed.

If the excavation does not commence on start date, renotification is required.

An alternative notification procedure may be authorized for multiple excavations within a single facility, with prior written approval from the Executive Officer.

(C) Monitor for VOC contamination pursuant to subdivision (e), at least once every 15 minutes commencing at the beginning of excavation or grading and record all VOC concentration readings in a format approved by the Executive Officer; and

(D) When VOC-contaminated soil is detected during excavation or grading:

(i) Implement the approved mitigation plan (Attachment A).

(ii) Notify the Executive Officer within 24 hours of detection of VOC-contaminated soil.

(iii) Monitor and record VOC concentration readings as prescribed in the plan. Monitoring records must be kept available on site.

(iv) Keep calibration records for all monitoring instruments available on site.

(2) A person handling VOC-contaminated soil at or from an excavation or grading site shall:

(A) Segregate VOC-contaminated stockpiles from non-VOC contaminated stockpiles such that mixing of the stockpiles does not take place.

(B) Spray VOC-contaminated soil stockpiles with water and/or approved vapor suppressant and cover them with plastic sheeting for all periods of inactivity lasting more than one hour.

(C) Conduct a daily visual inspection of all covered VOC contaminated soil stockpiles to ensure the integrity of the plastic covered surfaces. A daily inspection record must be maintained on site.

(D) Comply with the provisions in subparagraph (c) (1)(A) and clause (c)(1)(D)(i).

(E) Maintain a record of the identification and business addresses of the generator, transporter and storage/treatment facilities. Such record shall be signed by each party at the time custody is transferred.

(F) Treat or remove contaminated soil from an excavation or grading site within 30 days from the time of excavation.

(3) If the VOC concentration in the excavated soil is measured at greater than 1000 ppm, spray the soil with water or vapor suppressant and:

(A) As soon as possible, but not more than 15 minutes, place the soil in sealed containers, or

(B) As soon as possible, but not more than 15 minutes, load into trucks, moisten with additional water, cover and transport off site, or

(C) Implement other alternative storage methods approved in writing by the Executive Officer.

(4) A person treating VOC-contaminated soil shall:

(A) Obtain a permit to construct and operate treatment equipment, as applicable, from the Executive Officer, and

(B) Implement VOC-contaminated soil decontamination measures, as approved by the Executive Officer in writing, which result in Best Available Control Technology applied during all segments, and which include, but are not limited to, at least one of the following:

(i) Installation and operation of an underground VOC collection system and a disposal system prior to excavation.

(ii) Collection and disposal of the VOC from the excavated soil on-site using equipment approved by the Executive Officer.

(iii) Any equivalent VOC-contaminated soil control measure previously approved in writing by the Executive Officer.

(5) A person shall not engage in or allow any on-site or off-site spreading, grading or screening of VOC-contaminated soil, which results in uncontrolled evaporation of VOC to the atmosphere.

(6) Loading trucks for contaminated soil must meet the following:

(A) The truck and trailer shall be adequately tarped prior to leaving the site; no excavated materials shall extend above the sides or rear of the truck or trailer to prevent soil spillage during transport, and

(B) The exterior of the truck, trailer and tires shall be cleaned off prior to the truck leaving the site.

(d) Exemptions

(1) The provisions of this rule shall not apply to the following:

(A) Excavation, handling, and treating of less than one (1) cubic yard of contaminated soil.

(B) Removal of soil for sampling purposes.

(C) Accidental spillage of five (5) gallons or less of VOC containing material.

(2) The provisions of paragraphs (c)(1) and (c)(2) shall not apply to soil excavation or handling as a result of an emergency as declared by an authorized health officer, agricultural commissioner, fire protection officer, or other authorized agency officer. Whenever possible, the Executive Officer shall be notified by telephone prior to commencing such excavation. The Executive Officer shall be notified in writing no later than 48 hours following such excavation. Written notification shall include written emergency declaration from the authorized officer.

(e) Test Methods

(1) A person shall measure excavated soils for volatile organic compounds to determine contamination by:

(A) Using an organic vapor analyzer calibrated with hexane, complying with 40 CFR Part 60 Appendix A, EPA Reference Method 21 Section 3 or any equivalent method with prior approval in writing by the Executive Officer. If other calibrating gases are used, then the measured readings shall be correlated to and expressed as hexane.

(B) Placing the probe inlet at a distance of no more than three inches from the surface of the excavated soil and while slowly moving the probe across the soil surface, observe the instrument readout. If an increased meter reading is observed, continue to sample the excavated soil until the maximum meter reading is obtained. Leave the probe inlet at this maximum reading location for approximately double the instrument response time. If the maximum observed meter reading is greater than the 50 ppm standard in the regulation, record and report the results.

(2) The presence of VOC in stored or spillage materials shall be determined by SCAQMD Method 313 [Determination of Presence of Volatile Organic Compounds (VOC) in Headspace] and/or Method 304 (Determination of Volatile Organic Compounds in Various Materials) contained in the SCAQMD "Laboratory Methods of Analysis for Enforcement Samples" manual.

(f) Enforcement

(1) Violation of any provision of this rule or the violation of the approved mitigation plan shall be grounds for the Executive Officer to amend or revoke the mitigation plan, in addition to penalties provided by the Health & Safety Code.

(2) If the owner or operator is served with a Notice of Violation for creating a public nuisance, the owner or operator shall suspend operation until the public nuisance is mitigated to the satisfaction of the Executive Officer.

ATTACHMENT A
GENERAL MITIGATION PLANS REQUIREMENTS

VOC Contaminated Soil Mitigation Plans shall be written to minimize VOC emissions to the atmosphere during excavation, grading, handling and treatment of VOC contaminated soil. VOC Contaminated Soil Mitigation Plans shall consist of three types: Various Locations, Site Specific and Facility Treatment.

(1) General Requirements

(A) A plan is not transferable.

(B) A person responsible for the excavation, grading or handling of VOC contaminated soil must be completely familiar with the plan and must adhere to the plan requirement. The Executive Officer may require that the plan be signed by the owner and/or operator.

(C) A plan may be amended upon renewal.

(D) Permission to excavate, grade or handle VOC contaminated soil may be withdrawn by the District upon a finding by the Executive Officer that the excavation, grading or handling of the VOC contaminated soil is causing a public nuisance or violating other AQMD rules or regulations.

(2) Various Location Plans:

(A) Shall be limited to the excavation of 2000 cubic yards or less of VOC contaminated soil in any consecutive 12 month period at the same site.

(B) Shall not be used in conjunction with any other various location plan at the same site within a consecutive 12-month period.

(C) Shall expire after one year from issuance unless renewed.

(D) Shall not be issued for nor used for operations that involve grading, soil treatment or remediation, or landfills.

(3) Site Specific Plans:

(A) Shall be for excavation of greater than 2000 cubic yards of VOC contaminated soil.

(B) Shall be issued for specific excavation or grading locations for a period not to exceed two years.

(C) Shall not be renewable.

(4) Facility Treatment Plans:

(A) Shall be issued for a treatment facility at a permanent location.

(B) Shall expire after one year from issuance unless renewed.

(5) Applications for Site Specific Plans shall contain as a minimum:

(A) Reasons for excavation or grading.

(B) Cause of VOC soil contamination and history of the site.

(C) Description of tanks or piping associated with the soil contamination.

(D) An estimate of the amount of contaminated soil.

(E) The operating schedule for excavation and removal.

(F) Description of how the excavation or grading will be conducted.

(G) Description of mitigation measures for dust, odors and VOC.

(H) Details of disposal of VOC contaminated soil, including the ultimate receptor.

(I) Description of monitoring equipment and techniques.

(J) A map showing the facility layout, property line, and surrounding area up to 2500 feet away, and including any schools, residential areas or other sensitive receptors such as hospitals or locations where children or elderly people live or work.

(K) Designation of a person who can conduct a site inspection with the Executive Officer prior to issuance of the plan.

(6) Applications for Facility Treatment Plans shall at a minimum:

(A) Include a list of all AQMD permits to construct or operate which have been issued for that treatment and control equipment.

(B) Provide for the implementation of VOC-contaminated soil decontamination measures, as approved by the Executive Officer in writing, which result in Best Available Control Technology during all operations.

(C) Provide a map showing the facility layout including the location of all proposed VOC and non-VOC contaminated soil stockpiles.

(D) Specify the total amount of VOC contaminated soil proposed to be stockpiled on site.

(E) Provide for VOC contaminated soil stockpiles to be kept moist with water or suppressant and be covered to prevent fugitive emissions.

(F) Provide for VOC contaminated soil stockpiles to be segregated from non-VOC contaminated soil stockpiles.

(G) Provide for maintenance of records for stockpiles according to the source name, address and dates of reception.

(H) Provide for records of the generator, transporter and storage/treatment facilities and indicate their identification and business addresses. Such records shall be signed by each party at the time custody is transferred.

(I) Provide a map showing the facility layout, property line, and surrounding area up to 2500 feet away, and including any schools, residential area or other sensitive receptors such as hospitals, or locations where children or elderly people live or work.

(J) Designation of a person who can conduct a site inspection with the Executive Officer prior to issuance of the plan.

(K) Specify the operating schedule and maximum amount of VOC-contaminated soil proposed to be remediated on a daily basis.

(7) In approving a plan, the Executive Officer require reasonable conditions deemed necessary to ensure the operations comply with the plan and AQMD rules. The conditions may include, but shall not be limited to, procedures for ensuring responsibility for the implementation of the plan, accessibility to the site for AQMD staff, notification of actions required by the plan, identification of emission receptors, monitoring and testing, suppression and covering of stockpiles, prevention of public nuisance from VOC or dust emissions, prevention of fugitive emissions of VOC contaminated soil, loading of truck trailers, and disposal and treatment.

(8) In approving a plan, the Executive Officer may require any records deemed necessary to be maintained by the operator to demonstrate compliance with the plan. Such records shall be retained for at least 2 years and be made available to the Executive officer upon request.

South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178

# COMPLIANCE PLAN

Plan No.
601148

This plan must be renewed annually and is subject to annual renewal fees pursuant to Rule 306 (h).

**Plan Issue Date:** 3/1/2018 ID 182579

**Company:** EFI GLOBAL
5261 W IMPERIAL HWY
LOS ANGELES, CA 90045

**Site Location:** VARIOUS LOCATIONS IN SCAQMD

**Conditions:**

The operation under this Rule 1166 has been conditionally approved and is subject to the following conditions:

**SECTION I - GENERAL REQUIREMENTS**

1. A signed copy of this plan shall be present at each excavation site at all times and shall be made available to SCAQMD personnel upon request.
2. This plan is not valid for the excavation of VOC contaminated soils at landfills or sites used for disposal or refuse or other types of waste.
3. This plan does not allow the treatment of VOC contaminated soil by thermal, chemical, or mechanical processes. Any of the above treatment processes requires a Permit to Operate from the SCAQMD and a site specific Rule 1166 plan.
4. This plan does not allow back-filling of treated VOC contaminated soil. Back-filling of treated VOC contaminated soil may be allowed under a site specific Rule 1166 plan.
5. The total quantity of VOC contaminated soil excavated and handled at each site shall not exceed 2,000 cubic yards. This total includes any VOC contaminated soils excavated from this location under a various location plan within the last twelve (12) calendar months. Excavations involving quantities in excess of 2,000 cubic yards of VOC contaminated soil requires the application submittal and approval of a site specific Rule 1166 excavation plan.
6. For the purposes of Rule 1166 and this plan, soil measured pursuant to Rule 1166 as VOC contaminated soil, is considered as VOC contaminated soil from the time of measurement onward, until the soil is treated pursuant to an approved SCAQMD treatment process.
7. During each step of the process up to and including the removal and disposal process, all precautions and measures shall be taken to minimize the release of VOC, odor, and dust. This includes, but is not limited to:
   A. The use of additional plastic sheeting or suppressants on exposed soil surfaces and work areas,
   B. Maintaining paved public streets free of soil deposits, and
   C. Operating such that VOC soil shall not be spread on-site or off-site; and not performing any unnecessary movement or agitation of soil, including the reshaping or relocation of stockpiles, that may cause the uncontrolled evaporation of VOCs into the atmosphere.

**FILE COPY**

8. The SCAQMD shall be immediately notified of any complaints received as a result of activities conducted under this plan. Such notification shall include the nature of the complaint, number of complaints, and the action taken by the plan holder to mitigate the source of the complaint.

9. No excavation shall take place within 1,000 feet of any outer boundary of a school.

**SECTION II - PRIOR TO EXCAVATION**

10. At least 24 hours prior to commencing excavation or grading of soil at the site, the Executive Officer or designee shall be notified of the excavation by email using a form approved by the Executive Officer, which is fully completed and includes the name of the company performing the excavation and the application number listed on this mitigation plan. The notification shall be made by faxing the notification form at (909) 396-3342. Fax notifications will a reference number by return fax or can be obtained referencing the fax notification by phone, Tuesday through Friday during business hours, at (909) 396-2326. The reference number shall be retained as proof of compliance with this requirement.

    Reference Number: Notification Date:

11. Complete verification information in Attachment section and obtain required signatures, prior to commencing excavation.

**SECTION III - MONITORING**

12. All monitoring shall be conducted by trained personnel who are proficient in the use of the hydrocarbon monitor selected for use at this site.

13. During the excavation process, an organic vapor analyzer (OVA) shall be on site at all times. The OVA shall be maintained in good working order at all times and shall be calibrated by the manufacturer at least once every three months. The calibration of the OVA shall be verified using certified calibration gas at the beginning of each working day with the procedures specified by the manufacturer. If a calibration gas other than hexane is used, each measured reading shall be correlated to and expressed as hexane, using equivalency factors provided by the manufacturer.

14. All monitoring shall be conducted at a distance no more than 3 inches above the soil surface using an OVA described in condition no. 13 above. Monitoring shall be conducted at a minimum frequency of one reading for every two cubic yards of soil excavated, not to exceed fifteen minutes between readings. All readings shall be taken no later than three (3) minutes after each load of soil is excavated.

15. Written records of OVA monitoring and calibrations required above shall be kept in a format approved by the SCAQMD. The approved format is included in the Attachment section (total 6 pages). The certification on all records shall be signed and dated on the day the measurements are observed.

16. Upon detection of VOC contaminated soil (readings 50 PPMV or greater), the Executive Officer or designee shall be notified within 24 hours of the first detection of VOC contamination. The notification shall be made by faxing the notification form to (909) 396-3342 or calling (909) 396-2326. A reference number will be faxed back or will be issued when the phone notification is received. All phone notifications shall be followed by mailing the notification form to the District postmarked within 48 hours. The reference number will be retained as proof of compliance with this requirement.

**FILE COPY**

Reference Number: Notification Date:

**SECTION IV - HANDLING**

17. If the OVA measurement is greater than 50 PPMV, but less than 1,000 PPMV

    A. The affected work area and load of soil shall be sprayed with water and/or approved vapor suppressant.

    B. Contaminated soil in stockpiles shall be covered with plastic sheeting which overlap a minimum of twenty-four inches and are secured so that no portion of the contaminated soil is exposed to the atmosphere. In the course of handling the stockpile, only the working face of the stockpile may be uncovered.

18. If the soil OVA measurement equals or is greater than 1000 PPMV, notify the District immediately or within one hour of detection, and

    A. The affected soil and working area shall be immediately sprayed with water or an approved vapor suppressant, and either:

        i. The contaminated soil excavated shall be immediately placed in SCAQMD approved sealed containers equipped with vapor tight lids, or

        ii. The soil shall be directly loaded in trucks, sprayed with additional water or approved vapor suppressants, covered, and transported immediately off site to an approved treatment facility, or

    B. Handled by alternative storage methods with prior written approval from the SCAQMD.

19. All VOC contaminated soil below 1000 PPMV shall be stockpiled, covered with plastic sheeting, and stored separately from non-VOC contaminated soil, or immediately transported to a treatment facility.

**SECTION V - STORAGE**

20. A stockpile shall not contain more than 400 cubic yards of soil.

21. During excavation, the only exposed VOC contaminated soil shall be restricted to the immediate working area of the site or stockpile. All other portions of the stockpile shall be covered with plastic sheeting, with seams, which overlap a minimum of twenty-four inches and are secured with duct tape. Any exposed VOC contaminated soil surfaces (work face) shall be kept moist with water or other approved suppressants at all times, and shall be re-covered during periods of inactivity longer than one (1) hour. At the end of each working day, all stockpiles shall be completely covered and securely anchored to prevent any exposure of soil to the atmosphere.

22. Once covered with plastic sheeting, stockpiles shall remain undisturbed until removed from site.

23. Daily inspections shall be conducted of all covered VOC contaminated stockpiles to ensure the integrity of the plastic cover. Such inspections shall include a visual inspection of all seams and plastic cover surfaces. Any holes, tears or any other potential sources of fugitive VOC emissions shall be repaired immediately. Daily records shall be maintained to ensure compliance with this condition.

24. All excavated VOC contaminated soil shall be removed from the site within thirty (30) days of its excavation.

**FILE COPY**

**SECTION VI - SOIL REMOVAL AND DISPOSAL**

25. All VOC contaminated soil removed from the site shall comply with the following:

    A. Be transported to an approved treatment/disposal facility. It shall be the responsibility of the plan holder to ensure that the receiving treatment/disposal facility has received approval from the appropriate environmental oversight agencies to handle and treat VOC contaminated soils.

    B. Prior to covering/tarping, loaded contaminated soil shall be treated by spraying with water or dust suppressants.

    C. The truck or trailer shall be completely covered/tarped prior to leaving the site to prevent particulate emissions to the atmosphere.

    D. When loading is completed and during transportation, no excavated material shall extend above the sides or rear of the truck or trailer.

    E. The exterior of the trucks (including the tires) shall be cleaned off prior to the trucks leaving the excavation site.

**SECTION VII - RECORDS AND REPORTING**

26. Records of disposal shall be maintained for all VOC contaminated soil removed from this site. Such records shall be clearly labeled SCAQMD RULE 1166-VOC CONTAMINATED SOIL and shall include the identification and the location of 1) the generator, 2) transporter, and 3) receiving facility. In addition, such records shall be signed and dated by each of the above parties indicating receipt or relinquishment of the VOC contaminated soil at the time custody is transferred.

27. Records of disposal of VOC contaminated soil shall be maintained on site during the excavation and later maintained for a period of two (2) years. The records shall be made available to SCAQMD personnel upon request.

28. A written report shall be provided to the SCAQMD within 30 days of initial detection of contaminated soil, which includes the following information:

    A. The status of the excavation pit, and any VOC contaminated soil remaining on site.

    B. A brief summary indicating if additional clean up efforts are necessary, the additional quantity of VOC contaminated soils to be excavated and the projected schedule of the excavation.

29. Within thirty (30) days after the excavation at the site is completed, the written records under conditions no. 15, 23, and 27 shall be submitted to the SCAQMD at the following address:

    South Coast Air Quality Mgmt District

    Engineering & Compliance Division

    Toxics & Waste Management unit

    (Rule 1166 Compliance)

**FILE COPY**

21865 E. Copley Drive

Diamond Bar, CA 91765-4182

30. Once issued, this plan is subject to further review by the SCAQMD and may be revoked if excavation activities are found in violation of plan conditions or SCAQMD's Rules and Regulations. Failure to comply with one or more of the conditions contained within this plan constitutes a violation of Rules 221 and 1166.

**NOTICE**

This plan does not authorize the emission of air contaminants in excess of those allowed by Division 26 of the Health and Safety Code of the State of California or the applicable Rules and Regulations of the South Coast Air Quality Management District (SCAQMD). This plan cannot be considered as permission to violate existing laws, ordinances, regulations or statutes of other government agencies.

A copy of this plan shall be displayed in the vicinity of the equipment subject to this plan.

Executive Officer

By LAKI TISOPULOS, PhD
3/1/2018

**FILE COPY**

## *ATTACHMENT SECTION*

### *VERIFICATION AND SIGNATURE*

THIS PLAN IS NOT VALID UNTIL ALL PARTIES HAVE REVIEWED AND SIGNED THE VERIFICATION STATEMENT BELOW.

| Site Name | | Type of Business | |
|---|---|---|---|
| Address | City | | Zip |
| Responsible Party (Owner/Operator) | | Phone | |
| Address | City | | Zip |

I CERTIFY THAT I HAVE REVIEWED AND UNDERSTAND THE CONDITIONS CONTAINED WITHIN THIS PLAN. IN SIGNING BELOW, I ACKNOWLEDGE THAT UNDER THE PROVISIONS OF RULE 1166, I CAN BE HELD RESPONSIBLE FOR THE REQUIREMENTS SET FORTH IN THIS PLAN.

| Responsible Party | Responsible Party Signature | Date Signed |
|---|---|---|
| General Contractor | General Contractor Signature | Date Signed |
| Excavation Contractor | Excavation Contractor Signature | Date Signed |
| Environmental Consultant | Environmental Consultant Signature | Date Signed |

## DEFINITIONS

| | |
|---|---|
| Excavation | Is the process of digging out and removing materials including any material necessary to that process such as the digging out and removal of asphalt or concrete necessary to expose, dig out and remove known VOC contaminated soil. |
| Organic Vapor Analyzer (OVA) | For the purposes of this plan, an OVA is an hydrocarbon monitor utilizing flame ionization, photo ionization or other analytical methods complying with 40 CFR PART 60 APPENDIX A, EPA METHOD 21 SECTION 3, "DETERMINATION OF VOLATILE ORGANIC COMPOUND LEAKS, MONITORING INSTRUMENT SPECIFICATIONS. The monitor shall be capable of being calibrated using hexane at a range of 0 parts per million by volume (PPMV) to 50 PPMV, and at a detection range of at least 30 PPMV to 1100 PPMV |
| Responsible Party | For the purposes of this plan, Responsible Party is the party financially responsible for initiating the excavation. This may include the property owner or the tank operator. This excludes contractors working for the property owner or operator, and any other party that lacks the direct authority to immediately treat all VOC contaminated soils generated at the excavation site. |
| VOC Contaminated Soil | Is soil that registers a concentration of 50 PPM or greater of volatile organic compounds as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an organic vapor analyzer calibrated with hexane. |
| Volatile Organic Compound (VOC) | Is any volatile compound of carbon, excluding methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, ammonium carbonate, and exempt compounds. Exempt compounds areas defined in Rule 102 – Definitions of Terms. |

Once issued, this plan is subject to further review by the SCAQMD and may be revoked if excavation activities are found in violation of plan conditions or SCAQMD's Rules and Regulations. Failure to comply with one or more of the conditions contained within this plan constitutes a violation of Rules 221 and 1166.

Other governmental agencies may require approval before any excavation begins. It shall be the responsibility of the applicant to obtain that approval. The South Coast Air Quality Management District shall not be responsible or liable for any losses because of measures required or taken pursuant to the requirements of this approved Rule 1166 Contaminated Soil Mitigation Plan.

Questions regarding this plan should be directed to Air Quality Analysis & Compliance Supervisor John Anderson at (909) 396-2499.

# Rule 1166 Soil Monitoring Records

| Company Name | Facility/Site Information |
|---|---|
| EFI Global<br>5261 West Imperial Highway<br>Los Angeles, CA 90045 | EFI Global |
| Reference No(s). | |

**Plan #: 601148** **I.D.#: 182579**

| Monitor Information<br><br>Conversion to Hexane | Calibration Data | Monitoring Personnel | Excavation Summary (Upon completion of each page) | |
|---|---|---|---|---|
| Brand: | Gas: | Name: | Total Cubic Yds (This page) | |
| Model: | Date | Company: | Total Cubic Yds (To date) | |
| Type | By | Phone: | Removed from Site (To date) | |

| Time | VOC Concentration (PPMV) @ Excavated Load | | | Comment | Time | VOC Concentration (PPMV)@ Excavated Load | | | Comment |
|---|---|---|---|---|---|---|---|---|---|
| Every 15 min. | Reading | Hexane Factor | Adjusted Reading | | Every 15 min. | Reading | Hexane Factor | Adjusted Reading | |
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I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE:_____ DATE:_____

**South Coast Air Quality Management District**
21865 Copley Drive, Diamond Bar, CA 91765
1-800-CUT-SMOG www.aqmd.gov

## IMPORTANT NOTICE
## Rules 203, 1149 and 1166 Fees

TO COMPANIES AND CONTRACTORS THAT:

*Operate portable soil/vapor extraction units at a location for 5 days or more (Rule 203 )*
*Degas storage tanks known/suspected to contain Volatile Organic Compounds (VOC) (Rule 1149)*
*Remove tanks or transfer piping known/suspected to contain VOC (Rule 1166)*
*Handle, excavate, grade, monitor or treat soil known/suspected to contain VOC (Rule 1166)*

SCAQMD Regulation III - Fee amendment for the Fiscal Year notification fee is as shown below. All required notifications for soil vapor extraction projects, tank degassing projects, and excavation of VOC soil projects, are subject to the this fee per Rule 301(x). See fee schedule below:

| Fiscal Year | Notification Fee* |
|---|---|
| 2017-2018 | $60.85 |

The fee is per notification and an additional service charge fee of $25.00 may apply for any returned check per Rule 313(i).

Initial notifications must be faxed to 909-396-3342 and the original notification and fee must be postmarked within 48 hours of the fax time.

SCAQMD recommends mailing your notification to save time, money, reduce traffic, conserve energy use and avoid air pollution. ***For your convenience please mail all notifications and fees to the following mailing address:***

*SCAQMD R203/1149/1166 Notifications,*
*FILE # 55641,*
*Los Angeles, CA 90074-5641*

Notifications should be completed, signed, mailed and the fee paid by the contractor performing the project. Notifications submitted without a fee are deemed incomplete and they will be returned to sender and referred to the Air Toxics Compliance Unit.

Rules 203, 1149 and 1166 notification forms, instructions, and information can be obtained from the SCAQMD web site at **http://www.aqmd.gov**

The forms are located at our home page, click on **Business / Compliance Program / Recordkeeping and Reporting Forms or the Rule link below.**

**203** Soil Vapor Extraction (SVE) Notification Form
1166 VOC Emissions From Soil Excavation Notification Form
1149 Storage Tank Degassing Notification Form

For any Rule 203/1149/1166 questions call the above Rules Hot Line at (909) 396-2326.

*NOTE: Rule 304(e) requires an owner operator to pay for analysis of SCAQMD field samples showing non compliance. Please consult the current Rule 301 for the correct Notification Fee prior to sending the payment.

# SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
## SVE Operation (R203) or Rule 1166 NOTIFICATION FORM

Use this form to notify of operation of a Soil Vapor Extraction unit (SVE); or prior to Excavating, Handling, Monitoring, Treating known or suspect Volatile Organic Compounds (VOC) contaminated soil per R1166. See instructions on the back of this form. For questions check our website at www.aqmd.gov or call the Hotline at (909) 396-2326.
FAX this form to 909-396-3342 and within 48 hours of the fax, MAIL the original form and fee to:
SCAQMD - 1166/203 Notifications, File # 55641, Los Angeles, CA 90074-5641
This form will be faxed back to you with a REFERENCE number if you provide a FAXBACK # here:_____

| | | | | | |
|---|---|---|---|---|---|
| AQMD USE ONLY | RECEIVED BY | | POSTMARK | | REFERENCE # |
| COMPLETED BY | | | Company | | Phone # |
| Date | Check # | | Amount | | Project # |
| NOTIFICATION TYPE (check one only) | Original (Initial) ☐ | | Revision (prior reference #) ☐ | | Cancellation (prior reference #) ☐ |
| PROJECT TYPE (check one only) | [1] Soil Vapor Extraction (SVE) ☐ | [2] R1166 Treating Contaminated Soil ☐ | [2] R1166 Excavation of VOC Soil/Tank ☐ | [2] R1166 Reporting > 50 ppm VOC Soil ☐ | [2] R1166 Reporting > 1000 ppm VOC Soil ☐ |
| [1] SVE Permit issued to (name): | | | | [1] SVE Permit Number: | |
| [1] SVE Distance to nearest sensitive receptor in feet (see your permit condition requirements): | | | | | |
| [2] R1166 Mitigation Plan issued to (name): | | | | [2] R1166 Plan Number: | |
| [2] R1166 - Date & time of VOC > 50 or 1000 ppm exceedance: | | | | Highest VOC reading in ppm: | |
| PROJECT DATES | START | | END | WORK SHIFT day ☐ | swing ☐ night ☐ |
| SITE CONTRACTOR INFORMATION | AQMD ID # | | CSLB License # | | Phone # |
| Name | | | Address | | |
| City | Zip | | Site supv name & phone # | | |
| SITE INFORMATION | Site Name | | | Site AQMD ID # | |
| Site Address | | | | Cross Street | |
| Site City | Zip | | Site contact name & phone # | | |
| TANK INFORMATION | # OF TANKS | EACH | CAPACITY (gal) | MATERIAL STORED IN TANK | ABOVE GROUND? (Y/N) |
| | | @ | | | |
| | | @ | | | |
| *Example* | *3 tanks* | @ | *10,000* | *Gasoline* | *no* |
| INFORMATION CERTIFICATION | I certify that the above information is complete and accurate | | | | |
| Company Name | | Print Name | | Signature | Date |
| COMMENTS | | | | | |

Revised 01/20/2011



Print Reset

## Rule 203 and Rule 1166 Form Notification Instructions

Use this form to notify of operation of a Soil Vapor Extraction unit (SVE) at any site for more than 5 days per permit condition (R203); or for notifying about R1166 projects prior to excavating soil that is known or suspected to contain Volatile Organic Compounds (VOC), VOC tank excavation, discovering the presence of > 50 ppm and 1000 ppm VOC contaminated soil during soil excavation, or to notify of onsite VOC contaminated soil mitigation or treating.
For questions check our website at **www.aqmd.gov** or call the Hotline at **(909) 396-2326**

**NOTIFICATION FEES:** Per Rule 301(x) any person required to submit a notification per Rule 1166 projects or Rule 203 - Soil Vapor Extraction projects must pay a notification fee per notification.

*FAX* all notifications to (909) 396-3342 and then *MAIL* the form and fee within 48 hours of fax to:

**SCAQMD Rule 1166 / 203 Notifications, File # 55641, Los Angeles, CA 90074-5641**

**Notifications must include the following *MANDATORY* information:**

**Faxback #** - Provide your fax # at the top of the Notification Form if you want a **Reference #** faxed back to you.

**Notification Type** - *CIRCLE the type of Notification.* **Original** is for new or initial Notifications. **Revisions** are for updating information on notifications in which the project End Date has not expired. Provide the most recent prior Reference # issued for **Revisions or Cancellations.**

**Project Type** - *CIRCLE the type of work* you are submitting a notification for. A separate notification and fee is required for each type of work selected.

**Mitigation Plan/Permit** - Each Project Type requires a valid R1166 Mitigation Plan *or* SVE Permit # *(important).*

**Site Contractor Information** - Provide the information for the actual contractor ***doing the work.*** The AQMD ID #, also known as Company or Facility ID #, can be found on the contractor's AQMD Mitigation Plan, Permits or invoices.

**Site Information** - Provide the site name and complete address. Include the street number and name, city, zip code, and nearest cross street. Give more detailed directions for site(s) difficult to locate.

**Project Dates** - Provide the project Start and End Dates. Any changes will require a Revision notification.

**Tank Information** - For R1166 tank excavation specify the tank capacity, the VOC material stored in the tank, and if the tank is above ground (a/g) or underground (u/g).

**Information Certification** - The notification must be signed and dated by the contractor doing the work or authorized representative to confirm that the information provided is complete and accurate.

**SOIL/TANK EXCAVATION NOTIFICATION** Rule 1166(c )(1)(B) **Notify 24 hours prior of intent to *Excavate*** known or suspected VOC storage and/or transfer equipment (includes diesel and waste oil tanks); or ***handling*** known or suspected VOC contaminated soil. **NOTE:** Soil excavation > 5,000 cubic yards may require a R403 Fugitive Dust Plan.

**DETECTING/FINDING VOC SOIL NOTIFICATION** - Rule 1166(c )(1)(D)(ii) **Notify of finding VOC contaminated soil**

- **within 1 hour of detecting VOC greater than 1000 ppm***
- **within 24 hours of detecting VOC greater than 50 ppm**
- **within 1 hour of an excavation due to a breakdown requiring a Rule 430 notification to SCAQMD**

**EMERGENCY NOTIFICATION** Rule 1166(c )(1)(B) **Notify prior to start work of any incident declared an emergency by** an authorized agency requiring immediate tank removal/repairs or excavating/handling known or suspected VOC soil:

- **Call 1-800-CUT-SMOG prior to excavating or fax the emergency notification to 909-396-3342 and**
- **Mail the notification within 48 hours after the excavation including the agency Order or Declaration.**

**SOIL VAPOR EXTRACTION NOTIFICATION** (SVE - Rule 203 *) **Notify upon the 5th day after operating at a new site:** Notifying of ***start-up*** or ***testing*** of operation of portable Soil Vapor Extraction equipment lasting 5 days or more. Provide the distance in feet to the nearest sensitive receptor if the site is located less than ¼ mile from any Long-Term Health Care Facility, Rehabilitation Center, Convalescent Center, Retirement Home, Residence, School, Playground, Child Care Center or Athletic Facility (* *See your SVE permit condition requirements).*

**MITIGATION/TREATING VOC SOIL NOTIFICATION** (Rule 203 *) **Notify per Permit condition requirements when:** Notifying of on-site ***mitigation*** or ***treating*** of VOC contaminated soil (* *See your Permit condition requirements).*

South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 90765-4182
(909) 396-2000 • http://www.aqmd.gov

# Rule 1166 Various Locations
# Applicant's Statement

The Rule 1166 Various Locations plan is issued with standardized format and operating conditions that provide the plan holder with the benefit of conducting excavations at multiple sites under a single plan. Unfortunately, this "flexibility" precludes AQMD from evaluating each excavation site for potential public nuisance issues and impacts to schools and other sensitive receptors in the immediate area. Consequently, a number of restrictions have been placed on the Various Locations plan in order to minimize the nuisance potential from activities conducted under this plan.

The following restrictions are non-negotiable; any person unable to operate in compliance with the following conditions should apply for a Site Specific plan.

---

Applicant's Statement

I have reviewed the following conditions and acknowledge that these restrictions are included in all Rule 1166 Various Locations plans issued by AQMD. I certify that the proposed activities for which I am requesting the Various Locations plan will not conflict with, nor will they preclude me from operating in compliance with, the conditions set forth below.

1. The total quantity of VOC-contaminated soil excavated and handled at each site in a calendar year will not exceed 2,000 cubic yards.
2. No excavation will be located within 1,000 feet of any outer boundary of a school.
3. The excavation, including all equipment used in conjunction with such operation will be operated in compliance with all applicable laws, ordinances, regulations and statutes.
4. The applicant/plan holder will operate in compliance with these conditions.

---

I hereby certify under penalty of law that all of the information I have provided in conjunction with this application submittal is true and correct

| Name Of Responsible Official of Firm (Print): | Title of Responsible Official: |
|---|---|
| Dennis Ironi | Vice President |
| Signature of Responsible Official of Firm: | Date Signed: |
| | 02/21/18 |

# APPENDIX D

# HEALTH AND SAFETY PLAN FOR SITE REDEVELOPMENT

# HEALTH AND SAFETY PLAN

*For work to be performed at:*

**Redevelopment Property**
2800 & 2802 West Jefferson Boulevard
Los Angeles, California 90018

*Prepared for:*

**FREEMAN GROUP, INC.**
c/o Mr. Blair Sorby
11150 West Olympic Boulevard, Suite 975
Los Angeles, California 90064

April 11, 2024

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**HEALTH AND SAFETY FORMS**

Site Safety Checklist
Daily Tailgate Safety Meeting Form

## 1.0 INTRODUCTION

EFI Global has prepared this Health and Safety Plan (HASP) as part of a Soils Management Plan (SMP) for use during redevelopment and grading activities to be conducted at 2800 and 2802 West Jefferson Boulevard in Los Angeles, California (the Site, Figure 1). This HASP encompasses soil handling (excavation, compaction, loading, etc.) of lead and arsenic (metals), and potentially volatile organic compound- (VOC) contaminated soils within the Site area utilizing conventional grading equipment.

Field activities are anticipated to include excavation and grading of soil for building pad, foundation and appurtenant structure construction and utility installations. This HASP briefly outlines the scope of work to be completed and presents the hazards that may be encountered during field activities on-site.

## 2.0 SITE DESCRIPTION

The Site is located within the larger APN 5044-015-004, -005 &-006, located to the southwest of the West Jefferson Boulevard and 8th Avenue intersection, in the City of Los Angeles. The site is currently developed for automotive services, and has been used as such, along with gasoline service stations, since the 1920's. The Site is approximately 0.49-acres in size and currently and is occupied by two companies; JB's Towing and Transport, LLC and Tony's Body Shop, both located at 2802 West Jefferson Boulevard. The subject site is developed with two structures, one approximately 2,336 square foot structure built circa 1958 and one approximately 1,300 square foot structure built circa 1927. A small shed is located in the southwest corner of the subject site and is used to store hazardous materials. The surrounding area is used for commercial and residential purposes. Figure 1 presents a Site Location Map, and Figure 2 presents a Site Plan.

## 3.0 SCOPE OF WORK

EFI Global's field scope of work will include the following:

The proposed work includes excavating metals and potentially VOC-impacted soil to various depths across the Site and loading /offsite disposal of the excavated soil, followed by scarification and re-compaction, building pad construction, foundation excavations and construction, and utility installations at the Site utilizing conventional heavy equipment.

This HASP covers the performance of the following activities: Soil handling procedures.

## 4.0 EMERGENCY CONTACT INFORMATION

The following are emergency contacts designated for this project:

| | |
|---|---|
| **PARAMEDICS** | **911** |
| **POLICE** | **911** |
| **FIRE** | **911** |
| **SPILL** | **911** |
| **CALIFORNIA POISON CONTROL** | **1-800-222-1222** |
| **EFI Global Office** | **(310) 854-6300** |
| **John G. Siskowic – Cellular Telephone** | **(310) 895-4985** |
| **Preston Skeath – Cellular Telephone** | **(310) 904-8529** |
| **Benjamin Curry – Cellular Telephone** | **(310) 279-3631** |

## 5.0 NEAREST HOSPITAL INFORMATION

The nearest hospital to the job site is as follows. The route to **the nearest hospital from the job site is provided in Figure 3, and turn-by-turn directions are provided in Figure 4.**

**Kaiser Cadillac General Hospital**
6041 Cadillac Avenue
Los Angeles, CA 90034
(800) 954-8000

## 6.0 ORGANIZATIONAL STRUCTURE AND RESPONSIBILITIES

In compliance with 29 CFR 1910.120 (b)(2), 8CCR 5192 and OSHA, the following individuals are assigned specific responsibilities and lines of communication for the duration of this project. ALL Employees and workers on this project are expected to maintain vigilance at all times to ensure that the work is conducted in a safe and efficient manner.

### 6.1 HEALTH AND SAFETY OFFICER

Benjamin Curry is the EFI Global Health and Safety Officer and has the responsibility and authority to oversee the development of this site Health and Safety Plan and to audit the equipment and training of involved company and sub-contractor employees to implement the Work Plan. He or his designated representative has discretionary authority to immediately suspend work until further notice.

### 6.2 PROJECT MANAGER

John G. Siskowic is the designated Project Manager for all operations on this project. He is responsible for overall administration of the project activities. His duties include project planning, communications, and coordination. He may also assist the Project Supervisor in the preparation of the Health and Safety Plan. The Project Manager reports to EFI Global's Health and Safety Officer.

### 6.3 PROJECT SUPERVISOR

Preston Skeath is the designated Project Supervisor for this project and is responsible for verification and overall compliance with this Health and Safety Plan. Duties include, but are not limited to management of staff assignments for

1. On site determination of appropriate levels of personal protective equipment (PPE);
2. Site surveillance, hazard identification, and health risk analysis;
3. Implementation of procedures and programs to eliminate risk to site personnel;
4. Implementation of site control measures;
5. Conducting daily Health and Safety meetings; and
6. Instructing all site personnel in the terms and conditions of this Health and Safety Plan.

### 6.4 SITE HEALTH AND SAFETY OFFICER

The Site Health and Safety Officer reports directly to the Project Supervisor or his designated representative. Through the Project Supervisor, he also reports to the Health and Safety Officer and the Project Manager.

### 6.5 PROJECT LEAD MEN

Project lead men are responsible for the organization and direction of select technicians and laborers to accomplish certain project tasks. They report to the Project Supervisor who assigns and schedules the work to be done on a day to day basis.

## 7.0 TAILGATE HEALTH AND SAFETY MEETING

Before work on this site begins, all involved field personnel will be briefed of this Health and Safety Plan. This briefing will be conducted by the Site Safety Officer or by a designated member of EFI Global's Health and Safety Department. This training will focus on the potential hazards present at the site and the safety and health procedures specific to this project. The training will include, but not be limited to, the following:

Project Introduction and Orientation;

Characteristics and Potential Hazards of Chemical and Physical Dangers on Site;

Personal Protective Equipment requirements- function, care, and limitations;

Emergency Response; and

General Site-Specific Safety Concepts.

## 8.0 HAZARDS AND SITE CHARACTERIZATION

As required by 29 CFR 1910.120 (c) and 8CCR 5193, all site personnel shall be aware of the nature, level, and degree of exposure likely as a result of participation in the work described within the Scope of Work . All personnel shall be advised of these conditions before entering the project site.

### 8.1 PHYSICAL HAZARDS

Physical hazards for this project include working around heavy machinery with multiple pinch- and crush-points; slips, trips, and falls; and vehicular traffic. Head, eye, ear, and foot injuries are possible and will be avoided by the use of Level D PPE.

The work zones for the purposes of this plan are to be established by the Site Health and Safety Supervisor, and all work is to take place inside of those areas. Personnel inside of the work zones shall be limited when EFI Global is conducting Site evaluation activities. Only authorized EFI Global personnel, and its subcontractors, will be permitted within the work zones. Emergency shutoff switches will be identified prior to the start of work.

Certain onsite equipment operates under high air pressure. The scope of work may include excavation or boring activities. Potential risks associated with open excavations include the following:

Injuries may result from personnel falling into an open excavation.

Loose materials and tools may fall onto workers within the excavation, causing injury.

The sidewalls of the excavation can fail, resulting in a collapse that can injure or bury workers.

Appropriate precautions must be taken to ensure the safety of personnel within and around the excavation.

Fuel tanks may be present at the site and interacted with during implementation of the scope of work. Proper design and construction of a fuel tank system play a major role in the safety of the system. In most cases intact fuel tanks are very safe, as the tank is full of fuel vapor/air mixture that is well above the flammability limits, and thus cannot burn even if an ignition source were present (which is rare). Nevertheless, if work is conducted within close proximity of a fuel tank, the potential for ignition of combustible gases will be an assumed present hazard for the duration of work until such a time that the tanks have been certified inert.

## 8.2 CHEMICAL HAZARDS AND HAZARDOUS MATERIALS ANTICIPATED

Based on historical site uses, hazardous materials that may be encountered during this scope of work are petroleum hydrocarbons and volatile organic compounds (VOCs. Workers may encounter hazardous chemicals during drilling, soil/groundwater/soil vapor sampling, well installation, and handling of soil cuttings. Therefore, for the proposed scope of work, the potential exposure routes are dermal contact with potentially impacted soil, soil vapor, and groundwater; inhalation; and ingestion.

To reduce the potential for contact with hazardous materials, personal protective equipment will be used as detailed in Section 10: Personal Protective Equipment. At a minimum, Level D PPE, as described in Section 10.4: Level D, will be worn by all on-site workers during the proposed work. In addition, air monitoring will be performed as described in Section 12.0: Breathing Zone Monitoring, and control measures will be taken as necessary to address potential risks associated with the inhalation of hazardous materials.

## 8.3 BIOLOGICAL HAZARDS

Several biological hazards may exist on the project site and will be identified prior to conducting work for each day during the site health and safety tailgate meeting.

### 8.3.1 SARS-CoV-2 / COVID-19

Severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2) is the virus that causes coronavirus disease 2019 (COVID-19), for which there is currently no vaccine. The virus is thought to spread mainly from person-to-person, between people who are in close contact with one another (within about 6 feet). The virus is spread through respiratory droplets produced when an infected person coughs or sneezes. These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs. The virus can also land on surfaces and remain there for several days. Evidence also suggests that the virus can be spread by people who are infected yet asymptomatic.

To avoid being exposed to SARS-CoV-2, the following procedures shall be followed at all times:

A minimum safe working distance of 6 feet shall be maintained between on-site personnel, including drillers and inspectors.

During coughs and sneezes, the mouth and nose must be covered with a tissue or use the inside of the elbow. Used tissues will be immediately thrown in the trash, and hands will immediately be sanitized with a hand sanitizer that contains at least 60% alcohol.

Protective, disposable gloves will be worn at all times.

Before breaks and following the completion of work, prior to the removal of disposable gloves, frequently touched surfaces will be disinfected using a commercially available disinfectant solution or appropriate substitute, such as a bleach solution. This includes sampling equipment, tables, doorknobs, handles, and mobile phones.

After all necessary surfaces are disinfected, the disposable gloves will be removed and immediately thrown in the trash. The hands will immediately be sanitized with a hand sanitizer that contains at least 60% alcohol. As soon as possible following the completion of field work, the hands will be washed with soap and water for at least 20 seconds.

### 8.3.2 BLACK WIDOW SPIDERS

Black widow spiders can be found in many dry dark covered areas in the Western United States including monitoring well cases and lids. A black widow spider bite feels like a pin prick followed by dull, numbing pain affecting the extremities and large skeletal muscles. No effective first-aid treatment for black widow spider bites exists and victims should immediately be taken to the care of a physician.

### 8.3.3 SNAKES

Western diamondback rattlesnakes exist as the predominant venomous snake in this area. Venom from rattlesnake bites generally affects the cardiovascular system and is considered life threatening. Although not anticipated due to the highly urbanized setting of the subject property, any persons bitten will seek immediate medical attention, using the route to the nearest hospital shown in the front of this HASP.

## 8.4 ELECTRICAL HAZARDS

Some equipment operating on the property requires electricity to function. When working on or around electrical equipment the potential for electrical shock, fires, and burns can be minimized if proper work practices are maintained. As a precaution, all electrical circuits will be treated as live until their condition has been verified. Treat even low voltages as dangerous. Inspect all electrical equipment and tools before each use. Inspect insulation, fixtures, switches, plugs, fuses, etc. Remove from service any faulty equipment and notify the source of the equipment. Do not work with electrical equipment with wet hands or standing in wet areas. Only a qualified electrician shall wire or install electrical systems.

Use lockout/tagout procedures whenever working on electrical equipment. When employees perform a service that requires a lockout or tagout, they shall coordinate all activities with the operator of the equipment or facility. The following actions should be performed to execute a lockout or tagout:

Notify the appropriate site personnel;

Shut down the equipment;

Isolate the equipment;

Apply lockout devices or warning tags; and

Release stored energy to achieve a "zero energy state".

In the event that a rescue from electrical equipment is required, use the following precautions:

Disconnect the circuit before attempting the rescue;

Make sure you are standing on a dry surface;

Use a dry belt, rope, coat, or other nonconductive material to loop over the victim and drag them away from the contact;

Assess the condition of the victim; do not approach if they are still in contact with the circuit; and

Apply first aid and/or CPR (if you are qualified) and get medical help by dialing 911.

## 8.5 UNDERGROUND AND OVERHEAD UTILITY HAZARDS

Prior to the start of any activities that require digging (i.e., drilling, excavation, etc.), the site will be inspected for potential hazards. This visual site survey will include an inspection for (1) overhead hazards and access constraints, and (2) any underground utilities or hazards that are identifiable by means of pavement cuts, drains, etc. In addition, utility maps and survey results from previous work, if available, will be reviewed to identify hazards.

As required by California law, if subsurface work is required, the proposed work area will be clearly marked in white paint, and DigAlert will be notified at least 48 hours before the start of field activities so that the owners of subsurface utilities can mark the locations of buried lines they have in the work area. If appropriate, a geophysical services subcontractor will also be hired to determine the presence and locations of underground utilities.

Information gathered during the site inspection and geophysical survey will be used, along with the locations of owner-marked subsurface utilities, to determine final boring/excavation locations. In

addition, for exploratory soil borings, a hand auger or post-hole digger will be used to advance each borehole the first 5 feet to confirm the absence of subsurface structures prior to drilling, if necessary.

With respect to overhead utility lines, drilling shall not be performed within 20 feet of an overhead power line. Overhead electrical lines shall be treated as if they are energized, and wind speed and direction will be noted so that equipment can be positioned to prevent overhead utility lines from contacting equipment. If lateral and/or vertical clearance is questionable, a spotter shall monitor and provide guidance when a drilling mast is being raised in the vicinity of overhead utilities.

## 8.6 TRAFFIC HAZARDS

When work is performed in high-traffic areas, such as roadways or parking lots, traffic patterns will be observed prior to work, and a safe zone will be established by delineating the work area with orange traffic cones or other indicators. These delineators will be set to caution drivers and prevent unauthorized vehicles from entering the work zone. In addition, site personnel will wear high-visibility safety vests and use care when exiting the work area and entering traffic.

In pedestrian areas, caution tape will be used to delineate the work zone and prevent unauthorized persons from entering the area. Workers and members of the public will be encouraged to use sidewalks whenever possible. If necessary, alternative walkways outside of the work area will be established using cones and caution tape, or signs will be placed to direct foot traffic to alternative walkways outside of the work zone.

## 8.7 NOISE HAZARDS

Exposure to loud noise can have the following effects:

Workers may be started, annoyed, or distracted.

Workers may sustain physical damage to the ear, pain, and/or temporary or permanent hearing loss. The degree of ear damage depends on the noise level and the duration of exposure.

Communication interference can increase other potential site safety hazards due to the workers' inability to warn of danger and convey the proper safety precautions to be taken.

Drill rigs and other heavy equipment can expose workers to high noise levels. Noise exposure is anticipated to be greatest for equipment operators and helpers in the immediate vicinity of the equipment. However, all employees working in the vicinity of the equipment (defined as a 20-foot radius) may be exposed to noise in excess of permissible levels.

Excessive noise exposure requires that feasible administrative or engineering controls be used when workers are subjected to sound levels exceeding the required standard. Thus, hearing protection will be used in high noise areas where levels exceed 85 decibels (i.e., generally when noise levels require personnel to raise their voices to be heard). At a minimum, hearing protection will be required at all times for personnel working within a 20-foot radius when heavy equipment is operational.

## 8.8 OTHER SITE ACTIVITIES

All personnel, contractors, and subcontractors not under the direct supervision of EFI Global shall operate under their scope-specific HASP prepared by their respective safety personnel.

Additionally, all subcontractors operating within the project scope, which may encounter hazardous conditions, shall operate under their own scope-specific HASP.

# 9.0 SITE CONTROL MEASURES

In compliance with 29 CFR 1910.120(b)(4)(ii)(F) and 29 CFR 1910.120(d) this section outlines control measures needed to safely complete the job described. The work area will be closely monitored by the site health and safety supervisor. Only those involved directly with the project and who have attended the site safety meeting will be allowed within the work area. Communications within the work area will be by verbal command. In the event of an emergency, an alert will be sounded with a vehicle horn or air. There will be no smoking or eating within the work area.

Site control is necessary to minimize the potential contamination of site workers, protect the public from physical and chemical hazards associated with the work, and protect site equipment from theft or vandalism. These zones are established to reduce the accidental spread of hazardous substances by controlling the movement of personnel in and out of the zones.

The degree of site control necessary depends on site characteristics, the scope of work, and the surrounding community. Hazardous waste sites are divided into as many different zones as needed to meet operational and safety objectives. In general, site control will include the establishment of three zones: the Exclusion Zone (EZ), the Contamination Reduction Zone (CRZ), and the Support Zone (SZ).

Each zone will be associated with specific operations, and work activities and equipment will be confined to the appropriate area.

Delineation of these zones will be based on sampling and monitoring results, an evaluation of potential exposure routes, and an estimate of the potential for contaminant dispersion in case of a release. Movement of workers and equipment among these zones should be minimized and restricted to prevent cross-contamination from contaminated areas to clean areas.

## 9.1 EXCLUSION ZONE

The Exclusion Zone (EZ) is the area where hazardous substances are known or suspected to be present and pose the greatest potential for exposure. The EZ will be established before the start of work by the placement of cones, delineators, caution tape, signs, or other physical barriers as needed to control access and prevent entry by unauthorized personnel. Workers within the EZ shall have or be accompanied by personnel having a minimum of 40 hours of off-site instruction (or its equivalent) and three days of actual field experience under the supervision of a trained, experienced supervisor. In addition, they shall have annual 8-hour refresher training as required by 29 CFR-1910.120.

Supervisors and managers engaged in this hazardous waste operation shall have received the equivalent training to the workers they supervise plus an additional 8 hours of specialized training as required by 29CFR-1910.120.

Geologists or Engineers engaged in preliminary investigatory or site assessment activity in which the potential for exposure to hazardous substances is limited, shall have a minimum of 40 hours of hazardous waste operations training and an additional three days of actual field experience under the direction of an experienced, trained supervisor.

Access control points will be established at the periphery of the EZ to control the flow of personnel and equipment into and out of the zone and to help verify that proper procedures for entering and exiting are followed. If feasible, separate entrances and exits should be established to separate personnel and equipment movement into and out of the zone. Personnel working in the EZ will be required to wear the level of PPE specified in this HASP.

## 9.2 CONTAMINATION REDUCTION ZONE

The Contamination Reduction Zone (CRZ) is the transition area between the EZ and the clean area. It is designed to reduce the probability that the clean Support Zone will become contaminated or affected by

other site hazards. The distance between the EZ and the Support Zone provided by the CRZ, together with the decontamination of workers and equipment, limits the physical transfer of hazardous substances into clean areas. The degree of contamination in the CRZ decreases as one moves from the EZ to the Support Zone, due to both the distance and the decontamination procedures.

Decontamination procedures take place in a designated area of the CRZ called the Contamination Reduction Corridor (CRC). The CRC begins at the outer edge of the EZ, called the Hotline, and extends to the Contamination Control Line, which is the boundary between the CRZ and the Support Zone. Access into and out of the CRC is through Access Control Points. Personnel entering the CRC from the Support Zone are required to wear the PPE proscribed for working within the CRZ. To reenter the Support Zone, workers should remove any PPE and equipment within the CRZ, and leave through the Access Control Point.

Support staff will be stationed in the CRZ as appropriate, and Personnel and Equipment Decontamination Stations will be established within the CRC. The CRZ will be designed to facilitate decontamination of workers and equipment; first aid and emergency response; sample handling; equipment supply, including

PPE and tools; and handling of decontamination waste. A worker rest area will also be established within the CRZ.

### 9.3 SUPPORT ZONE

The Support Zone (SZ) is used for administrative and other support functions that are needed to keep work in the EZ and the CRZ running smoothly. Any function that need not or cannot be performed in a hazardous or potentially hazardous area is performed in the SZ. Support zone activities may include, but not be limited to, work supervision, recordkeeping, public interface, site security, sample shipment, subcontractor coordination, and regulatory liaison.

Workers may wear normal work clothes within this zone. Any potentially contaminated clothing, equipment, and samples must remain in the CRZ until they are either (1) decontaminated, or (2) properly secured for off-site transportation (for analysis or disposal). All emergency telephone numbers, evaluation route maps, and vehicle keys will be kept in the SZ.

## 10.0 PERSONAL PROTECTIVE EQUIPMENT

Personal protective equipment (PPE) shall be selected and used to protect employees from hazards and potential hazards they are likely to encounter as identified during the site characterization and associated activities. The level of PPE protection will be increased should additional information or site conditions indicate that increased protection is necessary to reduce worker exposure below 10 ppm for volatile compounds. The level of PPE may be upgraded, but may not be reduced, by the site Health and Safety Officer. PPE is ranked from Level D (lowest level of protection) to Level A (greatest level of protection).

The designated PPE for all personnel in the work area is **LEVEL D** but can be upgraded as necessary.

### 10.1 LEVEL A

Level A PPE consists of the following equipment:

A fully encapsulating, chemically protecting, positive pressure suit with full face piece and self-contained breathing apparatus (SCBA) or positive pressure, supplied-air respirator with escape SCBA approved by NIOSH;

Disposable outer suit (may be optional depending upon suit construction);

Reflective safety vest;

Inner and outer chemical resistant gloves;

Chemical resistant boots with steel toe and shank; and

Hard hat, and optional long underwear, coolant vest, and coveralls.

### 10.2 LEVEL B

Level B PPE consists of the following equipment:

Positive pressure, full face piece SCBA or NIOSH approved, full face, positive pressure, supplied-air respirator;

Hooded, chemical resistant, disposable coveralls and boot covers;

Reflective safety vest;

Inner and outer chemical resistant gloves;

Chemical resistant boots with steel toe and shank; and

Hard hat, face shield, coveralls and optional coolant vest and long underwear if applicable.

### 10.3 LEVEL C

Level C PPE consists of the following equipment:

NIOSH approved full face or half mask air purifying respirator;

Disposable, hooded chemical resistant coveralls;

Reflective safety vest;

Chemical resistant outer and inner gloves;

Hard hat and boots with steel toe and shank; and

Optional inner coveralls, chemically resistant boots, boot covers, face shield, escape mask, long underwear, and coolant vest.

### 10.4 LEVEL D

Level D PPE consists of the following equipment:

Disposable nitrile gloves, face shield or ANSI 2000 protective eye glasses;

Reflective safety vest;

Hard hat and boots with steel toe and shank; and

Eyewash kit will be available at all times.

## 11.0 ENGINEERING CONTROLS AND WORK PRACTICES

Engineering controls and work practices used to protect site personnel from exposure to hazardous substances and health and safety hazards will include the following at a minimum.

### 11.1 EQUIPMENT

Construction equipment may be used during execution of the scope of work, and shall conform to the following conditions:

Construction equipment will be initially inspected upon arrival at the Site and will have overhead protection from falling objects for the operator.

Dump trucks, haul trucks, front-end loaders, earth movers, and like machinery will be equipped with backup alarms. When it is necessary to travel with this type of equipment, a signal person will direct the movement of the equipment and warn others in order to prevent collisions.

Crawler cranes and truck cranes, both latticed boom and hydraulic boom, will be equipped with boom angle indicators, load indicators, anti-two-block devices, etc. The load lines and boom lines shall be of sufficient length to maintain a minimum three wraps on the bare drum.

For the truck cranes, a back-up alarm shall be installed.

Operators of crane equipment will have a valid and current physical exam, letter of employment, and current insurance.

Some of the equipment used on Site operates under high air pressure. As such, EFI Global personnel and its subcontractors will be required to wear Level D PPE, including proper eye protection, at all times while in the work zone.

Only authorized persons shall operate machinery or equipment.

Loose or frayed clothing, long hair, dangling ties, finger rings, etc. shall not be worn around moving machinery or other sources of entanglement.

Machinery shall not be serviced, repaired, or adjusted while in operation, nor shall oiling of moving parts be attempted, except on equipment that is designed or fitted with safeguards to protect the person performing to work.

Where appropriate, lock-out procedures shall be used.

Employees shall not work under vehicles supported by jacks or chain hoists without protective blocking that will prevent injury if jacks or hoists should fail.

Air hoses shall not be disconnected at compressors until hose air has been bled.

All excavations shall be visually inspected before backfilling to ensure that it is safe to backfill.

Excavating equipment shall not be operated near tops of cuts, banks, and cliffs if employees are working below.

Tractors, bulldozers, scrapers, and carryalls shall not operate where there is a possibility of overturning in dangerous areas, like edges of deep pits, cut banks, and steep slopes.

When loading where there is a possibility of dangerous slides or movement of material, the wheels or treads of loading equipment, unless riding on rails, should be turned in the direction that will facilitate escape in case of danger, except in a situation where this position of the wheels or treads would cause a greater operational hazard.

Forklift operators are required to be certified and must have a certification card on their person or in the jobsite office.

Equipment must be inspected daily.

All OSHA regulations, manufacturer recommendations, and Operation & Safety Manual recommendations must be followed for the safe and proper use of the equipment.

An operator must be present on the machine when the engine is running, unless the bucket is lowered to the ground, the brake is set, the machine is in neutral, and the operator is within 25 feet of the machine and has it in his line of sight.

Equipment must be used only for its intended purpose.

Damaged equipment must be locked out & tagged out.

Smoking is prohibited while fueling equipment.

All spills must be cleaned up, and waste must be disposed of properly.

When cranes are used on Site, a daily inspection check list for the crane and the rigging must be completed.

Proper use and care of tools is critical to the safety of Site workers:

All tools and equipment shall be maintained in good condition and inspected daily.

Workers shall report all tools or equipment that are not working properly.

Damaged tools or equipment shall be removed from service and tagged “DO NOT USE."

Pipe shall not be used as a substitute for wrenches.

Only appropriate tools shall be used for the job.

Appropriate PPE shall be used when using tools.

Wrenches shall not be altered by the addition of handle-extensions or "cheaters."

Files shall be equipped with handles and not used to punch or pry.

A screwdriver shall not be used as a chisel.

Wheelbarrows shall not be pushed with handles in an upright position.

Portable electric tools shall not be lifted or lowered by means of the power cord. Ropes shall be used.

Electric cords shall not be exposed to damage from vehicles.

In locations where the use of a portable power tool is difficult, the tool shall be supported by means of a rope or similar support of adequate strength.

## 11.2 ILLUMINATION

Supplemental lighting shall be supplied to provide not less than 3 foot-candles of illumination in all work areas. Higher levels may be required as prescribed by 29 CFR 1910.120 (m).

## 11.3 SANITATION

An adequate supply of potable water will be provided on the site in enclosed containers. Toilet facilities will be supplied in accordance with 29 CFR 1910.120 (n). Adequate washing facilities and change rooms will be available for all site workers as specified in 29 CFR 1910.120 (n)(6) and (7).

## 11.4 VENTILATION

Adequate ventilation will be supplied to reduce dust and supply fresh air for workers working within enclosures.

## 11.5 EXCAVATION

If excavation is encountered, work within and around an excavation shall conform to the following:

Work in any trench or excavation MUST be under the direct supervision of a Competent Person, as defined by OSHA in 29 CFR 1926.32(f), with experience in this type of work.

Proper trench and excavation procedures shall be followed. A trench or excavation must be inspected prior to entry to ensure that it is safe.

Means of egress must be provided for any trench deeper than 4 feet. Ladders must be placed at each end and must not be further than 25 feet apart. Ladders shall extend 36" above the opening/surrounding ground and be secured.

Trenches and excavations deeper than 5 feet must be sloped, shored, or shielded.

Spoils and loose tools that are not tied down must be kept at least 2 feet from the edge of the excavation.

Warning signs and appropriate barricades must be posted around all open excavations and trenches.

## 11.6 FALL PROTECTION

Fall protection shall be used when workers are exposed to an environment with risk of a fall hazard.

For working on roofs: A fall protection system consisting of safety lines and other appropriate equipment shall be used. A scaffold shall be erected to the eave line, or other approved methods shall be used. An area surrounding the building will be barricaded so that personnel on the ground will not be exposed to any objects that might fall from the roof.

For working inside existing buildings and newly constructed buildings: Work platforms on self-propelled scissors lifts or hydraulic lifts shall be equipped with handrails, midrails, and toe boards. Workers shall be tied off to the designated secure points as directed by the lift manufacturer's manual. Rolling scaffolds are to be used only on level, clean, and firm surfaces. Use of rolling scaffolds will not be permitted on unstable surfaces. The casters for the rolling scaffolds shall have a locking device on each caster. No worker shall be permitted to ride on the rolling scaffold while it is being moved. The maximum height for a rolling scaffold will be no greater than three times the smallest base dimension.

Workers shall be instructed by a Competent Person, as defined by OSHA in 29 CFR 1926.32(f), on the use of fall protection equipment. Fall protection shall consist of one harness, one lanyard, and one anchorage point. The D-ring shall be located in between the shoulder blades of the back. Fall protection gear shall be inspected daily and properly stored when not in use.

Guardrail systems shall be designed to meet CAL OSHA standards, as follows: The top rail will be 42-inches (plus or minus 3 inches) above the walking/working level. If there is no 21-inch wall or parapet wall at the working level, a midrail must be installed midway between the working surface and the top rail.

The CAL OSHA standards for fall protection will be used during roofing and framing activities. Toe boards shall be a minimum of 4 inches high when required.

## 11.7 EXPLOSION AND HAZARDOUS ATMOSPHERE PREVENTION

This section shall apply if underground storage tanks are to be exposed, removed and/or transported.

Call the Underground Tank Enforcement Unit Inspector at least TWO WEEKS prior to start of work. Arrange a mutually agreed upon appointment date and time with the district Fire Inspector to be on Site to witness the UST removal.

A Site supervisor will be present to observe and document the excavation activities and UST removal, and perform required monitoring of fugitive emissions during excavation activities in accordance with Air Quality Management District (AQMD) Rule 1166.

The Site supervisor will enforce the No Smoking rule and ensure that no open flames are introduced to the work zone.

The excavation work shall be performed in cooperation with the owner and all concerned government agencies. The USTs and associated piping will be exposed by removing overburden material. Tank and piping locations will first be confirmed with hand digging equipment to clear them for safe excavation with the backhoe.

**No cutting torch, open flame, or spark producing equipment shall be used on the tanks or piping.**

Workers will disconnect and remove all associated piping, electrical lines, and in-tank pumps, and leave these items on Site pending off-Site transportation and disposal or recycling at an appropriate facility.

Electric lines, piping, and other tank appurtenances shall be isolated or disconnected. All vent piping shall be left intact until the USTs are exposed and ready to be removed. Barriers and signs shall be installed where necessary, and any source of ignition shall be at least 25 feet away from the excavation.

A vacuum will be applied to the tanks before cutting to remove any combustible gasses from the underground storage tanks (USTs). The atmosphere of the UST will be checked with a flame ionization detector (FID) to determine if it is safe for cutting. When conditions are safe, the tanks will be cut with non-sparking tools to allow for removal of the UST contents with a vacuum truck. USTs are assumed to be empty. Workers will monitor the tank atmosphere before entry and degas as required by the Los Angeles Department of Public Works (DPW).

## 11.8 ELECTRICAL PRECAUTIONS

Precautions shall be taken when working with electrical equipment or in areas where electrical utilities may be present. Even low voltages will be treated as dangerous. All electrical equipment and tools, including insulation, fixtures, switches, plugs, fuses, etc., will be inspected before each use. Any faulty equipment will be removed from service, and the owner of the equipment will be notified. Personnel with wet hands or standing in wet areas shall not work with electrical equipment. Only a qualified electrician shall wire or install electrical systems.

Lockout/tagout procedures will be used whenever working on electrical equipment. When employees perform a service that requires a lockout or tagout, they shall coordinate all activities with the operator of the equipment or facility. The following actions shall be performed to execute a lockout or tagout:

1. Notify the appropriate site personnel.
2. Shut down the equipment.
3. Isolate the equipment.
4. Apply lockout devices or warning tags.
5. Release stored energy to achieve a “zero energy state.”

In the event that a rescue from electrical equipment is required, the following precautions shall be used:

Disconnect the circuit before attempting the rescue.

Make sure you are standing on a dry surface.

Use a dry belt, rope, coat, or other nonconductive material to loop over the victim and drag them away from the contact.

Assess the condition of the victim; do not approach if they are still in contact with the circuit.

Apply first aid and/or CPR (if you are qualified), and get medical help by dialing 911.

## 12.0 BREATHING ZONE MONITORING

Breathing zone air monitoring will be conducted on a regular basis, in compliance with 29 CFR 1910.120(b)(4)(ii)(E) and 29 CFR 1910.120(h), to address the potential for worker inhalation of hazardous materials. As appropriate, workspace air will be monitored for dust, flammability, oxygen content, and hazardous chemicals.

To measure organic vapor concentrations in the workspace and adjacent areas, a photo ionization detector (PID) will be used to monitor ambient air in the worker breathing zone for the presence of VOCs. The air monitoring results will be used to determine the appropriate level of PPE and to advise Site workers of any changes in the levels of exposure likely as a result of their activities. Should PID readings sustain above 10 parts per million, the work area will be evacuated until safe working conditions are restored.

Although a significant amount of dust is unlikely to be generated during this scope of work, the breathing zone will be visually monitored, and dust control measures will be implemented if necessary. For example, soil piles may covered with plastic sheeting or sprayed with water for dust control.

Breathing zone monitoring described herein will be conducted in addition to any other site or community health and safety programs already in place for the project site, if applicable.

## 13.0 HEAT STRESS MONITORING

This section of the HASP [in compliance with 29 CFR 1910.120(h)] describes how the site-specific environmental conditions (temperature, humidity, air movement), employee work loads, and PPE may expose employees to hazards resulting in injury or illness related to heat stress.

Environmental conditions will be constantly monitored by the project manager. If conditions become a concern, work will stop until conditions are appropriate for work. Employee work load is considered light for this project and PPE levels are low so heat stress is not a major concern. Cold water will be on hand at all times and employees take breaks as needed for this project.

## 14.0 DECONTAMINATION PROCEDURES

The decontamination section of the HASP [in compliance with 29 CFR 1910.120(b)(4)(ii)(G) and 1910.120(k)] describes how personnel and equipment are decontaminated when they leave the Exclusion Zone. This section also describes how residual waste from decontamination processes is properly disposed of. The level of exposure to contamination is expected to be low for this project.

Decontamination of personnel and equipment will be done on-site within the CRZ, which was discussed in Section 9.2. Personnel leaving the work area will wash their hands and remove all PPE before leaving the site. At a minimum, washing of the face and hands with soap and water is required for skin decontamination. To prevent ingestion, workers will wash their face and hands with soap and water before eating as well as at the end of each shift.

All equipment, tools, and supplies that have been inside the work area or in contact with contaminated materials will be decontaminated by one of two methods. The first method, which will be used for large equipment such as hollow-stem augers, will involve cleaning with a high-pressure steam cleaner or dustoff with hand tools. In this case, the equipment will be placed into a portable decontamination trailer so that the waste water can be collected and containerized pending off-site transportation and disposal, or the equipment will be visually inspected and fugitive materials (e.x. soil, debris, mud) will be brushed off using tools such as brushes, brooms, or rakes. If rumble plates are present, all equipment will be transported over rumble plates prior to egress from the Site to further remove fugitive materials.

The second method will be used to decontaminate smaller tools and equipment, such as sampling devices.

This equipment will be cleaned with a soft-bristled brush using a phosphate-free detergent solution. The equipment will then be rinsed in clean tap water, rinsed in distilled water, and placed on a clean surface to air dry.

Waste water will be temporarily containerized in DOT-approved, 55-gallon steel drums or equivalent until proper legal disposal can be accomplished following analytical profiling of the waste.

# 15.0 EMERGENCY RESPONSE

This section presents protocols for emergency planning and response activities.

## 15.1 PRE-EMERGENCY PLANNING

A daily Health and Safety (or "Tailgate") meeting will be conducted by the Site Health and Safety Officer. The topics discussed and the names of personnel in attendance will be recorded on a form designed for this purpose.

All site personnel will be instructed as to the site topography, layout and points of ingress or egress. Weather and wind directions will be noted daily to identify safe routes of evacuation in case of an emergency. The locations of communications equipment such as cellular phones and radios will be noted. Specific hazards or conditions that may affect the Health and Safety of workers, and the procedures for mitigating personnel exposure will be reviewed and discussed. Special emphasis will be placed on any changes in site characteristics or procedures that are a result of project activities.

## 15.2 PPE AND EMERGENCY EQUIPMENT

At a minimum, the following equipment shall be at the work site and available for use:

Dry Chemical Fire Extinguisher (A-B-C Rated);

First Aid Kits;

Portable Radios and/or Cellular Telephone; and

Hand Tools - shovels, saws, etc.

## 15.3 EMERGENCY RECOGNITION AND PREVENTION

All site personnel will be trained in the site characteristics, procedures, work plan, and project tasks. They will maintain surveillance over the work that is being done around them as well as their own assigned task and to report any anomalous or unexpected conditions to their supervisor immediately. All personnel will observe safe working practices and procedures to protect themselves and fellow workers.

## 15.4 EMERGENCY ALARM SYSTEM

Several warning systems may be used to sound the alarm in an emergency situation. The type of system used depends on the nature of the emergency. The type of systems is:

### 15.4.1 VERBAL COMMUNICATIONS

Used to convey specific instructions. This method may be amplified by use of a Bull Horn or Public Address system.

### 15.4.2 HAND SIGNALS

Used to give instructions and directions. Also used for communications when noise precludes verbal communication. Workers are to use the buddy system at all times and be aware of the reduction of verbal

communication abilities in high-noise areas. The specific hand signals to be used during the project will be discussed during the tailgate safety meeting and will include, but not be limited to, the following:

| | |
|---|---|
| Closed fist: | Stop work |
| Hands crossed above head: | Personal injury |
| Hand gripping throat: | Cannot talk; having difficulty breathing |
| Grip partner's wrist: | Cannot talk; leave area immediately |
| Hands on top of head: | Need assistance |
| Thumbs up: | Okay, I am alright, I understand |
| Thumbs down: | No, negative. |

### 15.4.3 RADIO COMMUNICATIONS

Radios can be used to give instructions and directions. They may also be used for communications between on site and off site personnel. Emergency radio communications will be identified as such and have priority over normal operational messages.

### 15.4.4 VEHICLE AND PORTABLE COMPRESSED AIR HORNS

Horn signals are used to signify an emergency situation or to attract attention when other forms of communication are not available or practicable. Standard horn signals are:

**One Short Blast** to signify that communication is required. Personnel should report immediately to their supervisor.

**One Long Blast** to signify an IDLH emergency evacuation of the work area. Personnel should evacuate to a pre-determined site upwind. A head count will be taken and further instructions given.

**Repeated Short Blasts** to signify an IDLH emergency evacuation of all site personnel through pre-determined egress routes. A head count will be taken and further instructions given at the meeting point outside the evacuated area.

## 15.5 EMERGENCY EVACUATION

In the event that the area must be evacuated, site personnel will move off site via the nearest up-wind route. Safe distances and places of refuge will be determined in the field by air monitoring. Emergency response teams will be notified by phoning 911 on cellular or installed telephones. No one will re-enter the site without approval from the Site Safety Officer.

All personnel will familiarize themselves with points of egress and be aware of wind patterns that will affect dispersion of hazardous fumes or smoke in an emergency.

## 15.6 EMERGENCY RESPONSE PROCEDURES

In case of emergency or hazardous situation, the individual or individuals who observe the situation shall immediately give the alarm. Upon hearing the alarm, all non-essential communication shall cease. The individual(s) who sounded the alarm shall notify his supervisor of the situation. Immediate actions that will be taken to correct the situation shall be dictated by the emergency. These actions may be one or more of the following:

### 15.6.1 FIRES

Extinguish fire with fire extinguishers or blankets if possible. Evacuate the area and notify the fire department if uncontrolled.

### 15.6.2 GAS OR FUME RELEASE

Evacuate the area until the fumes have dispersed. Notify appropriate authorities if fumes threaten to escape the exclusion zone.

### 15.6.3 PERSONNEL INJURY

Administer first aid and/or call 911 as appropriate.

## 15.7 HAZARD SUBSTANCE RELEASE

Should a hazardous substance be released, all personnel will immediately evacuate the area to a safe area up wind. Emergency personnel will be summoned to the site for appropriate response.

Upon completion of emergency response, site work may resume pending approval by the responding agency.

## 15.8 INJURY AND EXPOSURE

In the event of overt personal injury, exposure, fire, or explosion, notification will be made immediately to EFI Global's Health and Safety Officer as per company policy. Any job related injury or illness will be reported within 24 hours.

If an injury should occur, stabilize the injured person and administer first aid. If the person is in the exclusion zone, they must be decontaminated or contained in uncontaminated materials prior to removal from the zone. Medical aid may be summoned by dialing 911 on cellular or installed telephones. Care must be taken to describe the nature of the injury and location of the victim to the emergency response dispatch and/or team member.

## 15.9 EMERGENCY MEDICAL TREATMENT AND FIRST AID

Adequate facilities and personnel will be provided to assure prompt and efficient first aid in the event of injury or exposure. First aid kits will conform to 8CCR 5192 and will consist of individually sealed items within a weatherproof container. Each first aid kit will be inspected and fully equipped before being deployed to the site. Any expended items will be replaced as soon as used.

General first aid practices that may be employed in the event of personal injury or exposure are:

| | |
|---|---|
| **Eyes** | Irrigate immediately with pressurized eye/face wash unit. |
| **Skin** | Wash with soap and water. |
| **Breathing** | Move victim to fresh air at once and begin CPR. Phone 911 to obtain medical attention as soon as possible. |
| **Swallowing** | Identify the item swallowed. Follow appropriate first aid procedures and obtain medical attention as soon as possible. |

## 16.0 HEALTH AND SAFETY PLAN APPROVAL

The Health and Safety Plan has been reviewed and hereby approved. By their signatures, the following undersigned certify that this Health and Safety Plan meets the requirements of 29 CFR 1910.120 and 8 CCR 5192 and all other applicable regulations for the protection of the health and safety of all persons entering upon this site.

**Health and Safety Officer:**

| Signature | Printed Name | Date |
|---|---|---|

**Project Manager:**

| Signature | Printed Name | Date |
|---|---|---|

**Project Supervisor:**

| Signature | Printed Name | Date |
|---|---|---|

**Site Safety Officer:**

| Signature | Printed Name | Date |
|---|---|---|

**Others as Necessary:**

| Signature | Printed Name | Date |
|---|---|---|
| Signature | Printed Name | Date |

## 17.0 HEALTH AND SAFETY PLAN CERTIFICATION

By their signature, the following undersigned certify that this Health and Safety Plan has been read, or otherwise communicated to them. They further certify that they completely understand this plan and will follow its procedures for the protection of the health and safety of all persons entering upon this site.

| Signature | Printed Name | Date |
|---|---|---|
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |
| Signature | Printed Name | Date |

# FIGURES

W ADAMS BLVD
W 28TH ST
W 29TH ST
MONTCLAIR ST
200
CIMARRON ST
W 27TH ST
W 29TH
W 29TH PL
W 30TH ST
SITE
W 31ST ST
W JEFFERSON BOULVARD
VIRGINIA RD
WELLINGTON RD
12TH AVE
EDGEHILL DR
11TH AVE
10TH AVE
9TH AVE
8TH AVE
7TH AVE
5TH AVE
W 36TH ST
EXPOSITION BLVD
Cienega
EXPOSITION PL
S MUIRFIELD RD
BUCKINGHAM RD
SOMERSET DR
S NORTON AVE
COLISEUM ST
RODEO RD
W 38TH PL
LEGEND
APPROX. SCALE: 1"=1,000'
SITE LOCATION MAP
2800 & 2802 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90018
efi global
PN: 045.12600
DT: 04/10/2024
DB: KK
CB: MS
FIGURE
1
BASEMAP SOURCE: U.S.G.S.

LEGEND

PROPERTY LINE

ENV1● APPROXIMATE LOCATION OF SOIL BORING

ENV2⊕ APPROXIMATE LOCATION OF SOIL AND SOIL VAPOR BORING

APPROX. SCALE: 1"=30'

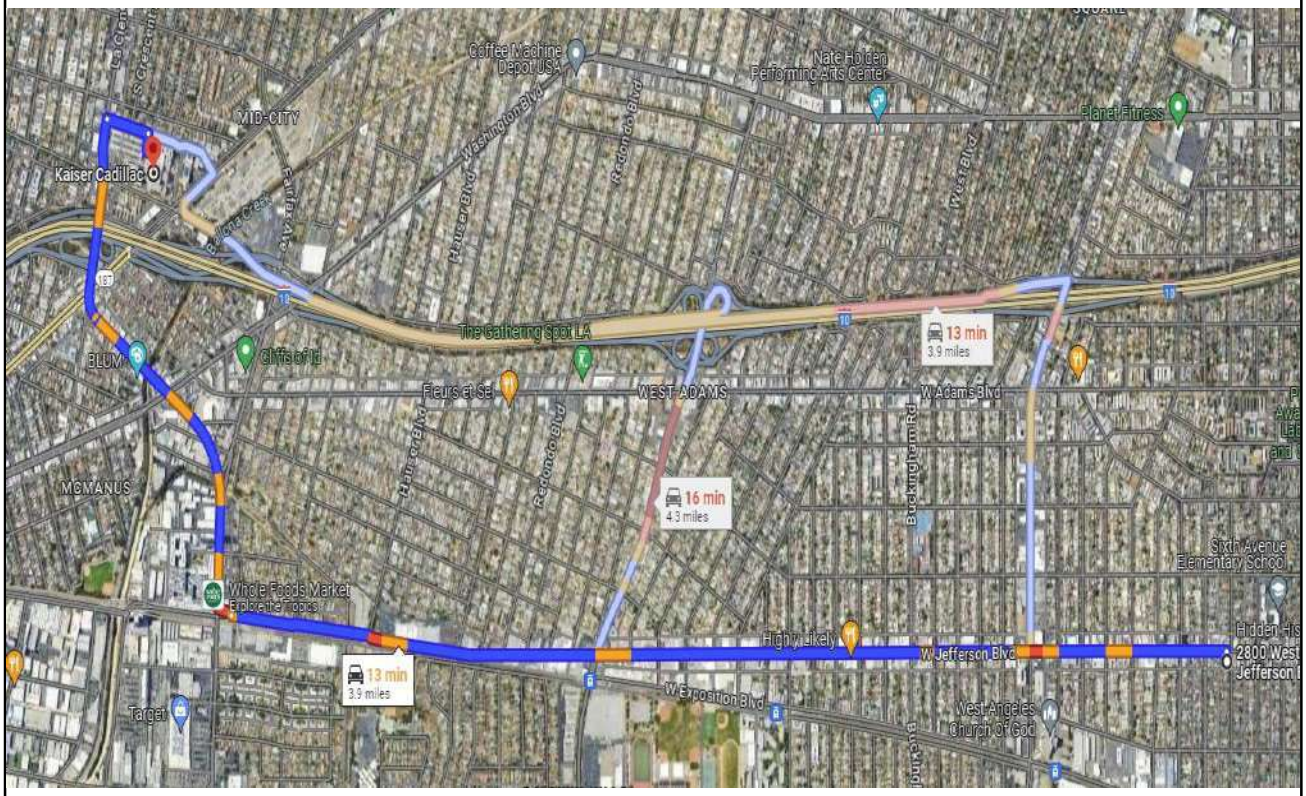
0 15' 30'

**SITE PLAN**

2800 & 2802 W. JEFFERSON BOULEVARD
LOS ANGELES, CA 90018

efi global

| PN: 045.12600 | FIGURE |
|---|---|
| DT: 04/10/2024 | 2 |
| DB: KK \| CB: MS | |




efi global

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2800 & 2802 W. Jefferson Blvd.
Los Angeles, California 90018

Source:
Google, Inc., 2024

Project Number: 045.12600

## 2800 W Jefferson Blvd

Los Angeles, CA 90018

↑ Head west on W Jefferson Blvd toward 9th Ave

2.6 mi

↱ Turn right onto La Cienega Blvd

ⓘ Pass by Starbucks (on the right)

1.1 mi

↱ Turn right

0.1 mi

↱ Turn right

187 ft

## Kaiser Cadillac

6041 Cadillac Ave, Los Angeles, CA 90034

efi global

***F***

***D t t N t t***

2800 & 2802 W. Jefferson Blvd.
Los Angeles, California 90018

Source:
Google, Inc., 2024

Project Number: 045.12600

# HEALTH AND SAFETY FORMS

efi global

# S E SAFE E L S

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| ROJE ADDRESS | |
| ROJE NU BER | |
| DA E | |

| ES | NO | N A | E | NO ES |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | Health and safety plan on-site, read and signed by all personnel | |
| ☐ | ☐ | ☐ | Daily tailgate safety meeting held | |
| ☐ | ☐ | ☐ | Personnel hold applicable safety training and medical clearances | |
| ☐ | ☐ | ☐ | Work area secure from unauthorized entry | |
| ☐ | ☐ | ☐ | Emergency and First Aid kit and equipment on site | |
| ☐ | ☐ | ☐ | Exclusion zones, Contaminant Reduction Zones, Support Zones established | |
| ☐ | ☐ | ☐ | Chemical decontamination and containment procedures implemented, stations established | |
| ☐ | ☐ | ☐ | Personnel protective equipment available and implemented | |
| ☐ | ☐ | ☐ | Hearing and eye protection used as appropriate | |
| ☐ | ☐ | ☐ | Heat Illness Prevention program implemented, adequate potable water on site | |
| ☐ | ☐ | ☐ | Emergency phone present and accessible | |
| ☐ | ☐ | ☐ | Tools and equipment in good working order | |
| ☐ | ☐ | ☐ | Adequate lighting available | |
| ☐ | ☐ | ☐ | Traffic control implemented | |

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efi global

# A L A E SAFE EE N

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# APPENDIX E

# LAUSD SPECIFICATION SECTION 01 4524, ENVIRONMENTAL IMPORT/EXPORT MATERIALS TESTING

**NOTES TO OAR**: This Section must be included in Division 01 whenever any earthwork, including related sections 31 2200, 31 2313, 31 2316, 31 2319, 31 2323 and 32 1100, is included in the scope of work of the project. All imported and exported fill materials are required to be tested; such testing shall be conducted at site of origin. In the event that site is balanced and does not require either export or import, then requirements of this section shall not apply; however, this section is still required to be included in bidding documents. Clean gravel from a pre-evaluated commercial source may also be eligible for a variance to this section (01 4524) with prior written approval from LAUSD-OEHS. While OWNER Consultant (soils engineer) provides testing for compaction, grading, etc., CONTRACTOR retains the services of a licensed environmental professional and an independent State of California certified laboratory to sample and test for the requirements of this section. A request for variance to the Specification must be submitted in writing to OEHS two weeks in advance of need and be accompanied by a memo explaining the rationale for the variance and a project funding code to cover OEHS review. ***DELETE THIS TEXT BOX PRIOR TO ISSUING THIS SPECIFICATION.***

# SECTION 01 4524

# ENVIRONMENTAL IMPORT/EXPORT MATERIALS TESTING

## PART 1 - GENERAL

### 1.01 SUMMARY

A. This Section specifies the requirements for the sampling, testing, transportation and certification of imported fill materials or exported fill materials from school sites.

B. This Section defines:

1. CONTRACTOR requirements for use of existing, imported or generated materials on school sites.
2. CONTRACTOR requirements for stockpiling materials for use on schools sites.
3. CONTRACTOR requirements for exporting materials from a school site including transportation.
4. Testing requirements for all materials imported, exported, stockpiled or generated for use on a school site.
5. CONTRACTOR testing and reporting requirements.
6. CONTRACTOR submittal requirements.

C. Related Requirements:

1. Division 1: General Requirements.
2. Section 01 1100: Summary of Work.
3. Section 01 3113: Project Coordination.
4. Section 01 3213: Construction Schedule.
5. Section 01 3300: Submittal Procedures.
6. Section 01 7700: Contract Closeout.
7. Section 31 2200: Grading.
8. Section 31 2313: Excavation and Fill.

9. Section 31 2316: Excavation and Fill. (Pavement)

10. Section 31 2319: Excavation and Fill (Structures).

11. Section 31 2323: Excavation and Fill (Utilities).

12. Section 32 1100: Base Course.

1.02 OBJECTIVES

A. Ensure that fill materials imported to school sites are safe for students, staff and visitors.

B. Ensure that materials exported from school sites for use at school and non-school sites or offsite disposal/recycling are adequately characterized for lawful disposition.

C. Ensure that representative data be collected so that analytical determinations can be made in regard to the first two objectives.

D. Require CONTRACTOR to contract with and pay for the services of a licensed environmental professional (licensed State of California Professional Engineer [PE Civil], Professional Geologist [PG] or Registered Environmental Assessor II [REA II]) familiar with environmental site assessment and waste classification and disposal requirements to perform such services.

E. Require CONTRACTOR to contract with and pay for an independent, approved California Department of Health Services certified testing laboratory to perform testing of imported, exported and site generated fill materials.

F. Require CONTRACTOR to pay all fees required by authorities having jurisdiction over area.

G. Require CONTRACTOR to post bonds required by authorities having jurisdiction over area.

1.03 DEFINITIONS

A. Definitions not furnished in text of this section:

1. CEQA: California Environmental Quality Act.

2. EIR: Environmental Impact Report.

3. Environmental Compliance Manager: Individual at LAUSD-OEHS, who ensures LAUSD compliance with all pertinent regulations, ordinances, codes, and/or policies.

4. LAUSD-OEHS: Los Angeles Unified School District – Office of Environmental Health and Safety.

5. Licensed Environmental Professional: Person licensed in the State of California and with sufficient knowledge and experience to competently perform environmentally-related work, including (but necessarily limited to) environmental site investigations, remedial projects, and other tasks involving the collection of soil, soil vapor, and groundwater samples; the selection of analytical methods for said samples; the interpretation of analytical data; the preparation of work plans, reports, and other relevant documents; and the supervision and/or oversight of remedial contractors. For the purposes of this Section, a licensed environmental professional shall include a Professional

Geologist or "P.G.," a Professional Engineer or "P.E.," or a Registered Environmental Assessor II or "REA II."

6. ug/kg: micrograms/kilogram.

7. mg/kg: milligrams/kilogram.

8. NA: Not Applicable.

9. RCRA: federal Resource Conservation and Recovery Act.

10. Soil Certification/Sample Data Report: Report documenting location, volume, sampling procedures, analytical methods, chemical test results, and recommendations for either disposing or re-using stockpiled soil excavated from LAUSD sites or proposed for import to same. Preparation of report is to follow the procedures given in Part 1.04 of this section.

11. Soil Sampling Plan (SSP): As described in 1.04 of this section, a document providing sufficient guidance with which to adequately characterize soil proposed for import to, or export from, a LAUSD school Site. Guidance in this document is to be in accordance with the procedures described in Part 1.04 of this section.

12. STLC: Soluble Threshold Limit Concentrations as defined in Tables II and III, Chapter 11, Article 3, § 66261.24-1 of Title 22 of the California Code of Regulations (CCR).

13. TCLP: Toxicity Characteristic Leaching Procedure, test method 1311, documented in Title 40, Part 261, Subpart C, § 261.24 of the Code of Federal Regulations (CFR).

14. TTLC: Total Threshold Limit Concentrations, as defined in Tables II and III, Chapter 11, Article 3, § 66261.24-1 of Title 22 of the CCR.

15. USEPA or EPA: United States Environmental Protection Agency.

16. WET: Waste Extraction Test, as defined in Appendix II-1, Chapter 11 of Title 22 of the CCR.

1.04 SUBMITTALS

A. CONTRACTOR shall submit to OWNER'S Authorized Representative (OAR) for transmittal to the LAUSD-OEHS:

1. A qualifications statement for CONTRACTOR's independent California certified testing laboratory and required licensed environmental professional (California Professional Engineer [PE civil]), Professional Geologist [PG] or Registered Environmental Assessor II [REA II]) prior to the start of Work. CONTRACTOR's licensed environmental professional must possess recent demonstrated environmental experience in soil sampling and waste classification.

2. A draft import/export Soil Sampling Plan (SSP) prepared by CONTRACTOR's licensed environmental professional for review and concurrence by LAUSD-OEHS. The objective of the SSP is to obtain representative sample data. The Draft SSP or equivalent document acceptable to LAUSD-OEHS must be

submitted at least 72 hours prior to all proposed import/export sampling activities. The consultant's proposal (with or without fees) is acceptable in lieu of a SSP.

a. At a minimum, the Draft SSP shall include a site map which shows the location of the proposed import/export and the location and number of the proposed stockpile samples. The draft SSP shall also contain information pertaining to the total volume of the stockpile proposed for sampling and the rationale in support of the proposed sampling approach. Existing environmental documentation specific to the import/export site shall be utilized by the CONTRACTOR's environmental professional to support the proposed sampling approach and analytical method suite. For new school sites, this information would include a Department of Toxic Substances Control (DTSC) approved site investigation report, e.g., Preliminary Environmental Assessment (PEA). It is the responsibility of the CONTRACTOR to request this information in advance from the OAR if they do not already have access to a copy at the jobsite.

b. Lacking this information or rationale, samples shall be analyzed for all analytical methods described in Article 3.02. Guidance for the minimum number of samples per stockpile volume is provided in Table 1 (supplemental samples may be required by LAUSD-OEHS if pothole sampling is utilized.). In addition, the draft SSP shall contain all necessary contact information for the import/export site and a proposed schedule for the sampling activities.

c. To expedite the review process, the Draft SSP shall be submitted electronically to LAUSD-OEHS in MS Word format. LAUSD-OEHS will either approve the document or request revisions be made. This process shall continue until LAUSD-OEHS approves the draft SSP.

d. Upon revision of the draft SSP by the CONTRACTOR's licensed environmental professional and acceptance by the LAUSD-OEHS, four copies of the final SSP will be provided to the OAR for distribution to LAUSD-OEHS and the project file.

3. Draft Soil Certification/Sample Data Report:

a. A draft Soil Certification/Sample Data Report prepared by CONTRACTOR's licensed environmental professional for review and concurrence. At a minimum the draft Soil Certification/Sample Data Report shall contain:

1) A site map showing the location of the stockpile(s) and stockpile sample locations.

2) A detailed discussion and evaluation of the laboratory results.

3) A summary of findings and recommendations that provide a determination on the waste classification of the subject materials, based on the representative sample results.

4) Recommendations for additional steps, if any.

5) Chain-of-custody forms and all laboratory data with respective QA/QC sheets.

b. Contractor must allow LAUSD-OEHS a minimum of 72 hours to review the draft Soil Certification/Sample Data Report. To expedite the review process, the draft Soil Certification/Sample Data Report shall be submitted electronically to LAUSD in MS Word format. LAUSD-OEHS will either approve the document or request that revisions be made. This shall continue until LAUSD-OEHS approves the draft Soil Certification/Sampling Data Report.

c. Upon revision of the draft Soil Certification/Sample Data Report by the CONTRACTOR'S licensed environmental professional and acceptance by LAUSD-OEHS, three copies of the final report, signed and stamped by the licensed professional, shall be submitted to the OAR for distribution to LAUSD-OEHS, the project file, and to the LAUSD-OEHS Environmental Compliance Manager. If the soil is to be exported to or imported from, a LAUSD school site (if it satisfied the requirements of Part 3, article 3.02 paragraphs F and G of this Section) then a PG or PE civil must sign and stamp the final report, if the school site (whether exporting or importing the soil) is still under oversight from the DTSC or if that agency has yet to issue a No Further Action (NFA) determination for the site.

1) The Environmental Compliance Manager shall confirm that the proposed waste classification for the proposed import/export material is appropriate. For materials designated unacceptable for export except to a licensed facility, or for those materials sent electively by CONTRACTOR to a licensed facility, the Environmental Compliance Manager shall provide information on the necessary waste manifest documentation.

4. Written documentation (e-mail is acceptable) verifying that all export soil data for any soils exported for use at a non-school site, including the final Certification Report prepared by CONTRACTOR's licensed environmental professional, were provided to the proposed recipient prior to export and delivery.

5. Prior to import/export, written documentation in the form of a letter sent by the transporter to the CONTRACTOR (who must in turn submit it to LAUSD-OEHS) to verify the following:

a. The hauling contract for each load imported to, or exported from, the school site specifies "clean" truck and/or trailer beds, in which the material will be carried;

b. The actual truck and/or trailer beds utilized for import/export activities will be clear of visible contamination or deleterious materials;

c. The trucks will go directly from the source location to the recipient location with no detours or stops at other locations; and

d. Short loads will not be augmented by other materials that were not tested as part of the final SSP.

e. All import/export transportation activities shall be conducted in accordance with all applicable Local, State and Federal rules and regulations.

6. Certification, in the form of haul tickets or completed waste manifests, documenting the volume and recipient of all import/export materials and

activities. This documentation shall be coordinated through the LAUSD-OEHS Environmental Compliance Manager.

a. For approved import/export to new school sites, unregulated facilities (landfill) or non-school sites, haul tickets may be utilized, but shall contain the following minimum information:

1) Date(s) of haul activity.

2) Address of source site.

3) Address of recipient.

4) Load volume.

5) Time of departure from source.

6) Time of arrival at recipient site.

7) Signature of recipient or recipient's agent.

8) It is the CONTRACTOR's responsibility to confirm that no other trips or short-load augmentation occurred and submit documentation to the OAR and LAUSD-OEHS.

b. For export to regulated facilities (landfills, recyclers, etc.), the appropriate waste manifest(s) as determined by the LAUSD Environmental Compliance Manager in 1.04.A.3 must be completed and a copy of the executed manifest, signed by the receiving site, must be provided to the OAR. The waste manifest copy, signed by the receiving facility and based on the manifest address, will be sent directly to LAUSD-OEHS and the LAUSD Environmental Compliance Manager.

1.05 APPROVALS

A. NO import or export of earth or geotechnical grading or filling materials can occur at LAUSD sites without PRIOR approval by LAUSD-OEHS.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Imported:

1. Soils: Soils proposed for import shall be tested pursuant to the requirements of this Section (01 4524), unless a variance has been requested by CONTRACTOR and approved by LAUSD-OEHS prior to the import of the subject materials.

2. Gravels: Clean gravel, consisting of native rock from a commercial source, may be granted a variance from the testing requirements of this Section provided a request for variance is submitted by CONTRACTOR for review and approval at least 72 hours prior to import. CONTRACTOR shall provide written documentation, which identifies the source, volume and proposed transport date(s) of the material for review.

a. Furthermore, a letter signed and stamped by either a PE (civil) or PG and originating from the commercial source must state the following:

1) The quarry does not mine ultramafic (i.e. natural asbestos containing) materials.

2) The gravel is produced from virgin aggregate materials and does not contain any contaminated or reclaimed or recycled materials.

b. Additionally, a letter from the material transporter and signed by the same must state the following:

1) Haul truck and/or trailer beds transferring the material are clear of visible contamination and deleterious materials.

2) Haul trucks will go directly from the quarry source to the site with no trips or augmentation of short loads with other materials.

c. The request for variance requires approval by LAUSD-OEHS prior to CONTRACTOR importing the materials.

3. Sands: Clean sand from a commercial source may be granted a variance from the testing requirements of this Section provided a request for variance is submitted by CONTRACTOR for review and approval at least 72 hours prior to import. CONTRACTOR shall provide written documentation, which identifies the source, volume and proposed transport date(s) of the material for review.

a. Furthermore, a letter signed and stamped by either a PE (civil) or PG and originating from the commercial source must state the following:

1) The source does not mine ultramafic (i.e. natural asbestos containing) materials.

2) The sand is produced from virgin materials and does not contain any contaminated or reclaimed or recycled materials.

b. Additionally, a letter from the material transporter and signed by the same must state the following:

1) Haul truck and/or trailer beds transferring the material are clear of visible contamination or deleterious materials.

2) Haul trucks will go directly from the commercial source to the site with no trips or augmentation of short loads with other materials.

c. The request for variance requires approval by LAUSD-OEHS prior to CONTRACTOR importing the materials.

4. Miscellaneous Material: No miscellaneous material containing crushed concrete, asphalt, construction debris, or other potential deleterious materials may be utilized or imported to a LAUSD project site for use as fill or grading material.

B. Exported/Site Generated:

1. Soils: Soils proposed for export shall be tested pursuant to the requirements of the subject section, unless a variance has been requested by CONTRACTOR and approved by LAUSD-OEHS prior to the import of the subject materials. (Note: Once soils or other materials for export have been tested, they can not be disturbed or reused for any purpose without prior approval by LAUSD-OEHS.)

2. Gravels/Sands: Gravels, sands, or other natural rock materials shall not be exported from a LAUSD project site without prior testing by CONTRACTOR pursuant to this Section (01 4524) and/or approval by LAUSD-OEHS. An exception to this provision is gravel adhering to concrete or asphalt pavement. In this instance and in consultation with OEHS, which shall make the final decision, CONTRACTOR may dispose of said materials and construction debris without sampling and analytical testing required under this Section.

3. Miscellaneous Material. No miscellaneous material or other similar materials shall be exported from a LAUSD project site without prior testing by CONTRACTOR pursuant to this Section (01 4524) and/or approval by LAUSD-OEHS. No crushed miscellaneous material containing concrete, asphalt, construction debris, or other potential deleterious materials that is generated onsite may be used as fill or grading material of any sort at a LAUSD project site. Crushed asphalt shall be segregated and stockpiled separately. The onsite use of crushing equipment is not permitted.

## PART 3 - EXECUTION

### 3.01 GRADING/EXCAVATION

A. If the CONTRACTOR encounters an area(s) with discolored, stained, and/or odorous soils or any other evidence of contamination during excavation/grading work, CONTRACTOR must immediately notify the OAR, cease work in the aforementioned area(s), and secure the area(s) with fencing, tape, stakes or other suitable means to prevent entry by personnel or equipment. In turn, the OAR must immediately notify LAUSD-OEHS, which will initiate a construction response to address the contamination, in accordance with pertinent regulatory requirements.

### 3.02 SAMPLING AND TESTING

A. CONTRACTOR shall contract with, and pay for, the services of a licensed environmental professional (licensed State of California Professional Engineer [PE Civil], Professional Geologist [PG] or Registered Environmental Assessor II [REA II]) to perform sampling of Materials that are subject to Part 2 Products of this Section.

B. CONTRACTOR shall contract with, and pay for, an independent, approved California Department of Health Services certified testing laboratory to perform testing of imported, exported and site generated fill materials.

C. All fill/grading material, unless otherwise specified in writing by LAUSD-OEHS, whether imported or exported, must be tested at the site of origin. Import/export testing and certification process shall include the steps listed below. OWNER retains the right to refuse any fill material proposed for use at a school site.

1. Stockpile all materials for sampling (standard stockpile or backhoe pothole stockpile). Crushed fill materials generated by CONTRACTOR at a school site must be segregated by material (e.g., separate stockpiles for concrete, asphalt, etc.).

2. Submit draft SSP for review and concurrence by LAUSD-OEHS. SSP must include figures identifying the site location, the stockpile location, the sampling locations, and a brief site history including the type of remedial activity that occurred at the source site, if any.

3. Collect and analyze samples (see Table 1 for number of samples per volume) per SSP. The samples must include discrete samples and composite samples.

    a. Discrete samples correspond to a single sample depth. These samples are to be used for producing composite samples, as described below, and for analysis, in accordance with Part 3.02 E.1, which correspond to Volatile Organic Compounds or VOCs. For analysis of these compounds, the licensed professional shall collect one from each sampling location and at different depths between these locations, so that all stockpile depths are equally represented.

    b. Composite samples correspond to three sample depths for one horizontal sampling location. Each composite sample will consist of three discrete samples collected near the top, middle, and bottom of the stockpile at each sampling location. The licensed environmental professional shall then have the analytical laboratory combine the discrete samples into one composite sample for each sampling location and retain some of each discrete sample for further analysis, as necessary. The composite sample shall be analyzed, in accordance with Part 3.02 E.2, which describes required testing other than for VOCs. Once materials for export have been stockpiled and tested, they may not be used onsite for any purpose without prior approval by OEHS.

        1) Composite samples with concentrations approximating or exceeding those permitted herein may be attributed to constituents within one or more discrete samples. Analyzing the discretes comprising the composite may reveal the one(s) with elevated concentrations and, thus, better isolate (and minimize) the volume of soils within the stockpile requiring removal and licensed disposal.

4. Submit draft Soil Certification/Sample Data Report for review and concurrence by LAUSD-OEHS.

5. Submit final Soil Certification/Sample Data Report to the LAUSD-OEHS Environmental Compliance Manager for concurrence of proposed waste classification. All certified material not utilized or exported within a period of 90 days will be subject to retesting unless a variance is requested by CONTRACTOR and is approved by LAUSD-OEHS prior to use or import/export of the subject materials.

6. Submit required pre import/export documentation/record to the OAR and to LAUSD-OEHS Environmental Compliance Manager (e-mail is acceptable).

7. Submit post import/export certifications to the OAR and LAUSD OEHS Environmental Compliance Manager (e-mail is acceptable).

8. In addition to the preceding, requirements, and as necessary or as specified by LAUSD-OEHS, certifications and submittals as indicated in previous articles of PART 3.02 or in the remainder of 01 4524 may be required.

D. Import/export fill materials shall be stockpiled by CONTRACTOR (or at export site) and are deemed acceptable for import/export or reuse only when it is demonstrated to the satisfaction of LAUSD OEHS that the subject materials meet the requirements of this Section.

E. As described in paragraph 1.04.A.2.b, lacking site-specific data or sample rationale to support a more focused analytical approach; the CONTRACTOR shall analyze all samples for the following substances according to the methods indicated below. Table 3 is a waste classification flowchart for use by CONTRACTOR's licensed environmental professional. In all cases, detection levels and quality assurance/quality control methods shall be in accordance with standard method reporting limits, best laboratory practices and the following USEPA (EPA) methods for discrete and composite samples:

1. Discrete samples shall be analyzed for Volatile Organic Compounds (VOCs), utilizing EPA Method 8260B/5035 and for Total Petroleum Hydrocarbons (TPH) gasoline, utilizing EPA Method 8015M [collection by EPA Method 5035 using either volatile organic analysis (VOA) kits, Encores, or an equivalent]

2. Composite samples shall be analyzed for the following:

   a. TPH, utilizing EPA Method 8015M, for full carbon-chain speciation (including diesel, oil, and other long-chain hydrocarbons).

   b. Polychlorinated biphenyls, utilizing EPA Method 8082.

   c. Semi-Volatile Compounds (SVOCs), utilizing EPA Method 8270C.

   d. Organochlorine Pesticides (OCPs), utilizing EPA Method 8081A.

   e. Organophosphorous Pesticides (OPPs), utilizing EPA Method 8141A.

   f. Chlorinated Herbicides, utilizing EPA Method 8151A.

   g. California Code of Regulations Title 22 (CAM 17) Metals, utilizing EPA Method 6010B/7470A.

   h. Hexavalent Chromium, utilizing EPA Method 7199.

   i. Arsenic/Thallium, utilizing EPA Method 6020.

3. For EPA Method 8270C, a Method Detection Limit (MDL) of 250 ug/Kg in addition to the Practical Quantitation Limit (PQL) or equivalent. This requirement is due to a recent DTSC directive requiring MDLs or PQLs to be sufficiently low to detect Carcinogenic Polycyclic Aromatic Hydrocarbons (CPAHs) in the composite sample, even if these compounds exceed actionable concentrations (900 ug/Kg) in only one of the three discrete samples comprising the composite.

4. The certified laboratory may also need to analyze the composite samples for polycyclic aromatic hydrocarbons (PAHs), a component of semi-volatile compounds, if the data evaluation performed in accordance with Part 3.02 G of this Section (01 4524) does not meet DTSC requirements. The analytical methods to be used for this purpose are EPA Method 8270 SIM, if the samples contain relatively high concentrations of hydrocarbons, or EPA Method 8310, if the samples contain low concentrations of hydrocarbons.

F. Import/export fill material may be deemed defective for use by LAUSD-OEHS at a school site if any of the following results are obtained:

1. TPH are present at concentrations exceeding 100 milligrams per kilogram (mg/kg) for gasoline and/or 1,000 mg/kg for oil/diesel and long-chain hydrocarbons.

2. Solvents and other VOCs are present at concentrations exceeding the laboratory reporting limit.

3. PCBs are present at concentrations exceeding the laboratory reporting limit.

4. SOVCs are present at concentrations exceeding the laboratory reporting limit.

5. OCPs are present at concentrations exceeding the laboratory reporting limit.

6. OPPs are present at concentrations exceeding the laboratory reporting limit.

7. Chlorinated herbicides are present at concentrations exceeding the laboratory reporting limit.

8. California Code of Regulations Title 22 (CAM 17) Metals at concentrations exceeding site-specific background.

9. Hexavalent chromium is present at concentrations exceeding 15 mg/kg.

G. As mentioned in paragraph 3.02 E, evaluate concentrations of CPAHs, a subset of SVOCs, in the import/export material by conducting the analyses set forth below.

1. Comparing CPAH concentrations with the Benzo(a)pyrene [B(a)p] equivalent concentration of 900 micrograms/kilogram (ug/kg), the background concentration for CPAHs defined in "A Methodology For Using Background PAHs To Support Remediation Decisions," prepared by the Environ Corporation for the Southern California Gas Company and Southern California Edison, January 24, 2002 (referred to as "document"). In this document, CPAHs are defined in Table 2, and Potency Equivalency Factors (PEFs) for each CPAH are listed in Table 3. Using the correct PEF for each CPAH, the licensed environmental professional shall convert the concentration of each CPAH into its B(a)p equivalent concentration. The summation of these B(a)p equivalents for each CPAH must not exceed 900 ug/kg. If CPAHs do not exceed the laboratory reporting limit, then the licensed environmental professional must perform the procedure described above, using the PEF and the laboratory reporting or practical quantitation limits (LRL or PQL) for each CPAH. The result will be the LRL or PQL for each CPAH converted to B(a)p equivalent concentrations. The summation of these B(a)p equivalent concentrations (representing the LRL or PQL for each CPAH) must not exceed 900 ug/kg.

2. Comparing CPAH concentrations with those documented in the PEA, including the remedial action level specified for the school Site. CPAH concentrations in the import/export material must not exceed these concentrations or this level.

H. Evaluate concentrations of metals in import fill by conducting the analysis set forth below.

1. Compare the maximum detected metal concentrations in import/export material samples to the site-specific background levels provided in the site PEA Report. The PEA Report shall be available from the OAR. If any metal concentration exceeds its listed background value, the fill material fails and shall be deemed defective and unacceptable for use unless supported by a site specific health risk assessment.

2. In addition to section 3.02.G.1, import/export fill shall be deemed defective and unacceptable for use if any of the following results are obtained:

a. Arsenic concentrations exceed 12.0 mg/kg.

b. Lead concentration exceeds 80 mg/kg or fails TTLC/STLC.

c. Import/Export materials at new school sites with total lead concentrations greater than 50 mg/kg shall be analyzed for leachability (STLC/TTLC) prior to export. Materials exceeding STLC limits identified in Table 2 are deemed defective and unacceptable for use at school sites.

d. Import/Export materials at new school sites with total chromium concentrations greater than or equal to 100 mg/kg shall be tested for hexavalent chromium.

I. All export/import material shall be characterized, handled, and documented in accordance with applicable US EPA and State of California hazardous waste and hazardous materials regulations (See Table 2). For the purpose of this specification, "contaminated" shall mean any soil or geotechnical material with constituent concentrations, which would require disposal at a regulated facility (i.e., California hazardous or RCRA hazardous). OAR must be notified at least 72 hours prior to the disposal of any hazardous waste or hazardous material. No material disposal or reuse can take place without prior written approval of LAUSD-OEHS.

J. Specification test results and LAUSD-OEHS approvals shall be valid for a period of 90 days from the date of the subject testing unless a variance is requested by CONTRACTOR and approved by LAUSD-OEHS. Previously approved materials shall not be utilized or disposed offsite after the 90 day limit without prior review and approval by LAUSD-OEHS.

K. Requests for variances to this Specification shall be submitted in writing to LAUSD-OEHS a minimum of two weeks in advance of need for review and approval. The request for variance must provide all available testing data, a rationale to support the request and have an active funding line (provided by OAR) to facilitate review by LAUSD-OEHS. LAUSD-OEHS will review the request for variance and will provide its preliminary determination within two weeks. Certain requests may require final approval by the DTSC.

L. Soils with concentrations above Section 01 4524 screening levels may, upon prior approval by LAUSD-OEHS, be reused at other school sites if supported by a site-specific human health risk assessment at the receiving school.

3.02 TRANSPORTATION

A. Details of the samples and testing must be submitted to and approved by LAUSD-OEHS Environmental Compliance Manager before the materials from which the samples were collected undergo transportation.

B. Haul Routes and Regulations/Restrictions: CONTRACTOR must comply with requirements of project environmental disclosure documents (i.e., CEQA EIR) and authorities having jurisdiction over the project area and the proposed activities (e.g. Regional Water Quality Control Board, DTSC, etc.).

3.03 COSTS

A. CONTRACTOR shall pay all fees required by authorities having jurisdiction over area.

B. Contractor shall pay all fees for disposal and/or processing of contaminated and/or hazardous fill materials at a regulated facility.

C. CONTRACTOR shall post and pay for all bonds required by authorities having jurisdiction over area.

| TABLE 1: MINIMUM SAMPLING FREQUENCY | |
|---|---|
| Volume (Cubic Yards)* | Sampling Frequency* |
| 0 - 500 | 1 per 100 CY |
| 501 - 1,000 | 1 per 250 CY |
| 1,001 - 5,000 | 1 per 250 CY for first 1000 CY 1 per 500 CY thereafter |
| > 5,000 | 12 samples for first 5000 CY 1 per 1000 CY thereafter |

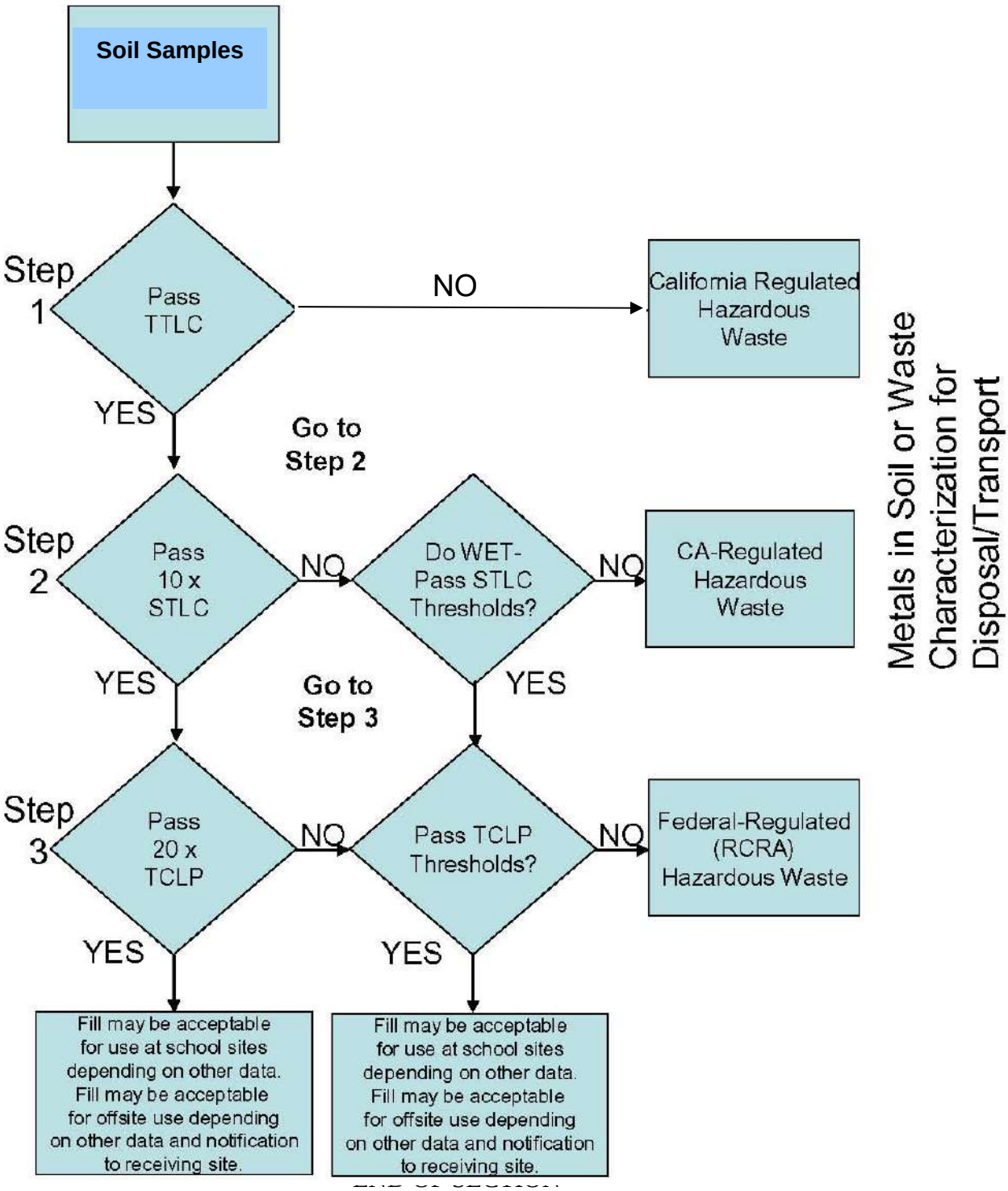
All samples are to be collected, analyzed and accepted before import/export: materials going to licensed facilities must meet sampling criteria from that facility. The rationale for sample approach should e discussed in the draft SSP. In-situ (in place) sampling by boring or hand auger method is not acceptable.

Pothole stockpile sampling may require discrete depth supplemental sampling in order to achieve representative results. The rationale for sample approach should be discussed in the draft SSP. In situ (in place) sampling by boring or hand auger is not acceptable.

*Discuss alternative screening & sampling approaches with LAUSD-OEHS representative for project.

| Chemicals of Potential Concern | TABLE 2 WASTE CHARACTERIZATION | | | | |
|---|---|---|---|---|---|
| | Hazardous Waste if Exceed Criteria - TTLC Level* (mg/kg) | Additional WET Leaching Tests if Exceed Hazardous Waste Criteria - 10 times STLC Level** (mg/kg) | California-Regulated Hazardous Waste - Soluble Threshold Limit Concentration - STLC Level (mg/l) | Additional TCLP Leaching Tests if Exceed Hazardous Waste Criteria - 20 times TCLP Level** (mg/kg) | Federally-Regulated (RCRA) Hazardous Waste - Toxicity Characteristic Leaching Procedure - TCLP Level (mg/l) |
| CAM 17 Metals | | | | | |
| Antimony | 500 | 150 | 15 | NA | NA |
| Arsenic | 500 | 50 | 5 | 100 | 5 |
| Barium | 10,000 | 1,000 | 100 | 2,000 | 100 |
| Beryllium | 75 | 7.5 | 0.75 | NA | NA |
| Cadmium | 100 | 10 | 1 | 20 | 1 |
| Chromium | 2,500 | 50 | 5 | 100 | 5 |
| Cobalt | 8,000 | 800 | 80 | NA | NA |
| Copper | 2,500 | 250 | 25 | NA | NA |
| Lead | 1,000 | 50 | 5 | 100 | 5 |
| Mercury | 20 | 2 | 0.2 | 4 | 0.2 |
| Molybdenum | 3,500 | 3,500 | 350 | NA | NA |
| Nickel | 2,000 | 200 | 20 | NA | NA |
| Selenium | 100 | 10 | 1 | 20 | 1 |
| Silver | 500 | 50 | 5 | 100 | 5 |
| Thallium | 700 | 70 | 7 | NA | NA |
| Vanadium | 2,400 | 240 | 24 | NA | NA |
| Zinc | 5,000 | 2,500 | 250 | NA | NA |
| *Chromium (VI)* | 500 | 50 | 5 | NA | NA |

TABLE 3 – WASTE CLASSIFICATION FLOWCHART




END OF SECTION

# ATTACHMENT 8

## City Planning Case Referral

### Project Information

LA Sanitation Case Referral #: 1659 Date: 4/30/2024

**Site Information**

Project Address: 2800 W. Jefferson Blvd

APN: 5044015006

Type of Project: ☑ New / ☐ Redevelopment

- ☑ Res. ☐ Comm. ☐ Indus. ☐ Mixed Use
- Other: _____

Hillside Grading: ☐ Y ☑ N ESA: ☐ Y ☑ N

Liquefaction: ☑ Y ☐ N

Percolation test done: ☐ Y ☑ N

**Applicant Information**

Name: Gary Benjamin

Email: gary@alchemyplanning.com

Phone: (213) 479-7521

Address: 1110 N. Virgil Ave., #187,
Los Angeles, 90029

**Project Information**

Total site area (Ac): 0.488

Design Storm (85th Percentile): 1.15

Approx Impervious area (Ac): 0.483

Approx Pervious Area (Ac): 0.005

**Note:**
The information on this City Planning Case Referral Form is only a "preliminary review" by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.

**Possible BMP**
(Subject to Soils testing and Site conditions)

Infiltration: ☐ Y ☑ N Capture & Use: ☑ Y ☐ N

Bio-Filtration: ☑ Y ☐ N

**Sanitation Plan Checker**

Reviewer: S. Garcia

Date Reviewed: 4/30/2024

**Comment(s):**

Site is in a liquefaction area therefore infiltration is infeasible. Provide City of LA LID Handbook Appendix F calculation for Capture and Use. If infeasible provide biofiltration BMP per the requirements of the LID Handbook.

# ATTACHMENT 9

# 2800 WEST JEFFERSON BOULEVARD PROJECT

## Noise Technical Report

Prepared by DKA Planning
20445 Prospect Road, Suite C
San Jose, CA 95129
May 2024

# NOISE TECHNICAL REPORT

## Introduction

This technical report evaluates noise impacts from construction and operation of a Proposed Project at 2800 West Jefferson Boulevard in the City of Los Angeles. The analysis discusses applicable regulations and compares impacts to appropriate thresholds of significance. Noise measurements, calculation worksheets, and a map of noise receptors and measurement locations are included in the Technical Appendix to this analysis.

## Fundamentals of Noise

### *Characteristics of Sound*

Sound can be described in terms of its loudness (amplitude) and frequency (pitch). The standard unit of measurement for sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, the A-weighted scale (dBA) is used to reflect the normal hearing sensitivity range. On this scale, the range of human hearing extends from 3 to 140 dBA. Table 1 provides examples of A-weighted noise levels from common sources.

**Table 1**
**A-Weighted Decibel Scale**

| Typical A-Weighted Sound Levels | Sound Level (dBA $L_{eq}$) |
|---|---|
| Near Jet Engine | 130 |
| Rock and Roll Band | 110 |
| Jet flyover at 1,000 feet | 100 |
| Power Motor | 90 |
| Food Blender | 80 |
| Living Room Music | 70 |
| Human Voice at 3 feet | 60 |
| Residential Air Conditioner at 50 feet | 50 |
| Bird Calls | 40 |
| Quiet Living Room | 30 |
| Average Whisper | 20 |
| Rustling Leaves | 10 |
| Source: Cowan, James P., Handbook of Environmental Acoustics, 1993.<br>These noise levels are approximations intended for general reference and informational use. | |

Noise Definitions. This noise analysis discusses sound levels in terms of equivalent noise level ($L_{eq}$), maximum noise level ($L_{max}$) and the Community Noise Equivalent Level (CNEL).

- Equivalent Noise Level ($L_{eq}$): $L_{eq}$ represents the average noise level on an energy basis for a specific time period. Average noise level is based on the energy content (acoustic energy) of sound. For example, the $L_{eq}$ for one hour is the energy average noise level during that hour. $L_{eq}$ can be thought of as a continuous noise level of a certain period equivalent in energy content to a fluctuating noise level of that same period.

- Maximum Noise Level ($L_{max}$): $L_{max}$ represents the maximum instantaneous noise level measured during a given time period.

- Community Noise Equivalent Level (CNEL): CNEL is an adjusted noise measurement scale of average sound level during a 24-hour period. Due to increased noise sensitivities during evening and night hours, human reaction to sound between 7:00 P.M. and 10:00 P.M. is as if it were actually 5 dBA higher than had it occurred between 7:00 A.M. and 7:00 P.M. From 10:00 P.M. to 7:00 A.M., humans perceive sound as if it were 10 dBA higher. To account for these sensitivities, CNEL figures are obtained by adding an additional 5 dBA to evening noise levels between 7:00 P.M. and 10:00 P.M. and 10 dBA to nighttime noise levels between 10:00 P.M. and 7:00 A.M. As such, 24-hour CNEL figures are always higher than their corresponding actual 24-hour averages.

Effects of Noise. The degree to which noise can impact an environment ranges from levels that interfere with speech and sleep to levels that can cause adverse health effects. Most human response to noise is subjective. Factors that influence individual responses include the intensity, frequency, and pattern of noise; the amount of background noise present; and the nature of work or human activity exposed to intruding noise. According to the National Institute of Health (NIH), extended or repeated exposure to sounds at or above 85 dB can cause hearing loss. Sounds of 70 dBA or less, even after continuous exposure, are unlikely to cause hearing loss.[1] The World Health Organization (WHO) reports that adults should not be exposed to sudden "impulse" noise events of 140 dB or greater. For children, this limit is 120 dB.[2]

Exposure to elevated nighttime noise levels can disrupt sleep, leading to increased levels of fatigue and decreased work or school performance. For the preservation of healthy sleeping environments, the WHO recommends that continuous interior noise levels not exceed 30 dBA and that individual noise events of 45 dBA or higher be avoided.[3] Assuming a conservative exterior to interior sound reduction of 15 dBA, continuous exterior noise levels should therefore not exceed 45 dBA. Individual exterior events of 60 dBA or higher should also be limited. Some epidemiological studies have shown a weak association between long-term exposure to noise levels of 65 to 70 dBA and cardiovascular effects, including ischemic heart disease and hypertension. However, at this time, the relationship is largely inconclusive.

People with normal hearing sensitivity can recognize small changes in sound levels of approximately 3 dBA. Changes of at least 5 dBA can be readily noticeable while sound level increases of 10 dBA or greater are perceived as a doubling in loudness.[4] However, during daytime, few people are highly annoyed by noise levels below 55 dBA $L_{eq}$.[5]

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1 National Institute of Health, National Institute on Deafness and Other Communication, www.nidcd.nih.gov/health/noise-induced-hearing-loss.

2 World Health Organization, Guidelines for Community Noise, 1999.

3 Ibid.

4 Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2018.

5 World Health Organization, Guidelines for Community Noise, 1999.

Noise Attenuation. Noise levels decrease as the distance from noise sources to receivers increases. For each doubling of distance, noise from stationary sources can decrease by about 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces such as soft dirt and grass). For example, if a point source produces a noise level of 89 dBA at a reference distance of 50 feet over an asphalt surface, its noise level would be approximately 83 dBA at a distance of 100 feet, 77 dBA at 200 feet, etc. Noises generated by mobile sources such as roadways decrease by about 3 dBA over hard surfaces and 4.5 dBA over soft surfaces for each doubling of distance. It should be noted that because decibels are logarithmic units, they cannot be added or subtracted. For example, two cars each producing 60 dBA of noise would not produce a combined 120 dBA.

Noise is most audible when traveling by direct line of sight, an unobstructed visual path between noise source and receptor. Barriers that break line of sight between sources and receivers, such as walls and buildings, can greatly reduce source noise levels by allowing noise to reach receivers by diffraction only. As a result, sound barriers can generally reduce noise levels by up to 15 dBA.[6] The effectiveness of barriers can be greatly reduced when they are not high or long enough to completely break line of sight from sources to receivers.

## Regulatory Framework

### *Noise*

Federal. No federal noise standards regulate environmental noise associated with short-term construction activities or long-term operations of development projects. As such, temporary and long-term noise impacts produced by the Project would be largely regulated or evaluated by State and City of Los Angeles standards designed to protect public well-being and health.

State. The State's 2017 General Plan Guidelines establish county and city standards for acceptable exterior noise levels based on land use. These standards are incorporated into land use planning processes to prevent or reduce noise and land use incompatibilities. Table 2 illustrates State compatibility considerations between land uses and exterior noise levels.

California Government Code Section 65302 also requires each county and city to prepare and adopt a comprehensive long-range general plan for its physical development. Section 65302(f) requires a noise element to be included in the general plan. This noise element must identify and appraise noise problems in the community, recognize State noise control guidelines, and analyze and quantify current and projected noise levels.

The State has also established noise insulation standards for new multi-family residential units, hotels, and motels that are subject to relatively high levels of noise from transportation. The noise insulation standards, collectively referred to as the California Noise Insulation Standards (Title 24, California Code of Regulations) set forth an interior standard of 45 dBA CNEL for habitable rooms.

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6 California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf

The standards require an acoustical analysis which indicates that dwelling units meet this interior standard where such units are proposed in areas subject to exterior noise levels greater than 60 dBA CNEL. Local jurisdictions typically enforce the California Noise Insulation Standards through the building permit application process.

Los Angeles County Airport Land Use Commission Comprehensive Land Use Plan. In Los Angeles County, the Regional Planning Commission has the responsibility for acting as the Airport Land Use Commission and for coordinating the airport planning of public agencies within the County. The Airport Land Use Commission coordinates planning for the areas surrounding public use airports. The Comprehensive Land Use Plan provides for the orderly expansion of Los Angeles County's public use airports and the areas surrounding them. It is intended to provide for the adoption of land use measures that will minimize the public's exposure to excessive noise and safety hazards. In formulating the Comprehensive Land Use Plan, the Los Angeles County Airport Land Use Commission has established provisions for safety, noise insulation, and the regulation of building height within areas adjacent to each of the public airports in the County.

City of Los Angeles General Plan Noise Element. The City of Los Angeles General Plan includes a Noise Element that includes policies and standards to guide the control of noise to protect residents, workers, and visitors. Its primary goal is to regulate long-term noise impacts to preserve acceptable noise environments for all types of land uses. It includes programs applicable to construction projects that call for protection of noise sensitive uses and use of best practices to minimize short-term noise impacts.[7] However, the Noise Element contains no quantitative or other thresholds of significance for evaluating a project's noise impacts. Instead, it adopts the State's guidance on noise and land use compatibility, shown in Table 2, "to help guide determination of appropriate land use and mitigation measures vis-à-vis existing or anticipated ambient noise levels." It also includes a policy and an objective that are relevant for the Proposed Project:

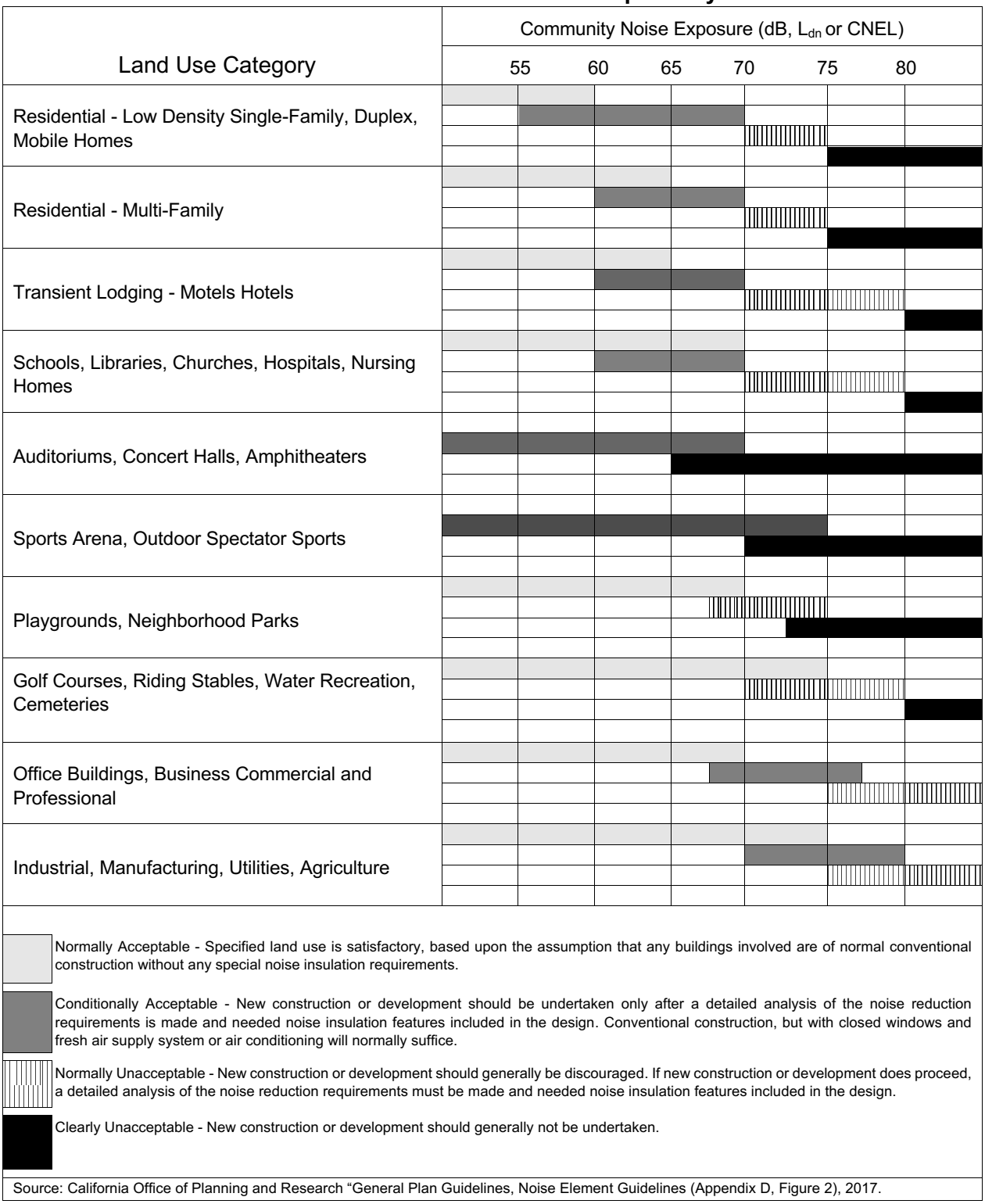
> **Policy 2.2:** Enforce and/or implement applicable city, state, and federal regulations intended to mitigate proposed noise producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance.
>
> **Objective 3** (Land Use Development): Reduce or eliminate noise impacts associated with proposed development of land and changes in land use.

There are also two programs that are applicable to development projects:

> **Program 11:** For a proposed development project that is deemed to have a potentially significant noise impact on noise sensitive uses, as defined by this chapter, require mitigation measures, as appropriate, in accordance with California Environmental Quality Act and city procedures.

7 The L.A. CEQA Thresholds Guide defined noise sensitive uses as residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks.

**Table 2**
**State of California Noise/Land Use Compatibility Matrix**




Source: California Office of Planning and Research "General Plan Guidelines, Noise Element Guidelines (Appendix D, Figure 2), 2017.

**Program 12:** When issuing discretionary permits for a proposed noise-sensitive use (as defined by this chapter) or a subdivision of four or more detached single-family units and which use is determined to be potentially significantly impacted by existing or proposed noise sources, require mitigation measures, as appropriate, in accordance with procedures set forth in the California Environmental Quality Act so as to achieve an interior noise level of a CNEL of 45 dB, or less, in any habitable room, as required by Los Angeles Municipal Code Section 91.

City of Los Angeles Municipal Code. The City of Los Angeles Municipal Code (LAMC) contains regulations that would regulate noise from the Project's temporary construction activities. Section 41.40(a) would prohibit construction activities between 9:00 P.M. and 7:00 A.M., Monday through Friday. Subdivision (c) would further prohibit such activities from occurring before 8:00 A.M. or after 6:00 P.M. on any Saturday or national holiday, or at any time on any Sunday. These restrictions serve to limit specific Project construction activities to Monday through Friday 7:00 A.M. to 9:00 P.M., and 8:00 A.M. to 6:00 P.M. on Saturdays or national holidays.

> *SEC.41.40. NOISE DUE TO CONSTRUCTION, EXCAVATION WORK—WHEN PROHIBITED.*
>
> *(a) No person shall, between the hours of 9:00 P.M. and 7:00 A.M. of the following day, perform any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power drive drill, riveting machine excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel or apartment or other place of residence. In addition, the operation, repair or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited during the hours herein specified. Any person who knowingly and willfully violates the foregoing provision shall be deemed guilty of a misdemeanor punishable as elsewhere provided in this Code.*
>
> *(c) No person, other than an individual homeowner engaged in the repair or construction of his single-family dwelling shall perform any construction or repair work of any kind upon, or any earth grading for, any building or structure located on land developed with residential buildings under the provisions of Chapter I of this Code, or perform such work within 500 feet of land so occupied, before 8:00 A.M. or after 6:00 P.M. on any Saturday or national holiday nor at any time on any Sunday. In addition, the operation, repair, or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited on Saturdays and on Sundays during the hours herein specific…*

Section 112.04 of the LAMC bans the use of gas-powered leaf blowers within 500 feet of a residence between 10:00 P.M. and 7:00 A.M. This also includes lawn mowers, lawn edgers, riding tractors, or other equipment that makes loud sounds.

Section 112.05 of the LAMC establishes noise limits for powered equipment and hand tools operated in a residential zone or within 500 feet of any residential zone. Of particular importance to construction activities is subdivision (a), which institutes a maximum noise limit of 75 dBA as

measured at a distance of 50 feet from the activity for the types of construction vehicles and equipment that would likely be used in the construction of the Project. However, the LAMC notes that these limitations would not necessarily apply if it can be proven that the Project's compliance would be technically infeasible despite the use of noise-reducing means or methods.

> *SEC. 112.05. MAXIMUM NOISE LEVEL OF POWERED EQUIPMENT OR POWERED HAND TOOLS*
>
> *Between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:*
>
> *(a) 75 dBA for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;*
>
> *(b) 75 dBA for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;*
>
> *(c) 65 dBA for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.*
>
> *Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.*

In addition, the LAMC regulates long-term operations of land uses. This includes Section 111.02, which discusses the measurement procedure and criteria regarding the sound level of "offending" noise sources. A noise source causing a 5 dBA increase over the existing average ambient noise levels of an adjacent property is considered to create a noise violation. However, Section 111.02(b) provides a 5 dBA allowance for noise sources lasting more than five but less than 15 minutes in any 1-hour period, and a 10 dBA allowance for noise sources causing noise lasting 5 minutes or less in any 1-hour period. In accordance with these regulations, a noise level increase from certain city-regulated noise sources of five dBA over the existing or presumed ambient noise level at an adjacent property is considered a violation.

Section 112.01 of the LAMC prohibits any amplified noises, especially those from outdoor sources (e.g., outdoor speakers, stereo systems) from exceeding the ambient noise levels of adjacent properties by more than 5 dBA. Any amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the Project's property line, as the Project is located within 500 feet of residential zones.

*SEC.112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES*

*(a) It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.*

*(b) Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.*

*(c) Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.*

Section 112.02 prevents Project heating, ventilation, and air conditioning (HVAC) systems and other mechanical equipment from elevating ambient noise levels by more than 5 dBA.

*SEC.112.02. AIR CONDITIONING, REFRIGERATION, HEATING, PLUMBING, FILTERING EQUIPMENT*

*(a) It shall be unlawful for any person, within any zone of the city, to operate any air conditioning, refrigeration or heating equipment for any residence or other structure or to operate any pumping, filtering or heating equipment for any pool or reservoir in such manner as to create any noise which would cause the noise level on the premises of any other occupied property … to exceed the ambient noise level by more than five decibels.*

The LAMC also regulates vehicle-related noise. Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City in a manner that would cause the noise level on the premises of any occupied residential property to elevate ambient noise levels by more than 5 dBA. Section 114.03 prohibits loading and unloading causing any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building between the hours of 10:00 P.M. and 7:00 A.M. Section 114.06 requires vehicle theft alarm systems to be silenced within five minutes.

## Existing Conditions

### *Noise Sensitive Receptors*

The Project Site is located in a largely commercial area on the Jefferson Boulevard corridor. Noise-sensitive receptors within 0.25 miles of the Project Site include, but are not limited to, the following representative sampling:

- Residences – 2816-2818 West Jefferson Boulevard; five feet west of the Project Site.

- Residences, 2721 West Jefferson Boulevard; 140 feet northeast of the Project Site.
- Residence, 3415 8th Avenue; 20 feet south of the Project Site.
- Residences, 3412-3414 9th Avenue; 20 feet south of the Project Site.
- Residences, 8th Avenue (east side); 60 feet east of the Project Site.
- Residence, 3111 8th Avenue; 220 feet north of the Project Site.

### *Existing Ambient Noise Levels*

The Project Site is improved with a 2,336 square-foot auto body facility and a 1,204 square-foot single-family residence that fronts on Jefferson Boulevard. There is noise from the operation of the auto body shop, which has a number of open air bays that face to the east and west of the Project Site. Audible noise from mechanical equipment, hammers, pneumatic tools, and other powered equipment elevate noise around the Project Site. There is also infrequent noise from occasional solid waste management and collection activities that are of short duration, as is occasional loading of goods and vehicles that must comply with LAMC Section 114.03, as the Project Site is within 200 feet of residences.

Traffic is the primary source of noise near the Project Site, largely from the operation of vehicles with internal combustion engines and frictional contact with the ground and air.[8] This includes traffic on 7th Avenue, which carries 394 vehicles at Jefferson Boulevard in the A.M. peak hour.[9] Existing development contributes about 63 daily vehicle trips onto Jefferson Boulevard and other local roads.[10]

In February 2024, DKA Planning took short-term noise measurements near the Project site to determine the ambient noise conditions of the neighborhood near sensitive receptors.[11] As shown in Table 3, noise levels along roadways near the Project Site ranged from 54.8 to 69.3 dBA $L_{eq}$, which was generally consistent with the traffic volumes on 8th Street and Jefferson Boulevard, respectively. Figure 1 illustrates where ambient noise levels were measured near the Project Site to establish the noise environment and their relationship to the applicable sensitive receptor(s). 24-hour CNEL noise levels are generally considered “Normally Acceptable” and “Conditionally Acceptable” for the types of land uses near the Project Site.

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8 World Health Organization, https://www.who.int/docstore/peh/noise/Comnoise-2.pdf accessed March 18, 2021.

9 City of Los Angeles database of traffic volumes on 7th Street at Jefferson Boulevard, https://navigatela.lacity.org/dot/traffic_data/automatic_counts/7TH.JEFFERSON.SO.240123-AUTO-NDS.pdf, 2024 traffic counts.

10 Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.

11 Noise measurements were taken using a Quest Technologies Sound Examiner SE-400 Meter. The Sound Examiner meter complies with the American National Standards Institute (ANSI) and International Electrotechnical Commission (IEC) for general environmental measurement instrumentation. The meter was equipped with an omni-directional microphone, calibrated before the day’s measurements, and set at approximately five feet above the ground.

DouglasKim+Associates,LLC

Figure 1
Noise Measurement Locations

**Table 3**
**Existing Noise Levels**

| Noise Measurement Locations | Primary Noise Source | Sound Levels | | Nearest Sensitive Receptor(s) | Noise/Land Use Compatibility[b] |
|---|---|---|---|---|---|
| | | dBA ($L_{eq}$) | dBA (CNEL)[a] | | |
| A. 2816 Jefferson Bl. | Traffic on Jefferson Bl. | 69.3 | 67.3 | Residences - 2816-2818 and 2721 Jefferson Bl. | Conditionally Acceptable |
| B. 3415 8th Ave. | Traffic on 8th Ave. | 63.7 | 61.7 | Residence – 3415 8th Ave., 8th Ave (east side), 3412-3414 9th Ave. | Conditionally Acceptable |
| C. 3111 8th Ave. | Traffic on 8th Ave. | 54.8 | 52.8 | Residence, - 3111 8th Ave. | Normally Acceptable |

[a] Estimated based on short-term (15-minute) noise measurement using Federal Transit Administration procedures from 2018 Transit Noise and Vibration Impact Assessment Manual, Appendix E, Option 4.
[b] Pursuant to California Office of Planning and Research "General Plan Guidelines, Noise Element Guidelines, 2017. When noise measurements apply to two or more land use categories, the more noise-sensitive land use category is used. See Table 2 above for definition of compatibility designations.

Source: DKA Planning, 2024

## Project Impacts

### *Methodology*

On-Site Construction Activities. Construction noise levels at off-site sensitive receptors were modeled employing the ISO 9613-2 sound attenuation methodologies using the SoundPLAN Essential model (version 5.1). This software package considers reference equipment noise levels, maximum allowable noise levels allowed by the LAMC, noise management techniques, distance to receptors, and any attenuating features to predict noise levels from sources like construction equipment. Construction noise sources were modeled as area sources to reflect the mobile nature of construction equipment. These vehicles would not operate directly where the Project's property line abuts adjacent structures, as they would retain some setback to preserve maneuverability. This equipment would also occasionally operate at reduced power and intensity to maintain precision at these locations.

Off-Site Construction Noise Activities. The Project's off-site construction noise impact from haul trucks, vendor deliveries, worker commutes, and other vehicles accessing the Project Site was analyzed by considering the Project's anticipated vehicle trip generation with existing traffic and roadway noise levels along local roadways, particularly those likely to be part of any haul route. Because it takes a doubling of traffic volumes on a roadway to generate the increased sound energy it takes to elevate ambient noise levels by 3 dBA,[12] the analysis focused on whether truck and auto traffic would double traffic volumes on key roadways to be used for hauling soils to and/or from the Project Site during construction activities.[13] Because haul trucks generate more noise than traditional passenger vehicles, a 19.1 passenger car equivalency (PCE) was used to convert haul truck trips to a reference level conversion to an equivalent number of passenger vehicles.[14] For vendor deliveries, a 13.1 PCE was used to reflect an even blend of medium- and heavy-duty vehicles.[15] It should be noted that because an approved haul route may not be approved as of the preparation of this analysis, assumptions were made about logical routes that would minimize haul truck traffic on local streets in favor of major arterials that can access regional-serving freeways.

On-Site Operational Noise Activities. The Project's potential to result in significant noise impacts from on-site operational noise sources was evaluated by identifying sources of on-site noise and considering the impact that they could produce given the nature of the source (i.e., loudness and whether noise would be produced during daytime or more-sensitive nighttime hours), distances

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12 Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

13 A tripling of traffic volumes (i.e., 3.15x) is needed to elevate traffic noise levels by 5 dBA.

14 Caltrans, Technical Noise Supplement Table 3-3, 2013. Assumes 35 mph speed. While trucks traveling at higher speeds would have lower equivalency values (e.g., PCE is 15.1 at 40 mph), this analysis assumes a posted speed limit typical of major arterials (35 mph). While these equivalent vehicle factors do not consider source heights, Caltrans' factors are appropriate for use, as the local roads used by haul trucks would not involve a sound path where noise levels are intercepted by a barrier or natural terrain feature.

15 Caltrans, Technical Noise Supplement Table 3-3, 2013. Medium-duty trucks have a 7.1 PCE at 35 mph.

to nearby sensitive receptors, ambient noise levels near the Project Site, the presence of similar noise sources in the vicinity, and maximum noise levels permitted by the LAMC.

Off-Site Operational Noise Activities. The Project's off-site noise impact from Project-related traffic was evaluated based its potential to increase traffic volumes on local roadways that serve the Project site. Because it takes a doubling of traffic volumes on a roadway to generate the increased sound energy it takes to elevate ambient noise levels by 3 dBA, the analysis focused on whether auto trips generated by the Proposed Project would double traffic volumes on key roadways that access the Project Site.

***Thresholds of Significance***

Construction Noise Thresholds. Based on guidelines from the City of Los Angeles City Department of Planning, the on-site construction noise impact would be considered significant if:

- Construction activities lasting more than one day would exceed existing ambient exterior sound levels by 10 dBA (hourly $L_{eq}$) or more at a noise-sensitive use;

- Construction activities lasting more than 10 days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA (hourly $L_{eq}$) or more at a noise-sensitive use; or

- Construction activities of any duration would exceed the ambient noise level by 5 dBA (hourly $L_{eq}$) at a noise-sensitive use between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 A.M. or after 6:00 P.M. on Saturday, or at any time on Sunday.

Operational Noise Thresholds. In addition to applicable City standards and guidelines that would regulate or otherwise moderate the Project's operational noise impacts, the following criteria are adopted to assess the impact of the Project's operational noise sources:

- Project operations would cause ambient noise levels at off-site locations to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories, as defined by the State's 2017 General Plan Guidelines.
- Project operations would cause any 5 dBA CNEL or greater noise increase.[16]

[16] As a 3 dBA increase represents a slightly noticeable change in noise level, this threshold considers any increase in ambient noise levels to or within a land use's "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories to be significant so long as the noise level increase can be considered barely perceptible. In instances where the noise level increase would not necessarily result in "normally unacceptable" or "clearly unacceptable" noise/land use compatibility, a 5 dBA increase is still considered to be significant. Increases less than 3 dBA are unlikely to result in noticeably louder ambient noise conditions and would therefore be considered less than significant.

**Analysis of Project Impacts**

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

**Less Than Significant Impact.**

***Construction***

*On-Site Construction Activities*

Construction would generate noise during the construction process that would span 23 months of demolition, grading, utilities trenching, building construction, and application of architectural coatings, as shown in Table 4. During all construction phases, noise-generating activities could occur at the Project Site between 7:00 A.M. and 9:00 P.M. Monday through Friday, in accordance with LAMC Section 41.40(a). On Saturdays, construction would be permitted to occur between 8:00 A.M. and 6:00 P.M.

**Table 4**
**Construction Schedule Assumptions**

| Phase | Duration | Notes |
|---|---|---|
| Demolition | Month 1 | Removal of 3,540 square feet of building floor area and 21,265 square feet of asphalt/concrete parking lot hauled 40 miles to landfill in 14-cubic yard capacity trucks. |
| Grading | Month 2 | Approximately 1,875 cubic yards of soil (including 25 percent swell factor)[17] hauled 40 miles to landfill in 14-cubic yard capacity trucks. Includes drilling of piles and shoring of excavated site. |
| Trenching | Month 3 | Trenching for utilities, including gas, water, electricity, and telecommunications. |
| Building Construction | Months 4-23 | Footings and foundation work (e.g., pouring concrete pads, drilling for piers), framing, welding; installing mechanical, electrical, and plumbing. Floor assembly, cabinetry and carpentry, elevator installations, low voltage systems, trash management. |
| Architectural Coatings | Months 21-23 | Application of interior and exterior coatings and sealants. |
| Source: DKA Planning, 2024. | | |

Noise levels would generally peak during the demolition and grading phases, when diesel-fueled heavy-duty equipment like excavators and dozers are used to move large amounts of debris and dirt, respectively. This equipment is mobile in nature and does not always operate at in a steady-

[17] City of Los Angeles, Environmental Assessment Form

state mode full load, but rather powers up and down depending on the duty cycle needed to conduct work. As such, equipment is occasionally idle during which time no noise is generated.

During other phases of construction (e.g., trenching, building construction, architectural coatings), noise impacts are generally lesser because they are less reliant on using heavy equipment with internal combustion engines. Smaller equipment such as forklifts, generators, and various powered hand tools and pneumatic equipment would often be utilized. Off-site secondary noises would be generated by construction worker vehicles, vendor deliveries, and haul trucks. Figure 2 illustrates how noise would propagate from the construction site during the demolition and grading phase.

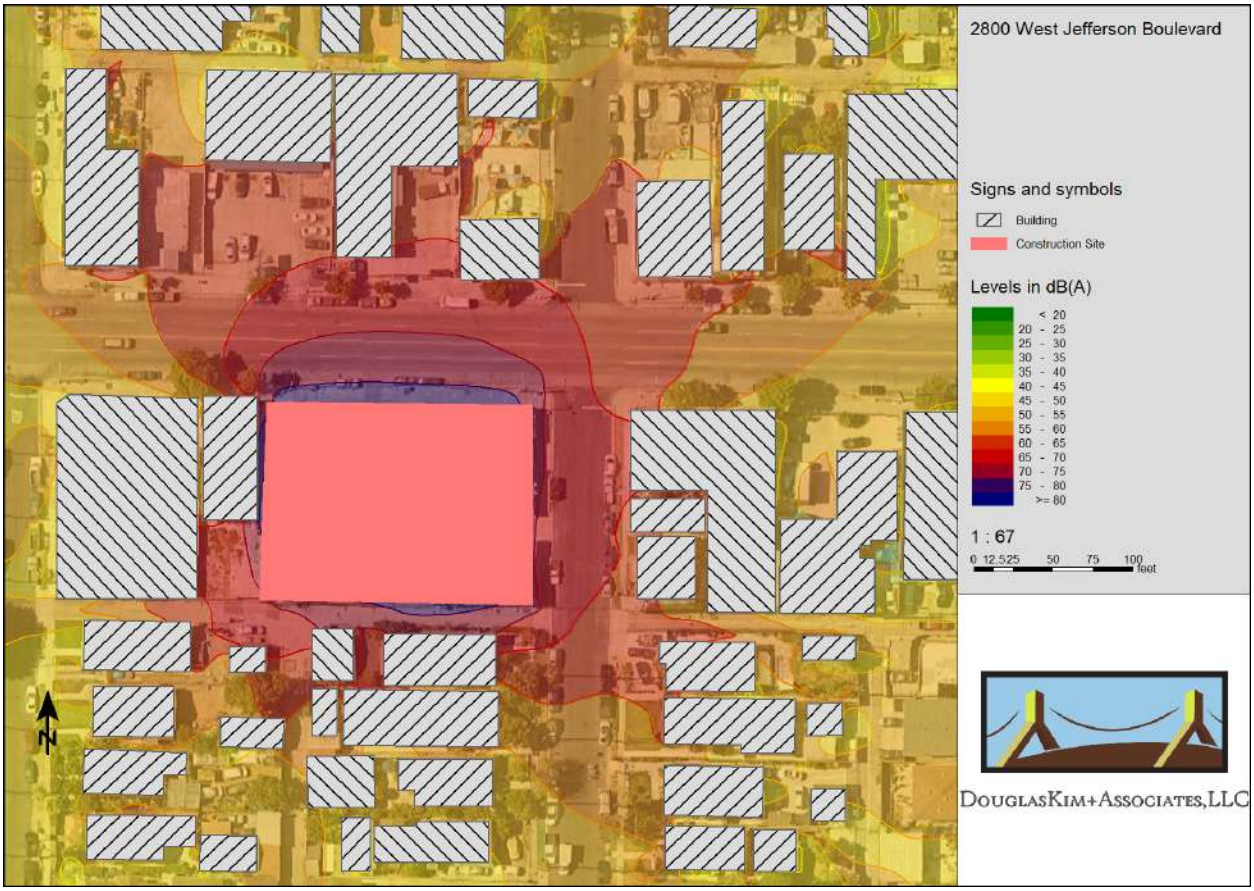


**Figure 2**
**Construction Noise Sound Contours**

Because the Project's construction phase would occur for more than three months, the applicable City threshold of significance for the Project's construction noise impacts is an increase of 5 dBA over existing ambient noise levels. As shown in Table 5, when considering ambient noise levels and compliance with LAMC Section 112.05, the use of multiple pieces of powered equipment simultaneously would increase ambient noise negligibly. This assumes the use of best practices techniques required by the City's Building and Safety code to meet these requirements, such as temporary sound barriers along the north and east property lines adjacent to neighboring residences that would generally reduce noise impacts at sensitive receptors by about 10 dBA $L_{eq}$.

It also assumes the use of quieter equipment or advanced mufflers.[18] These construction noise levels would not exceed the City's significance threshold of 5 dBA. Therefore, the Project's on-site construction noise impact would be less than significant.

**Table 5**
**Construction Noise Impacts at Off-Site Sensitive Receptors**

| Receptor | Maximum Construction Noise Level (dBA $L_{eq}$) | Existing Ambient Noise Level (dBA $L_{eq}$) | New Ambient Noise Level (dBA $L_{eq}$) | Increase (dBA $L_{eq}$) | Potentially Significant? |
|---|---|---|---|---|---|
| 1. Residences – 2816-2818 W. Jefferson Bl. | 62.1 | 69.3 | 70.1 | 0.8 | No |
| 2. Residences – 3412-3414 9th Ave. | 61.9 | 63.7 | 65.9 | 2.2 | No |
| 3. Residence – 3415 8th Ave. | 63.6 | 63.7 | 66.7 | 3.0 | No |
| 4. Residences – 8th Ave. (east side) | 63.5 | 63.7 | 66.6 | 2.9 | No |
| 5. Residences – 2721 W. Jefferson Bl. | 59.1 | 69.3 | 69.7 | 0.4 | No |
| 6. Residence – 3111 8th Ave. | 47.0 | 54.8 | 55.5 | 0.7 | No |
| Source: DKA Planning, 2024. | | | | | |

*Off-Site Construction Activities*

The Project would also generate noise at off-site locations from haul trucks moving debris and soil from the Project Site during demolition and grading activities, respectively; vendor trips; and worker commute trips. These activities would generate up to an estimated 106 peak hourly PCE trips, as summarized in Table 6, during the building construction phase.[19] This would represent about 26.9 percent of traffic volumes on 7th Avenue, which carries about 394 vehicles at Jefferson Boulevard in the morning peak hour of traffic.[20] Because workers and vendors will likely use more than one route to travel to and from the Project Site, this conservative assessment of traffic volumes likely overstates traffic volumes from construction activities on this roadway link.

Because the Project's construction-related trips would not cause a doubling in traffic volumes (i.e., 100 percent increase) on this or any other local streets, the Project's construction-related traffic

[18] Use of quieter equipment, such as electronic-powered equipment, is quieter than diesel-powered equipment. Similarly, hydraulically-powered equipment is quieter than pneumatic power. Overall, newer equipment is generally quieter due to design improvements (e.g., tighter manufacturing tolerances, better gear meshing, quieter cooling fans). Deploying newer equipment also avoids unnecessary noise from poor maintenance (e.g., worn gear teeth or bearings, slackness between loose parts, poor lubrication, imbalance in rotating parts, obstructing in airways, damaged silencers).

[19] This is a conservative, worst-case scenario, as it assumes all workers travel to the worksite at the same time and that vendor and haul trips are made in the same early hour, using the same route as haul trucks to travel to and from the Project Site.

[20] City of Los Angeles database of traffic volumes on 7th Street at Jefferson Boulevard, https://navigatela.lacity.org/dot/traffic_data/automatic_counts/7TH.JEFFERSON.SO.240123-AUTO-NDS.pdf, 2024 traffic counts.

would not increase existing noise levels by 3 dBA or more, let alone the 5 dBA threshold of significance for off-site construction noise activities. Therefore, the Project's noise impacts from construction-related traffic would be less than significant.

**Table 6**
**Construction Vehicle Trips (Maximum Hourly)**

| Construction Phase | Worker Trips [a] | Vendor Trips | Haul Trips | Total Trips | Percent of Peak A.M. Hour Trips on 7th Ave.[e] |
|---|---|---|---|---|---|
| Demolition | 10 | 0 | 14[b] | 24 | 6.0 |
| Grading | 8 | 0 | 35[c] | 42 | 10.7 |
| Trenching | 3 | 0 | 0 | 3 | 0.6 |
| Building Construction | 63 | 43[d] | 0 | 106 | 26.9 |
| Architectural Coating | 13 | 0 | 0 | 13 | 3.2 |

[a] Assumes all worker trips occur in the peak hour of construction activity.
[b] The project would generate 1225 haul trips over a 33-day period with seven-hour work days. Because haul trucks emit more noise than passenger vehicles, a 19.1 passenger car equivalency (PCE) was used to convert haul truck trips to a passenger car equivalent
[c] The project would generate 268 haul trips over a 21-day period with seven-hour work days. Assumes a 19.1 PCE.
[d] This phase would generate about 11.5 vendor truck trips daily over a seven-hour work day. Assumes a blend of medium- and heavy-duty vehicle types and a 13.1 PCE.
[e] Percent of existing traffic volumes on 7th Avenue at Jefferson Boulevard.

Source: DKA Planning, 2024

***Operation***

*On-Site Operational Noise*

The Proposed Project would remove an auto body use that generates noise throughout the day from movement of vehicles and auto body repair in the open air bays that are oriented towards the west and the east (8th Avenue), where residences are exposed to intermittent noise from mechanical equipment, hand tools, and pneumatic tools. During long-term operations, the Project would produce noise from on-site sources such as mechanical equipment associated with the structures themselves or from activity in outdoor spaces.

Mechanical Equipment

The Project would operate mechanical equipment on the roof 67'6" above grade that would generate incremental long-term noise impacts. This would include the use of typical HVAC equipment for cooling or heat pumps for cooling and heating for multi-family residences and the commercial space (e.g., 2.5-ton Carrier 24ABC630A003 Carrier 25HBC5), with each unit distributed across the roof as needed to serve each residence. Noise from heat pumps and air conditioners is a function of the model, airflow, and pressure flow generated by fans and compressors. Most modern heat pumps are relatively quiet, with sound ratings of up to 60

decibels, equivalent to normal human conversation,[21] while other HVAC units could have a sound power of up to 76 dBA. Equipment would be designed to not elevate ambient noise levels by 5 dBA in accordance with City regulations.

However, noise impacts from rooftop mechanical equipment on nearby sensitive receptors would be negligible for several reasons. First, there would be no line-of-sight from these rooftop units to the sensitive receptors, as the residences adjacent to the Project Site are one- to two-stories in height, approximately 40 to 50 feet lower than the roof of the Proposed Project. As blocking the line of sight to a noise source generally results in a 5 decibel reduction, each rooftop unit could generate about 50.3 dBA at ten feet of distance.[22] Second, the presence of the Project's roof edge creates an effective noise barrier that further reduces noise levels from rooftop units by 8 dBA or more.[23] A 4'6" parapet would further shield sensitive receptors near the Project Site. These design elements would be helpful in managing noise, as equipment often operates continuously throughout the day and occasionally during the day, evenings, and weekends. Compliance with LAMC Section 112.02 would further limit the impact of HVAC equipment on noise levels at adjacent properties. As a result, noise from rooftop units would negligibly elevate ambient noise levels, far less than the 5 dBA CNEL threshold of significance for operational impacts.

Two pad-mounted oil transformers that lower high voltage to standard household voltage used to power electronics, appliances and lighting would be located on the ground level in an unobstructed location fronting on 8th Avenue. These transformers would be housed in a steel cabinet and generally would not involve pumps, though fans may be needed on some units. Switchgear responsible for distributing power through the development could be located externally, though no mechanical processes that generate noise would be necessary.

Otherwise, all other mechanical equipment would be fully enclosed within the structure. This would include mechanical, electrical, and plumbing rooms, as well as elevator equipment (including hydraulic pump, switches, and controllers) in the parking level. All these activities would generally occur within the envelope of the development, operational noise would be shielded from off-site noise-sensitive receptors.

Auto-Related Activities

The majority of parking-related noise impacts at the Project Site would come from vehicles entering and exiting the residential development from a driveway off the alley. During the peak P.M. hour, up to 50 net vehicles would generate noise in and out of the garage, with up to 27 net

[21] Clean British Columbia. Heat Pumps and Noise. https://vancouver.ca/files/cov/heat-pump-noise-guide.pdf

[22] Washington State Department of Transportation, Noise Walls and Barriers. https://wsdot.wa.gov/construction-planning/protecting-environment/noise-walls-barriers. Assumes the Carrier's rated sound power of 76 dB.

[23] Ibid.

vehicles using the garage in the peak A.M. hour.[24] These vehicles would generate incremental noise from tire friction as they navigate to and from parking spaces and minor engine acceleration.

A nearby residence across the alley would have a direct line of sight to the driveway, approximately 20 feet away. As shown in Table 7, the average vehicle use of the garage during daytime hours (average of 18 vehicles per hour between 8:00 A.M. and 7:00 P.M.) and nighttime hours (an average of seven vehicles hourly from 7:00 P.M. to 8:00 A.M.) would elevate ambient noise levels by 2.1 dBA CNEL, well below the 5 dBA threshold of significance for operational sources of noise. Auto-related noise impacts for other receptors would also be negligible given their more remote locations and/or the lack of a line of sight from the garage.

**Table 7**
**Parking Garage-Related Impacts at Off-Site Sensitive Receptors**

| Receptor | Maximum Noise Level (dBA CNEL) | Existing Ambient Noise Level (dBA CNEL) | New Ambient Noise Level (dBA CNEL) | Increase (dBA CNEL) | Significant? |
|---|---|---|---|---|---|
| Residence – 3415 8th Ave. | 59.6 | 61.7 | 63.8 | 2.1 | No |
| Source: DKA Planning, 2024, using FTA Noise Impact Assessment Spreadsheet. | | | | | |

Parking-related noise would include also include door slamming (generally instantaneous) and car alarms, while could last a few seconds. These activities would be within an enclosed garage structure and as such, shielded largely from nearby sensitive receptors. Therefore, the Project's parking garage activities would not have a significant impact on the surrounding noise environment.

Outdoor Uses

While most operations would be conducted inside the development, outdoor activities could generate noise that could impact local sensitive receptors. This would include human conversation, trash collection, landscape maintenance, and commercial loading. These are discussed below:

- Human conversation. This could include human conversation, socializing, and passive recreation in outdoor spaces, which could include:
    - Private balconies on all floors on the north, south, and east elevations. These would be private spaces that are recessed into the facades for residents used for socializing or passive recreation (e.g., reading), with intermittent use largely during day or evening hours. No powered speakers are proposed that would amplify either speech or music.

[24] Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.

- Two roof decks along totaling 3,486 square feet. These would be shared use spaces for socializing or passive recreation (e.g., reading, dining), with intermittent use largely during day or evening hours. There would be no direct line-of-sight from any roof deck noise to adjacent sensitive receptors, which would be 40 to 50 feet lower in height than the roof deck. Blocking the line of sight to a noise source generally results in a 5 decibel reduction.[25] The presence of the roof edge, 4'6" high parapet, and setback of decks from the roof's edge would shield any rooftop noise from the sensitive receptors near the Project Site. No powered speakers are proposed that would amplify either speech or music.

The primary use of these spaces would be for human conversation, which would produce negligible noise impacts, based on the Lombard effect. This phenomenon recognizes that voice noise levels in face-to-face conversations generally increase proportionally to background ambient noise levels. Specifically, vocal intensity increases about 0.38 dB for every 1.0 dB increase in noise levels above 55 dB.[26] For example, the sound of a human voice at 60 dB would produce a noise level of 39 dB at ten feet, which would not elevate ambient noise levels at any of the analyzed sensitive receptors by more than 0.2 dBA $L_{eq}$. Moreover, noise levels from human speech would attenuate rapidly with greater distance, resulting in a 33 dB noise level at twenty feet, and 27 dB at 40 feet.[27]

- Trash collection. On-site trash and recyclable materials for the residents would be managed from the waste collection area on the first floor of the parking garage. Dumpsters would be moved to the street manually or with container handler trucks that use hydraulic-powered lifts that use beeping alerts during operation. Haul trucks would access solid waste from Jefferson Boulevard or 8th Avenue, where solid waste activities would include use of trash compactors and hydraulics associated with the refuse trucks themselves. Noise levels of approximately 71 dBA $L_{eq}$ and 66 dBA $L_{eq}$ could be generated by collection trucks and trash compactors, respectively, at 50 feet of distance.[28] These activities would be comparable to those currently serving the auto body facility and as such, would not represent a significant change from intermittent trash collection noise.
- Landscape maintenance. Noise from gas-powered leaf blowers, lawnmowers, and other landscape equipment can generated substantial bursts of noise during regular maintenance. For example, two gas powered leaf blowers with two-stroke engines and a hose vacuum can generate an average of 85.5 dBA $L_{eq}$ and cause nuisance or potential noise impacts for nearby receptors.[29] The landscape plan focuses on a modest palette of accent trees and raised planters that will minimize the need for powered landscaping equipment, as some of this can be managed by hand. Because CNEL levels represent the energy average of sound levels

[25] Washington State Department of Transportation, Noise Walls and Barriers. https://wsdot.wa.gov/construction-planning/protecting-environment/noise-walls-barriers.

[26] Acoustical Society of America, Volume 134; Evidence that the Lombard effect is frequency-specific in humans, Stowe and Golob, July 2013.

[27] Public Resources Code Section 21085 states that for residential projects, the effects of noise generated by project occupants and their guests on human beings is not a significant effect on the environment.

[28] RK Engineering Group, Inc. Wal-Mart/Sam's Club reference noise level, 2003.

[29] Erica Walker et al, Harvard School of Public Health; Characteristics of Lawn and Garden Equipment Sound; 2017. These equipment generated a range of 74.0-88.5 dBA Leq at 50 feet.

during a 24-hour period, the modest sound power from a few minutes of maintenance activities during daytime hours would negligibly affect CNEL sound levels.

- Commercial loading. On-site loading and unloading activities would be managed in enclosed parking garage, which would be obscured from any off-site sensitive receptors. As a result, there would be negligible noise impacts on off-site receptors and impacts would not increase CNEL noise levels at off-site locations. Further, LAMC Section 114.03 would regulate loading and unloading activities between 10:00 P.M. and 7:00 A.M.

As discussed above, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project would also not increase surrounding noise levels by more than 5 dBA CNEL, the minimum threshold of significance based on the noise/land use category of sensitive receptors near the Project Site. As a result, the Project's on-site operational noise impacts would be considered less than significant,

*Off-Site Operational Noise*

The majority of the Project's operational noise impacts would be off-site from vehicles traveling to and from the development. The Project could add up to 276 net vehicle trips to the local roadway network on weekdays when the development would be leased and operational in 2028.[30] The majority of vehicle-related impacts at the Project Site would come from 27 and 50 net vehicles entering and exiting the development during the peak A.M. and P.M. hours, respectively.[31] This would represent a small addition to traffic volumes on local roadways. For example, it would represent 6.9 percent of the 394 vehicles currently using 7th Avenue at Jefferson Boulevard in the A.M. peak hour.[32]

Because it takes a doubling of traffic volumes (i.e., 100 percent) to increase ambient noise levels by 3 dBA $L_{eq}$, the Project's traffic would neither increase ambient noise levels 3 dBA or more into "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories, nor increase ambient noise levels 5 dBA or more. Twenty-four hour CNEL impacts would similarly be minimal, far below criterion for significant operational noise impacts, which begin at 3 dBA. As such, this impact would be considered less than significant.

Consistency with City General Plan Noise Element

While the City's Noise Element focuses on a number of measures for Citywide implementation by municipal government, there are some objectives, policies, and programs that are applicable to development projects. Table 8 summarizes the Proposed Project's consistency with these.

30 Gibson Transportation Consulting; Transportation Assessment for 2800 W. Jefferson Boulevard; April 2024.

31 Ibid.

32 City of Los Angeles database of traffic volumes on 7th Street at Jefferson Boulevard, https://navigatela.lacity.org/dot/traffic_data/automatic_counts/7TH.JEFFERSON.SO.240123-AUTO-NDS.pdf, 2024 traffic counts.

**Table 8**
**Project Consistency with City of Los Angeles General Plan Noise Element**

| Objective/Policy/Program | Project Consistency |
|---|---|
| **Policy 2.2:** Enforce and/or implement applicable city, state, and federal regulations intended to mitigate proposed noise producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance. | **Consistent.** The Project would comply with City, state, and other applicable noise regulations to ensure that noise impacts are considered less than significant. |
| **Objective 3** (Land Use Development): Reduce or eliminate noise impacts associated with proposed development of land and changes in land use. | **Consistent.** The project is being evaluated under CEQA and would result in less-than-significant impacts on noise. |
| **Program 11.** For a proposed development project that is deemed to have a potentially significant noise impact on noise sensitive uses, as defined by this chapter, require mitigation measures, as appropriate, in accordance with California Environmental Quality Act and city procedures. | **Consistent.** The Project would not have a significant noise impact on noise-sensitive uses and as such, would not require mitigation under CEQA. |
| **Program 12.** When issuing discretionary permits for a proposed noise-sensitive use (as defined by this chapter) or a subdivision of four or more detached single-family units and which use is determined to be potentially significantly impacted by existing or proposed noise sources, require mitigation measures, as appropriate, in accordance with procedures set forth in the California Environmental Quality Act so as to achieve an interior noise level of a CNEL of 45 dB, or less, in any habitable room, as required by Los Angeles Municipal Code Section 91. | **Consistent.** The noise-sensitive project is being evaluated under CEQA and would before being entitled would comply with Building Code and Title 24 noise insulation requirements to achieve an interior noise level of 45 dB. |
| Source: DKA Planning, 2024. | |

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

**Less Than Significant Impact**.

The Project Site is located about 6.75 miles east of the Santa Monica Airport and 6.2 miles northeast of Los Angeles International Airport. Because the Proposed Project would not be located within the vicinity of a private airstrip or within two miles of a public airport, the Project would not expose local workers or residents in the area to excessive noise levels. This would be considered a less than significant impact.

## Cumulative Impacts

### *Construction*

*On-Site Construction Noise*

During construction of the proposed Project, there could be other construction activity in the area that contributes to cumulative noise impacts at sensitive receptors. Construction-related noise levels from any related project would be intermittent and temporary. As with the Project, any related projects would comply with the LAMC's restrictions, including restrictions on construction hours and noise from powered equipment. Noise associated with cumulative construction activities would be reduced to the degree reasonably and technically feasible through proposed mitigation measures for each individual related project and compliance with the noise ordinance.

Noise from construction of development projects is localized and can affect noise-sensitive uses within 500 feet, based on the City's screening criteria. As such, noise from two construction sites within 1,000 feet of each other can contribute to cumulative noise impacts for receptors located between.

The City of Los Angeles has determined that there are no potential related projects within 1,000 feet of the Project Site.[33] As a result, there are no reasonably foreseeable related projects that could contribute to cumulative noise impacts at the analyzed sensitive receptors. Based on this, there would not be cumulative noise impacts at any nearby sensitive uses located near the Project Site and related projects in the event of concurrent construction activities.

*Off-Site Construction Noise*

Other concurrent construction activities from related projects can contribute to cumulative off-site impacts if haul trucks, vendor trucks, or worker trips for any related project(s) were to utilize the same roadways. Distributing trips to and from each related project construction site substantially reduces the potential that cumulative development could more than double traffic volumes on existing streets, which would be necessary to increase ambient noise levels by 3 dBA. The Proposed Project would contribute up to estimated 106 peak hourly PCE trips during the building construction phase.[34] This would represent about 26.9 percent of traffic volumes on 7th Avenue, which carries about 394 vehicles at Jefferson Boulevard in the morning peak hour of traffic.[35] Any related projects would have to add 288 peak hour vehicle trips to double volumes on 7th Avenue. However, as there are no related projects within 1,000 feet of the Project Site, cumulative construction noise impacts on streets serving the Project Site would not significantly elevate traffic

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33 E-mail communication, Segal Ismael, City of Los Angeles Department of Transportation; January 24, 2024.

34 This is a conservative, worst-case scenario, as it assumes all workers travel to the worksite at the same time and that vendor and haul trips are made in the same early hour, using the same route as haul trucks to travel to and from the Project Site.

35 City of Los Angeles database of traffic volumes on 7th Street at Jefferson Boulevard, https://navigatela.lacity.org/dot/traffic_data/automatic_counts/7TH.JEFFERSON.SO.240123-AUTO-NDS.pdf, 2024 traffic counts.

noise during the duration of construction activities. As such, cumulative noise due to construction truck traffic from the Project and related projects do not have the potential to double traffic volumes on any roadway necessary to elevate traffic noise levels by 3 dBA, let alone the 5 dBA threshold of significance for traffic impacts. As such, cumulative noise impacts from off-site construction would be less than significant.

***Operation***

The Project Site and the Jefferson Boulevard corridor has been developed with residential and commercial land uses that have previously generated, and will continue to generate, noise from a number of operational noise sources, including mechanical equipment (e.g., HVAC systems), outdoor activity areas, and vehicle travel. New development such as the Proposed Project would remove noisy land uses (e.g., outdoor auto body facilities) and generally replace them with residential and/or commercial uses that do not require use of noisy, heavy-duty equipment. As there are no related projects within 1,000 feet of the Project Site, cumulative operational noise impacts would not significantly elevate long-term noise levels.

*On-Site Stationary Noise Sources*

Noise from on-site mechanical equipment (e.g., HVAC units) and any other human activities from related projects would not be typically associated with excessive noise generation that could result in increases of 5 dBA or more in ambient noise levels at sensitive receptors when combined with operational noise from the Proposed Project. As noted earlier, there are no related projects nearby that would substantially add to cumulative noise levels when added to the Proposed Project. Therefore, cumulative stationary source noise impacts associated with operation of the Project and related projects would be less than significant.

*Off-Site Mobile Noise Sources*

The Project would add 276 net vehicle trips to the local roadway network on a peak weekday at the start of operations in 2028, including up to 50 net hourly vehicle trips. As discussed earlier, this impact would not substantially elevate traffic noise levels on Jefferson Boulevard or other local roads. As there are no related projects within 1,000 feet of the Proposed Project, cumulative development is not expected to double traffic volumes on local roadways. As such, cumulative noise impacts due to off-site traffic would not increase ambient noise levels by 3 dBA, let alone by the 5 dBA threshold of significance. Additionally, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Therefore, cumulative noise impacts due to off-site traffic would not increase ambient noise levels by 3 dBA to or within their respective “Normally Unacceptable” or “Clearly Unacceptable” noise categories, or by 5 dBA or greater overall. Additionally, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

# TECHNICAL APPENDIX

DouglasKim+Associates,LLC

# AMBIENT NOISE MEASUREMENTS

DouglasKim+Associates,LLC

**Figure 1**
**Noise Measurement Locations**

# Session Report

**2/25/2024**

## Information Panel

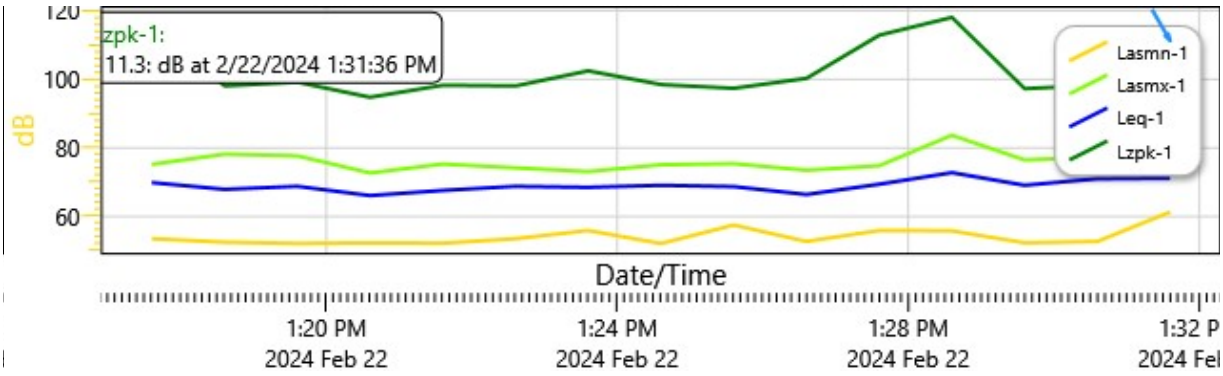
| | |
|---|---|
| Name | 2816 West Jefferson Boulevard |
| Comments | |
| Start Time | 2/22/2024 1:16:36 PM |
| Stop Time | 2/22/2024 1:31:39 PM |
| Run Time | 00:15:03 |
| Serial Number | SE40213991 |
| Device Name | SE40213991 |
| Model Type | Sound Examiner |
| Device Firmware Rev | R.11F |
| Company Name | |
| Description | |
| Location | |
| User Name | |

## Summary Data Panel

| Description | Meter | Value | Description | Meter | Value |
|---|---|---|---|---|---|
| Leq | 1 | 69.3 dB | Lasmn | 1 | 52.1 dB |
| Lasmx | 1 | 83.7 dB | Rtime | 1 | 00:15:03 |
| Exchange Rate | 1 | 3 dB | Weighting | 1 | A |
| Response | 1 | SLOW | Bandwidth | 1 | OFF |

## Logged Data Chart

2816 West Jefferson Boulevard: Logged Data Chart



## Logged Data Table

| Date/Time | Lzpk-1 | Lasmn-1 | Lasmx-1 | Leq-1 |
|---|---|---|---|---|
| 2/22/2024 1:17:36 PM | 117.4 | 53.5 | 75.2 | 69.9 |
| 1:18:36 PM | 98.1 | 52.5 | 78.2 | 67.9 |
| 1:19:36 PM | 99.2 | 52.1 | 77.7 | 68.8 |
| 1:20:36 PM | 94.8 | 52.3 | 72.7 | 66.1 |
| 1:21:36 PM | 98.3 | 52.2 | 75.3 | 67.6 |
| 1:22:36 PM | 98.1 | 53.5 | 74.2 | 68.8 |
| 1:23:36 PM | 102.5 | 55.9 | 73.1 | 68.5 |
| 1:24:36 PM | 98.5 | 52.1 | 75.1 | 69.1 |
| 1:25:36 PM | 97.4 | 57.5 | 75.4 | 68.7 |
| 1:26:36 PM | 100.3 | 52.7 | 73.5 | 66.4 |
| 1:27:36 PM | 112.9 | 55.9 | 74.8 | 69.4 |
| 1:28:36 PM | 118.1 | 55.8 | 83.7 | 72.8 |
| 1:29:36 PM | 97.3 | 52.3 | 76.5 | 69.1 |
| 1:30:36 PM | 98.3 | 52.7 | 77.4 | 71 |
| 1:31:36 PM | 111.3 | 61.3 | 77.1 | 71.2 |

# Session Report

**2/25/2024**

## Information Panel

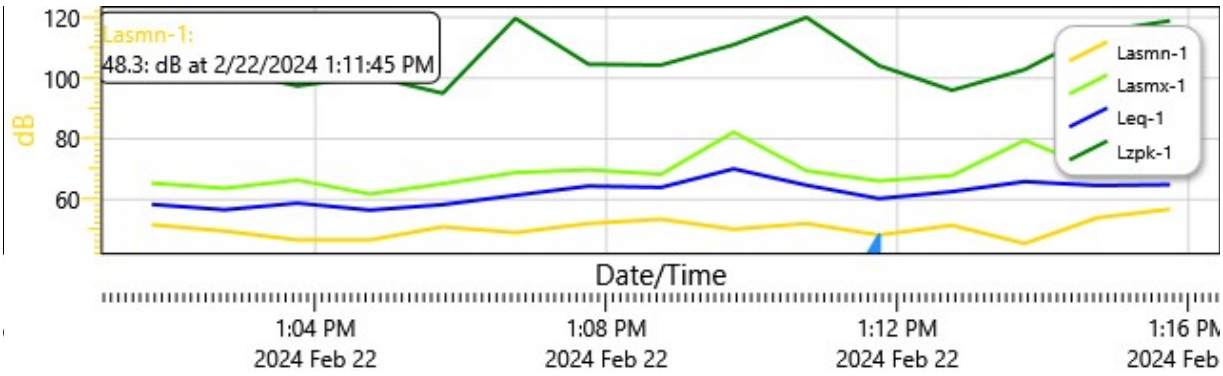
| | |
|---|---|
| Name | 3415 8th Avenue |
| Comments | |
| Start Time | 2/22/2024 1:00:45 PM |
| Stop Time | 2/22/2024 1:15:47 PM |
| Run Time | 00:15:02 |
| Serial Number | SE40213991 |
| Device Name | SE40213991 |
| Model Type | Sound Examiner |
| Device Firmware Rev | R.11F |
| Company Name | |
| Description | |
| Location | |
| User Name | |

## Summary Data Panel

| Description | Meter | Value | Description | Meter | Value |
|---|---|---|---|---|---|
| Leq | 1 | 63.7 dB | Lasmx | 1 | 82.2 dB |
| Lasmn | 1 | 45.5 dB | Rtime | 1 | 00:15:02 |
| Exchange Rate | 1 | 3 dB | Weighting | 1 | A |
| Response | 1 | SLOW | Bandwidth | 1 | OFF |

## Logged Data Chart

3415 8th Avenue: Logged Data Chart



## Logged Data Table

| Date/Time | Lzpk-1 | Lasmn-1 | Lasmx-1 | Leq-1 |
|---|---|---|---|---|
| 2/22/2024 1:01:45 PM | 118.5 | 51.7 | 65.4 | 58.4 |
| 1:02:45 PM | 102.6 | 49.6 | 63.7 | 56.6 |
| 1:03:45 PM | 97.4 | 46.7 | 66.4 | 58.8 |
| 1:04:45 PM | 100.7 | 46.7 | 61.8 | 56.5 |
| 1:05:45 PM | 95 | 51 | 65.2 | 58.3 |
| 1:06:45 PM | 119.7 | 49.1 | 68.9 | 61.4 |
| 1:07:45 PM | 104.6 | 52.1 | 69.8 | 64.4 |
| 1:08:45 PM | 104.3 | 53.5 | 68.3 | 64 |
| 1:09:45 PM | 111 | 50.2 | 82.2 | 70.1 |
| 1:10:45 PM | 120 | 52.1 | 69.5 | 64.7 |
| 1:11:45 PM | 104.1 | 48.3 | 66.1 | 60.3 |
| 1:12:45 PM | 96 | 51.5 | 67.9 | 62.6 |
| 1:13:45 PM | 102.8 | 45.5 | 79.5 | 65.9 |
| 1:14:45 PM | 115.2 | 54 | 69.8 | 64.6 |
| 1:15:45 PM | 118.9 | 56.8 | 70.6 | 64.9 |

# Session Report

**2/25/2024**

## Information Panel

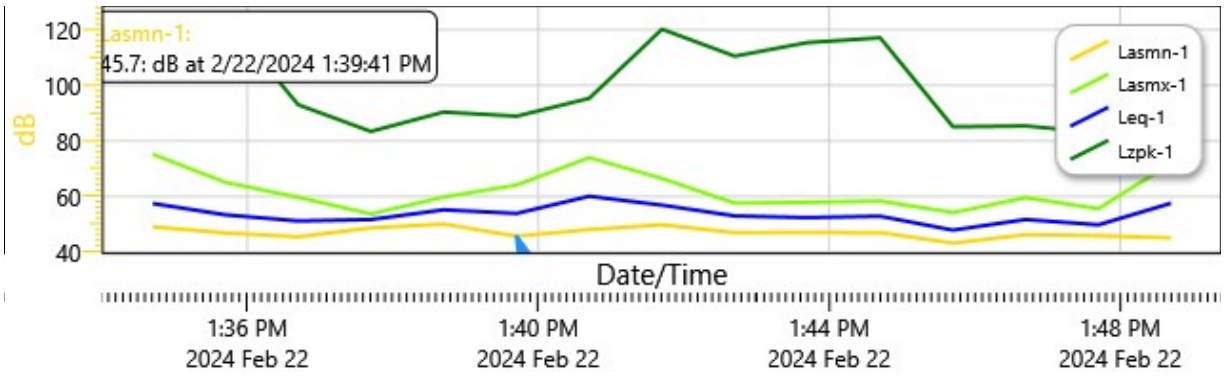
| | |
|---|---|
| Name | 3111 8th Avenue |
| Comments | |
| Start Time | 2/22/2024 1:33:42 PM |
| Stop Time | 2/22/2024 1:48:47 PM |
| Run Time | 00:15:05 |
| Serial Number | SE40213991 |
| Device Name | SE40213991 |
| Model Type | Sound Examiner |
| Device Firmware Rev | R.11F |
| Company Name | |
| Description | |
| Location | |
| User Name | |

## Summary Data Panel

| Description | Meter | Value | Description | Meter | Value |
|---|---|---|---|---|---|
| Leq | 1 | 54.8 dB | | | |
| Exchange Rate | 1 | 3 dB | Weighting | 1 | A |
| Response | 1 | SLOW | Bandwidth | 1 | OFF |

## Logged Data Chart

3111 8th Avenue: Logged Data Chart



## Logged Data Table

| Date/Time | Lzpk-1 | Lasmn-1 | Lasmx-1 | Leq-1 |
|---|---|---|---|---|
| 2/22/2024 1:34:42 PM | 124.8 | 49.1 | 75.2 | 57.5 |
| 1:35:42 PM | 124.6 | 46.9 | 65.1 | 53.4 |
| 1:36:42 PM | 93 | 45.5 | 59.7 | 51.2 |
| 1:37:42 PM | 83.4 | 48.7 | 53.7 | 51.7 |
| 1:38:42 PM | 90.4 | 50.1 | 59.8 | 55.2 |
| 1:39:42 PM | 88.9 | 45.7 | 64.1 | 53.9 |
| 1:40:42 PM | 95.3 | 48.1 | 74 | 60.1 |
| 1:41:42 PM | 120.2 | 49.8 | 66.5 | 56.9 |
| 1:42:42 PM | 110.5 | 47 | 57.6 | 53 |
| 1:43:42 PM | 115.4 | 47.1 | 57.9 | 52.4 |
| 1:44:42 PM | 117.1 | 47 | 58.4 | 52.9 |
| 1:45:42 PM | 85.1 | 43.2 | 54.2 | 47.9 |
| 1:46:42 PM | 85.4 | 46.3 | 59.6 | 51.7 |
| 1:47:42 PM | 82.9 | 45.9 | 55.6 | 49.8 |
| 1:48:42 PM | 92.7 | 45.1 | 72 | 57.6 |

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# CONSTRUCTION NOISE CALCULATIONS

# Noise emissions of industry sources

| Source name | Size<br>m/m² | Reference | Level<br>Day<br>dB(A) | Corrections<br>Cwall<br>dB | <br>CI<br>dB | <br>CT<br>dB |
|---|---|---|---|---|---|---|
| Construction Site | 1976 m² | Lw/unit | 109.7 | - | - | - |

# Receiver list

| No. | Receiver name | Coordinates X Y in meter | Building side | Floor | Height abv.grd. m | Limit Day dB(A) | Level Day dB(A) | Conflict Day dB |
|---|---|---|---|---|---|---|---|---|
| 1 | Residence - 3111 8th Ave. | 11377565.86 3765845.36 | East | GF | 40.37 | - | 47.0 | - |
| 2 | Residence - 3415 8th Ave. | 11377564.21 3765731.25 | East | GF | 40.79 | - | 63.6 | - |
| 3 | Residences - 8th Ave. (east side) | 11377590.07 3765755.81 | West | GF | 40.07 | - | 63.5 | - |
| 4 | Residences - 2721 W. Jefferson Bl. | 11377609.08 3765802.30 | South | GF | 40.73 | - | 59.1 | - |
| 5 | Residences - 2816-2818 W. Jefferson | 11377516.21 3765778.28 | North | GF | 40.31 | - | 62.1 | - |
| 6 | Residences - 3412-3414 9th Ave. | 11377505.87 3765732.58 | East | GF | 39.60 | - | 61.9 | - |

# Contribution levels of the receivers

| Source name | | Traffic lane | Level Day dB(A) |
|---|---|---|---|
| Residence - 3111 8th Ave. | GF | | 47.0 |
| Construction Site | | - | 47.0 |
| Residence - 3415 8th Ave. | GF | | 63.6 |
| Construction Site | | - | 63.6 |
| Residences - 8th Ave. (east side) | GF | | 63.5 |
| Construction Site | | - | 63.5 |
| Residences - 2721 W. Jefferson Bl. | GF | | 59.1 |
| Construction Site | | - | 59.1 |
| Residences - 2816-2818 W. Jefferson Bl. | GF | | 62.1 |
| Construction Site | | - | 62.1 |
| Residences - 3412-3414 9th Ave. | GF | | 61.9 |
| Construction Site | | - | 61.9 |

2800 West Jefferson Boulevard

Signs and symbols

Building

Analyzed Sensitive Receptor

Construction Site

1 : 67

0 12.525 50 75 100 feet

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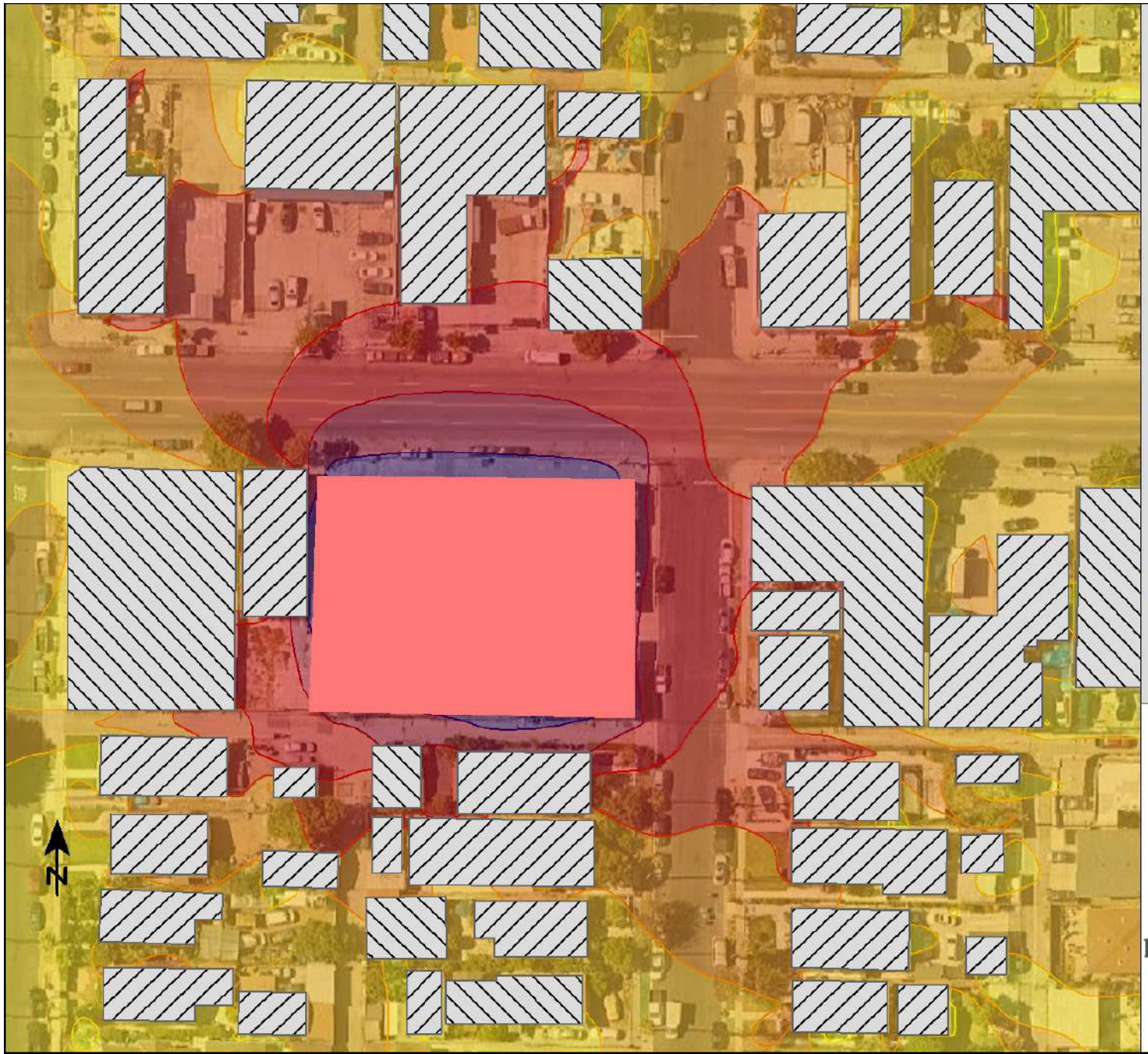


2800 West Jefferson Boulevard

Signs and symbols

Building

Construction Site

Levels in dB(A)

< 20
20 - 25
25 - 30
30 - 35
35 - 40
40 - 45
45 - 50
50 - 55
55 - 60
60 - 65
65 - 70
70 - 75
75 - 80
>= 80

1 : 67

0 12.525 50 75 100 feet

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## Construction Noise Impacts

| Receptor | Existing Leq | Noise | New Leq | Difference Leq | Significant? |
|---|---|---|---|---|---|
| 1. Residences - 2816-2818 W. Jefferson Bl. | 69.3 | 62.1 | 70.1 | 0.8 | **No** |
| 2. Residences - 3412-3414 9th Ave. | 63.7 | 61.9 | 65.9 | 2.2 | **No** |
| 3. Residence - 3415 8th Ave. | 63.7 | 63.6 | 66.7 | 3.0 | **No** |
| 4. Residences - 8th Ave (east side) | 63.7 | 63.5 | 66.6 | 2.9 | **No** |
| 5. Residences - 2721 W. Jefferson Bl. | 69.3 | 59.1 | 69.7 | 0.4 | **No** |

OFF-SITE CONSTRUCTION-RELATED TRAVEL VOLUMES

| Construction Phase | Worker Trips | Vendor Trips | Haul Trips | Total | % of Traffic Volumes |
|---|---|---|---|---|---|
| Demolition | 10 | 0 | 14 | 24 | 6.0% |
| Grading | 8 | 0 | 35 | 42 | 10.7% |
| Trenching | 3 | 0 | | 3 | 0.6% |
| Building Construction | 63 | 43 | | 106 | 26.9% |
| Architectural Coatings | 13 | 0 | | 13 | 3.2% |

*Haul trips represent heavy-duty truck trips with a 19.1 Passenger Car Equivalent applied; Vendor trips are an even split of medium- and heav*

394 Traffic Volumes on 7th Avenue at Jefferson Boulevard in the peak A.M. hour

DouglasKim+Associates,LLC

# OPERATIONS NOISE CALCULATIONS

**Federal Transit Administration**
**Noise Impact Assessment Spreadsheet**

version: 1/29/2019

| | |
|---|---|
| Project: | 2800 West Jefferson Boulevard |

| Receiver Parameters | |
|---|---|
| Receiver: | Residence - 3415 8th Avenue |
| Land Use Category: | 2. Residential |
| Existing Noise (Measured or Generic Value): | 62 dBA |

| Noise Source Parameters | |
|---|---|
| Number of Noise Sources: | 1 |

| Noise Source Parameters | | Source 1 |
|---|---|---|
| | Source Type: | Stationary Source |
| | Specific Source: | Parking Garage |
| Daytime hrs | Avg. Number of Autos/hr | 18 |
| Nighttime hrs | Avg. Number of Autos/hr | 7 |
| Distance | Distance from Source to Receiver (ft) | 10 |
| | Number of Intervening Rows of Buildings | 0 |
| Adjustments | Noise Barrier? | No |

| | |
|---|---|
| Noise Barrier? | No |
| Joint Track/Crossover? | No |
| Embedded Track? | No |
| Aerial Structure? | No |

| | |
|---|---|
| Noise Barrier? | |

| | |
|---|---|
| Noise Barrier? | |

| | |
|---|---|
| Noise Barrier? | |

| | |
|---|---|
| Noise Barrier? | |

**Project Results Summary**

| | |
|---|---|
| Existing Ldn: | 62 dBA |
| Total Project Ldn: | 60 dBA |
| Total Noise Exposure: | 64 dBA |
| Increase: | 2 dB |
| Impact?: | Moderate |

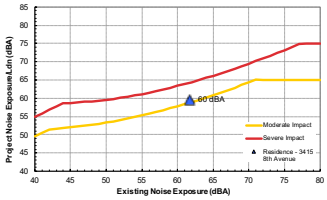
**Distance to Impact Contours**

| | |
|---|---|
| Dist to Mod. Impact Contour (Source 1): | 11 ft |
| Dist to Sev. Impact Contour (Source 1): | 7 ft |

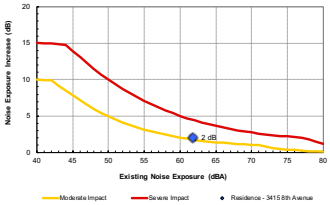
**Source 1 Results**

| | |
|---|---|
| Leq(day): | 56.4 dBA |
| Leq(night): | 52.3 dBA |
| Ldn: | 59.6 dBA |

**Noise Impact Criteria**
(FTA Manual, Fig 4-2)

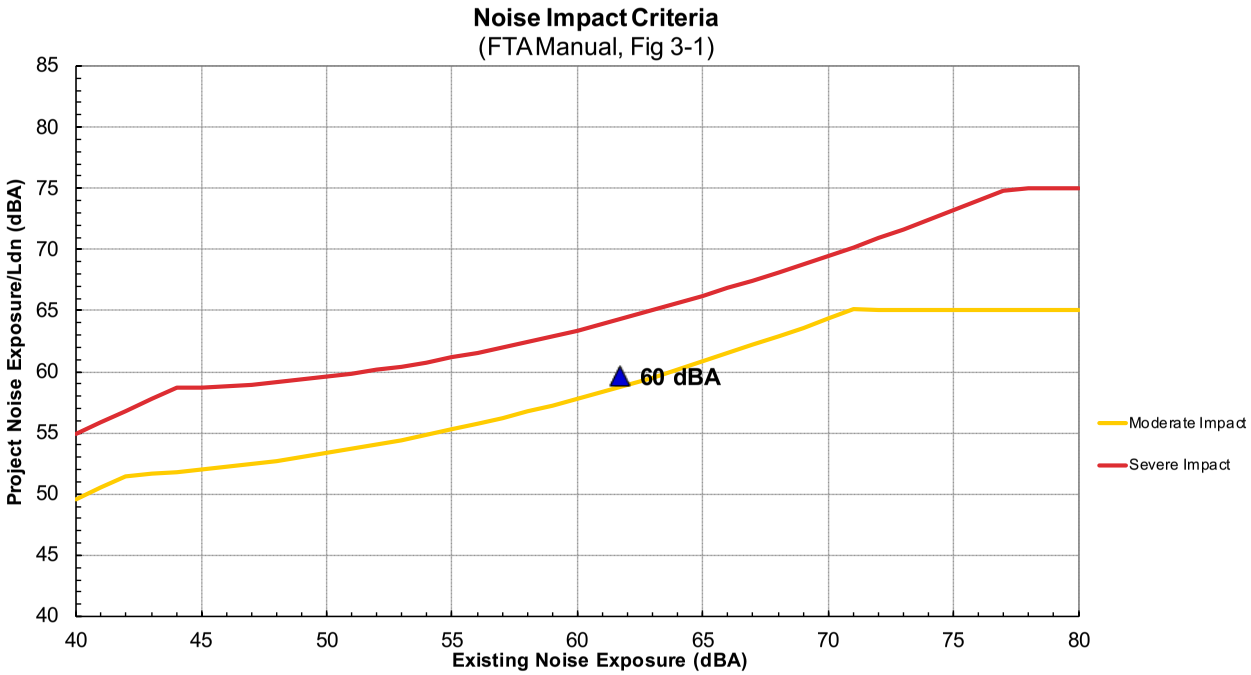


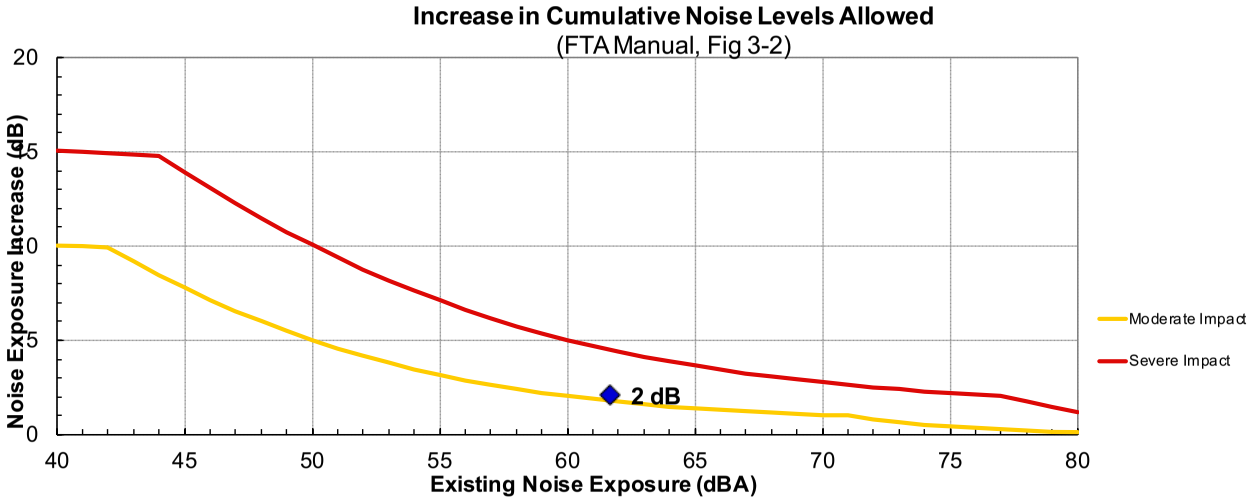

**Increase in Cumulative Noise Levels Allowed**
(FTA Manual, Figs 4-3 and 4-4)



**Project:** 2800 West Jefferson Boulevard
**Receiver:** Residence - 3415 8th Avenue

| | Source | Distance | Project Ldn | Existing Ldn | Noise Criteria Mod. Impact | Noise Criteria Sev. Impact | Impact? |
|---|---|---|---|---|---|---|---|
| 1 | Parking Garage | 10 ft | 59.6 dBA | 62 dBA | 58 dBA | 64 dBA | Moderate Impact |
| 2 | -- | 50 ft | | 62 dBA | 58 dBA | 64 dBA | |
| 3 | -- | 50 ft | | 62 dBA | 58 dBA | 64 dBA | |
| 4 | -- | 70 ft | | 62 dBA | 58 dBA | 64 dBA | |
| 5 | -- | ft | | 62 dBA | 58 dBA | 64 dBA | |
| 6 | -- | ft | | 62 dBA | 58 dBA | 64 dBA | |
| | **Combined Sources** | | **60 dBA** | **62 dBA** | **58 dBA** | **64 dBA** | **Moderate Impact** |


Noise Impact Criteria
(FTA Manual, Fig 3-1)
Project Noise Exposure/Ldn (dBA)
Existing Noise Exposure (dBA)
60 dBA
Moderate Impact
Severe Impact


Increase in Cumulative Noise Levels Allowed
(FTA Manual, Fig 3-2)
Noise Exposure Increase (dB)
Existing Noise Exposure (dBA)
2 dB
Moderate Impact
Severe Impact

**Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use**

Source: ITE *Trip Generation Manual*, 11th Edition

| Land Use Code | 221 | | | 221 | | | 221 | | | 221 | | | 221 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Multifamily Housing (Mid-Rise) | | | Multifamily Housing (Mid-Rise) | | | Multifamily Housing (Mid-Rise) | | | Multifamily Housing (Mid-Rise) | | | Multifamily Housing (Mid-Rise) | | |
| Subcategory | Not Close to Rail transit | | | Not Close to Rail transit | | | Not Close to Rail transit | | | Not Close to Rail transit | | | Close to Rail transit | | |
| Setting | General Urban/Suburban | | | General Urban/Suburban | | | General Urban/Suburban | | | Dense Multi-Use Urban | | | Dense Multi-Use Urban | | |
| Time Period | Weekday | | | Saturday | | | Sunday | | | Weekday | | | Weekday | | |
| # Data Sites | 6 | | | 1 | | | 1 | | | 1 | | | 1 | | |
| | % of 24-Hour Vehicle Trips | | | % of 24-Hour Vehicle Trips | | | % of 24-Hour Vehicle Trips | | | % of 24-Hour Vehicle Trips | | | % of 24-Hour Vehicle Trips | | |
| Time | Total | Entering | Exiting | Total | Entering | Exiting | Total | Entering | Exiting | Total | Entering | Exiting | Total | Entering | Exiting |
| 12:00 - 1:00 AM | 0.8% | 1.2% | 0.4% | 1.8% | 2.8% | 0.8% | 3.5% | 5.5% | 1.2% | 0.6% | 1.0% | 0.2% | 1.1% | 1.6% | 0.6% |
| 1:00 - 2:00 AM | 0.4% | 0.6% | 0.3% | 0.3% | 0.4% | 0.2% | 2.0% | 2.9% | 0.9% | 0.2% | 0.0% | 0.5% | 0.4% | 0.4% | 0.3% |
| 2:00 - 3:00 AM | 0.2% | 0.3% | 0.1% | 0.5% | 0.9% | 0.2% | 3.3% | 4.7% | 1.8% | 0.2% | 0.2% | 0.2% | 0.6% | 1.0% | 0.1% |
| 3:00 - 4:00 AM | 0.2% | 0.2% | 0.2% | 1.7% | 2.4% | 1.0% | 0.6% | 0.5% | 0.6% | 0.0% | 0.0% | 0.0% | 0.3% | 0.3% | 0.3% |
| 4:00 - 5:00 AM | 0.3% | 0.1% | 0.5% | 0.3% | 0.4% | 0.2% | 0.6% | 1.0% | 0.0% | 0.6% | 0.0% | 1.2% | 0.1% | 0.3% | 0.0% |
| 5:00 - 6:00 AM | 1.2% | 0.4% | 2.0% | 0.2% | 0.2% | 0.2% | 0.4% | 0.5% | 0.3% | 2.2% | 0.7% | 3.6% | 0.6% | 0.1% | 1.0% |
| 6:00 - 7:00 AM | 4.4% | 1.0% | 7.8% | 1.2% | 0.4% | 1.9% | 0.6% | 0.0% | 1.2% | 4.2% | 1.5% | 7.0% | 2.7% | 1.3% | 4.2% |
| 7:00 - 8:00 AM | 8.6% | 2.5% | 14.7% | 3.5% | 3.0% | 4.0% | 1.3% | 0.8% | 1.8% | 9.8% | 1.9% | 17.6% | 7.3% | 1.0% | 13.6% |
| 8:00 - 9:00 AM | 7.8% | 3.0% | 12.5% | 3.8% | 2.8% | 4.8% | 2.2% | 0.8% | 3.9% | 9.5% | 1.9% | 17.1% | 7.5% | 4.4% | 10.5% |
| 9:00 - 10:00 AM | 4.5% | 2.2% | 6.9% | 5.8% | 3.5% | 8.1% | 2.9% | 1.8% | 4.2% | 5.2% | 3.4% | 7.0% | 4.5% | 2.3% | 6.8% |
| 10:00 - 11:00 AM | 3.7% | 2.7% | 4.6% | 6.4% | 5.0% | 7.7% | 5.4% | 3.9% | 7.2% | 3.9% | 2.9% | 4.8% | 5.6% | 4.2% | 6.9% |
| 11:00 - 12:00 PM | 3.7% | 3.4% | 4.0% | 6.4% | 6.1% | 6.7% | 6.8% | 3.7% | 10.4% | 3.5% | 3.6% | 3.4% | 4.5% | 2.5% | 6.5% |
| 12:00 - 1:00 PM | 4.6% | 4.3% | 4.8% | 6.6% | 4.5% | 8.5% | 6.8% | 6.0% | 7.8% | 4.5% | 4.1% | 4.8% | 5.2% | 5.1% | 5.3% |
| 1:00 - 2:00 PM | 4.4% | 4.4% | 4.4% | 6.2% | 6.9% | 5.4% | 7.3% | 6.0% | 8.7% | 4.1% | 4.6% | 3.6% | 5.5% | 5.4% | 5.6% |
| 2:00 - 3:00 PM | 3.9% | 4.1% | 3.7% | 7.3% | 7.1% | 7.5% | 6.7% | 6.3% | 7.2% | 3.3% | 2.9% | 3.6% | 3.9% | 3.9% | 3.9% |
| 3:00 - 4:00 PM | 4.9% | 5.9% | 3.8% | 6.7% | 8.2% | 5.2% | 7.8% | 5.8% | 10.1% | 4.1% | 4.1% | 4.1% | 5.6% | 6.3% | 4.9% |
| 4:00 - 5:00 PM | 7.2% | 9.2% | 5.1% | 6.2% | 6.3% | 6.0% | 5.6% | 5.8% | 5.4% | 5.0% | 6.3% | 3.6% | 6.8% | 8.6% | 5.1% |
| 5:00 - 6:00 PM | 9.4% | 13.1% | 5.8% | 7.7% | 7.8% | 7.7% | 7.7% | 7.9% | 7.5% | 9.1% | 13.1% | 5.1% | 7.7% | 11.0% | 4.4% |
| 6:00 - 7:00 PM | 9.0% | 12.1% | 6.0% | 6.8% | 6.3% | 7.3% | 7.8% | 9.2% | 6.3% | 9.4% | 15.0% | 3.9% | 6.7% | 8.3% | 5.1% |
| 7:00 - 8:00 PM | 7.4% | 9.4% | 5.4% | 5.4% | 6.9% | 4.0% | 6.6% | 9.2% | 3.6% | 8.3% | 13.1% | 3.6% | 6.5% | 8.7% | 4.4% |
| 8:00 - 9:00 PM | 5.4% | 7.7% | 3.1% | 4.3% | 4.5% | 4.2% | 4.7% | 5.0% | 4.5% | 5.1% | 7.3% | 2.9% | 5.1% | 5.9% | 4.2% |
| 9:00 - 10:00 PM | 4.0% | 6.5% | 1.5% | 4.0% | 4.3% | 3.7% | 4.3% | 5.8% | 2.7% | 4.0% | 7.0% | 1.0% | 5.8% | 8.6% | 3.0% |
| 10:00 - 11:00 PM | 2.6% | 3.7% | 1.6% | 3.9% | 4.8% | 3.1% | 3.9% | 5.2% | 2.4% | 2.4% | 3.9% | 1.0% | 3.5% | 5.2% | 1.7% |
| 11:00 - 12:00 AM | 1.4% | 2.1% | 0.8% | 3.0% | 4.3% | 1.7% | 1.3% | 1.8% | 0.6% | 0.8% | 1.5% | 0.2% | 2.6% | 3.5% | 1.7% |

| Time | Total |
|---|---|
| 12:00 - 1:00 AM | 2 |
| 1:00 - 2:00 AM | 1 |
| 2:00 - 3:00 AM | 1 |
| 3:00 - 4:00 AM | 1 |
| 4:00 - 5:00 AM | 1 |
| 5:00 - 6:00 AM | 4 |
| 6:00 - 7:00 AM | 13 |
| 7:00 - 8:00 AM | 26 |
| 8:00 - 9:00 AM | 23 |
| 9:00 - 10:00 AM | 14 |
| 10:00 - 11:00 AM | 11 |
| 11:00 - 12:00 PM | 11 |
| 12:00 - 1:00 PM | 14 |
| 1:00 - 2:00 PM | 13 |
| 2:00 - 3:00 PM | 12 |
| 3:00 - 4:00 PM | 15 |
| 4:00 - 5:00 PM | 21 |
| 5:00 - 6:00 PM | 28 |
| 6:00 - 7:00 PM | 27 |
| 7:00 - 8:00 PM | 22 |
| 8:00 - 9:00 PM | 16 |
| 9:00 - 10:00 PM | 12 |
| 10:00 - 11:00 PM | 8 |
| 11:00 - 12:00 AM | 4 |
| ADT | 299 |

| Total | Entering | Day | Evening |
|---|---|---|---|
| 12:00 - 1:00 AM | 2 | | |
| 1:00 - 2:00 AM | 1 | | |
| 2:00 - 3:00 AM | 1 | | |
| 3:00 - 4:00 AM | 1 | | |
| 4:00 - 5:00 AM | 1 | | |
| 5:00 - 6:00 AM | 4 | | |
| 6:00 - 7:00 AM | 13 | | |
| 7:00 - 8:00 AM | 26 | | |
| 8:00 - 9:00 AM | 23 | | |
| 9:00 - 10:00 AM | 14 | | |
| 10:00 - 11:00 AM | 11 | | |
| 11:00 - 12:00 PM | 11 | | |
| 12:00 - 1:00 PM | 14 | | |
| 1:00 - 2:00 PM | 13 | | |
| 2:00 - 3:00 PM | 12 | | |
| 3:00 - 4:00 PM | 15 | | |
| 4:00 - 5:00 PM | 21 | | |
| 5:00 - 6:00 PM | 28 | | |
| 6:00 - 7:00 PM | 27 | | |
| 7:00 - 8:00 PM | 22 | | |
| 8:00 - 9:00 PM | 16 | | |
| 9:00 - 10:00 PM | 12 | | |
| 10:00 - 11:00 PM | 8 | | |
| 11:00 - 12:00 AM | 4 | | |
| ADT | 299 | 18 | 7 |

DouglasKim+Associates,LLC

# DEMOLITION ANALYSIS

DouglasKim+Associates,LLC

**CONSTRUCTION BUILDING DEBRIS**

| Materials | Total SF | Height | Cubic Yards | Pounds per Cub | Tons | Truck Capacity (CY) | Truck Trips | Source |
|---|---|---|---|---|---|---|---|---|
| Construction and Debris | 0 | 0 | - | 484 | - | 10 | - | Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators |
| General Building | | 12 | - | 1,000 | - | 10 | - | *Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010. General Building Formula* |
| Single Family Residence | 3,540 | 12 | 409 | 1,000 | 205 | 14 | 58 | Federal Emergency Management Agency. Debris Estimating Field Guide (FEMA 329), September 2010. Single Family Residence Formula, assumes 1 story, Medium vegetative cover multiplier (1.3) |
| Multi-Family Residence | | 12 | - | 1,000 | - | 14 | - | |
| Mobile Home | | | | 1,000 | - | 14 | - | |
| Mixed Debris | | | - | 480 | - | 14 | - | Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators |
| Vegetative Debris (Hardwoods) | | | - | 500 | - | 14 | - | |
| Vegetative Debris (Softwoods) | | | - | 333 | - | 14 | - | |
| Asphalt or concrete (Constructior | 21,265 | 0.5 | 394 | 2,400 | 473 | 14 | 56 | |
| TOTAL | | | 803 | | 677 | | 115 | |

DouglasKim+Associates,LLC

# TRAFFIC NOISE CALCULATIONS

Prepared by National Data & Surveying Services

# VOLUME

## 7th Ave S/O W Jefferson Blvd

**Day:** Tuesday
**Date:** 01/23/2024

**City:** Los Angeles
**Project #:** CA24_020025_007

| DAILY TOTALS | NB | SB | EB | WB | Total |
|---|---|---|---|---|---|
| | 2,006 | 2,188 | 0 | 0 | 4,194 |

DAILY TOTALS

### 15-Minutes Interval

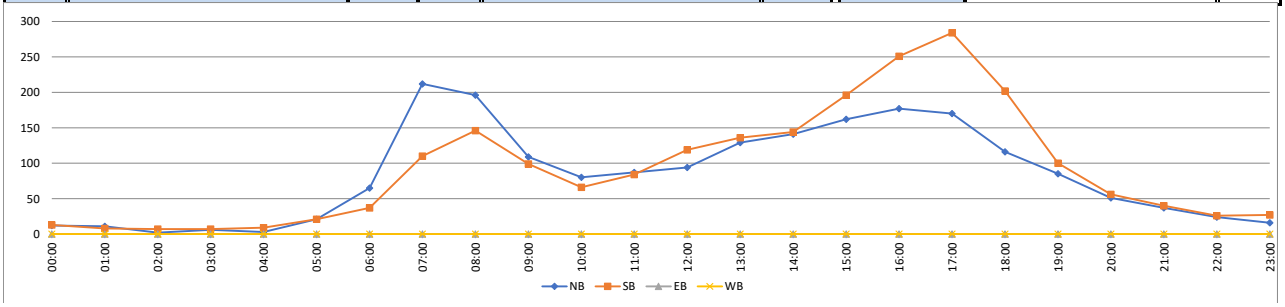
| TIME | NB | SB | EB | WB | TOTAL | TIME | NB | SB | EB | WB | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 0:00 | 3 | 3 | | | 6 | 12:00 | 28 | 36 | | | 64 |
| 0:15 | 1 | 3 | | | 4 | 12:15 | 25 | 28 | | | 53 |
| 0:30 | 6 | 4 | | | 10 | 12:30 | 27 | 28 | | | 55 |
| 0:45 | 2 | 3 | | | 5 | 12:45 | 14 | 27 | | | 41 |
| 1:00 | 3 | 2 | | | 5 | 13:00 | 27 | 40 | | | 67 |
| 1:15 | 3 | 3 | | | 6 | 13:15 | 32 | 27 | | | 59 |
| 1:30 | 3 | 2 | | | 5 | 13:30 | 39 | 35 | | | 74 |
| 1:45 | 2 | 1 | | | 3 | 13:45 | 31 | 34 | | | 65 |
| 2:00 | 0 | 1 | | | 1 | 14:00 | 29 | 29 | | | 58 |
| 2:15 | 0 | 1 | | | 1 | 14:15 | 45 | 31 | | | 76 |
| 2:30 | 1 | 1 | | | 2 | 14:30 | 36 | 43 | | | 79 |
| 2:45 | 1 | 4 | | | 5 | 14:45 | 31 | 41 | | | 72 |
| 3:00 | 1 | 2 | | | 3 | 15:00 | 38 | 37 | | | 75 |
| 3:15 | 1 | 1 | | | 2 | 15:15 | 47 | 47 | | | 94 |
| 3:30 | 2 | 3 | | | 5 | 15:30 | 43 | 54 | | | 97 |
| 3:45 | 2 | 1 | | | 3 | 15:45 | 34 | 58 | | | 92 |
| 4:00 | 1 | 1 | | | 2 | 16:00 | 41 | 69 | | | 110 |
| 4:15 | 1 | 2 | | | 3 | 16:15 | 46 | 60 | | | 106 |
| 4:30 | 0 | 1 | | | 1 | 16:30 | 43 | 65 | | | 108 |
| 4:45 | 1 | 5 | | | 6 | 16:45 | 47 | 57 | | | 104 |
| 5:00 | 3 | 4 | | | 7 | 17:00 | 45 | 74 | | | 119 |
| 5:15 | 3 | 6 | | | 9 | 17:15 | 43 | 84 | | | 127 |
| 5:30 | 10 | 4 | | | 14 | 17:30 | 36 | 54 | | | 90 |
| 5:45 | 5 | 7 | | | 12 | 17:45 | 46 | 72 | | | 118 |
| 6:00 | 11 | 5 | | | 16 | 18:00 | 30 | 60 | | | 90 |
| 6:15 | 6 | 17 | | | 23 | 18:15 | 43 | 48 | | | 91 |
| 6:30 | 18 | 7 | | | 25 | 18:30 | 25 | 54 | | | 79 |
| 6:45 | 30 | 8 | | | 38 | 18:45 | 18 | 40 | | | 58 |
| 7:00 | 32 | 21 | | | 53 | 19:00 | 33 | 33 | | | 66 |
| 7:15 | 43 | 21 | | | 64 | 19:15 | 21 | 25 | | | 46 |
| 7:30 | 75 | 31 | | | 106 | 19:30 | 13 | 23 | | | 36 |
| 7:45 | 62 | 37 | | | 99 | 19:45 | 18 | 19 | | | 37 |
| 8:00 | 54 | 33 | | | 87 | 20:00 | 15 | 12 | | | 27 |
| 8:15 | 50 | 52 | | | 102 | 20:15 | 14 | 18 | | | 32 |
| 8:30 | 54 | 28 | | | 82 | 20:30 | 12 | 14 | | | 26 |
| 8:45 | 38 | 33 | | | 71 | 20:45 | 10 | 12 | | | 22 |
| 9:00 | 28 | 26 | | | 54 | 21:00 | 9 | 14 | | | 23 |
| 9:15 | 24 | 20 | | | 44 | 21:15 | 14 | 10 | | | 24 |
| 9:30 | 32 | 23 | | | 55 | 21:30 | 9 | 9 | | | 18 |
| 9:45 | 25 | 30 | | | 55 | 21:45 | 5 | 7 | | | 12 |
| 10:00 | 15 | 18 | | | 33 | 22:00 | 2 | 5 | | | 7 |
| 10:15 | 17 | 14 | | | 31 | 22:15 | 6 | 8 | | | 14 |
| 10:30 | 22 | 18 | | | 40 | 22:30 | 9 | 10 | | | 19 |
| 10:45 | 26 | 16 | | | 42 | 22:45 | 7 | 3 | | | 10 |
| 11:00 | 14 | 22 | | | 36 | 23:00 | 4 | 10 | | | 14 |
| 11:15 | 24 | 14 | | | 38 | 23:15 | 1 | 6 | | | 7 |
| 11:30 | 26 | 21 | | | 47 | 23:30 | 6 | 3 | | | 9 |
| 11:45 | 23 | 27 | | | 50 | 23:45 | 5 | 8 | | | 13 |
| TOTALS | 804 | 607 | 0 | 0 | 1411 | TOTALS | 1202 | 1581 | 0 | 0 | 2783 |
| SPLIT % | 57% | 43% | 0% | 0% | 34% | SPLIT % | 43% | 57% | 0% | 0% | 66% |

### Hourly Intervals

| TIME | | NB | SB | EB | WB | TOTAL |
|---|---|---|---|---|---|---|
| 00:00 | 01:00 | 12 | 13 | | | 25 |
| 01:00 | 02:00 | 11 | 8 | | | 19 |
| 02:00 | 03:00 | 2 | 7 | | | 9 |
| 03:00 | 04:00 | 6 | 7 | | | 13 |
| 04:00 | 05:00 | 3 | 9 | | | 12 |
| 05:00 | 06:00 | 21 | 21 | | | 42 |
| 06:00 | 07:00 | 65 | 37 | | | 102 |
| 07:00 | 08:00 | 212 | 110 | | | 322 |
| 08:00 | 09:00 | 196 | 146 | | | 342 |
| 09:00 | 10:00 | 109 | 99 | | | 208 |
| 10:00 | 11:00 | 80 | 66 | | | 146 |
| 11:00 | 12:00 | 87 | 84 | | | 171 |
| 12:00 | 13:00 | 94 | 119 | | | 213 |
| 13:00 | 14:00 | 129 | 136 | | | 265 |
| 14:00 | 15:00 | 141 | 144 | | | 285 |
| 15:00 | 16:00 | 162 | 196 | | | 358 |
| 16:00 | 17:00 | 177 | 251 | | | 428 |
| 17:00 | 18:00 | 170 | 284 | | | 454 |
| 18:00 | 19:00 | 116 | 202 | | | 318 |
| 19:00 | 20:00 | 85 | 100 | | | 185 |
| 20:00 | 21:00 | 51 | 56 | | | 107 |
| 21:00 | 22:00 | 37 | 40 | | | 77 |
| 22:00 | 23:00 | 24 | 26 | | | 50 |
| 23:00 | 00:00 | 16 | 27 | | | 43 |

### STATISTICS

| | NB | SB | EB | WB | TOTAL |
|---|---|---|---|---|---|
| Peak Period | 00:00 | to | 12:00 | | |
| Volume | 804 | 607 | | | 1411 |
| Peak Hour | 7:30 | 7:30 | | | 7:30 |
| Peak Volume | 241 | 153 | | | 394 |
| Peak Hour Factor | 0.803 | 0.736 | | | 0.929 |
| Peak Period | 12:00 | to | 00:00 | | |
| Volume | 1202 | 1581 | | | 2783 |
| Peak Hour | 16:15 | 17:00 | | | 16:30 |
| Peak Volume | 181 | 284 | | | 458 |
| Peak Hour Factor | 0.963 | 0.845 | | | 0.902 |
| Peak Period | 07:00 | to | 09:00 | | |
| Volume | 408 | 256 | | | 664 |
| Peak Hour | 7:30 | 7:30 | | | 7:30 |
| Peak Volume | 241 | 153 | | | 394 |
| Peak Hour Factor | 0.803 | 0.736 | | | 0.929 |
| Peak Period | 16:00 | to | 18:00 | | |
| Volume | 347 | 535 | | | 882 |
| Peak Hour | 16:15 | 17:00 | | | 16:30 |
| Peak Volume | 181 | 284 | | | 458 |
| Peak Hour Factor | 0.963 | 0.845 | | | 0.902 |



**ATTACHMENT 10**

# TRANSPORTATION ASSESSMENT FOR 2800 W. JEFFERSON BOULEVARD

# LOS ANGELES, CALIFORNIA

APRIL 2024

PREPARED FOR

**STEVE LIM**

PREPARED BY

Gibson transportation consulting, inc.

# TRANSPORTATION ASSESSMENT
# FOR
# 2800 W. JEFFERSON BOULEVARD

# LOS ANGELES, CALIFORNIA

April 2024

Prepared for:

**STEVE LIM**

Prepared by:

**GIBSON TRANSPORTATION CONSULTING, INC.**
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# *Chapter 1*
# *Introduction*

This study presents the transportation assessment for the proposed 2800 W. Jefferson Boulevard Mixed-Use Project (Project) within the *West Adams - Baldwin Hills - Leimert Community Plan* (Los Angeles Department of City Planning [LADCP], 2004) area of the City of Los Angeles, California (City). The methodology and base assumptions used in the analysis were established in conjunction with the Los Angeles Department of Transportation (LADOT).

## PROJECT DESCRIPTION

The Project proposes to construct 70 new multi-family dwelling units (including nine Very Low Income units) and approximately 2,000 square feet (sf) of ground floor commercial space in one new building located at 2800 W. Jefferson Boulevard (Project Site). The Project Site is currently developed with 2,336 sf of automobile repair uses and one single-family house, all of which would be removed. The Project would provide 46 ground-level vehicle parking spaces with access via a single driveway from the public alley on the southern boundary of the Project Site and 57 long-term bicycle parking spaces and seven short-term bicycle parking spaces. Access to the bicycle parking would be provided through pedestrian and vehicular access points. Pedestrian access to the residential lobby would be provided from Jefferson Boulevard. The conceptual ground-level Project Site plan is illustrated in Figure 1.

The Project is anticipated to be completed in Year 2028. The Project is located in City Council District 10 and would be built on three parcels with Assessor Parcel Numbers 5044-015-004, 5044-015-005 and 5044-015-006 in the Los Angeles County Assessor’s records.

**Roadway Dedications**

According to *Mobility Plan 2035: An Element of the General Plan* (LADCP, January 2016) (Mobility Plan), Jefferson Boulevard adjacent to the Project Site is a Modified Avenue II with a right-of-way (ROW) width requirement of 83 feet (half-ROW width of 41.5 feet), including a paved width of 56 feet (half-roadway width of 28 feet). Because the current half-ROW adjacent to the Project Site is only 40 feet, a 1.5-foot roadway dedication is required on Jefferson Boulevard. Additionally, the City requires a four-foot roadway dedication along the alley on the southern property line and a 15-foot corner dedication on the northeast corner where Jefferson Boulevard and 8th Avenue meet. The Project would offer these dedications in compliance with the Mobility Plan.

## PROJECT LOCATION

As illustrated in Figure 2, the Project Site surrounding area is urbanized with a mixture of residential, industrial, and commercial uses. The Project Site is located approximately 0.7 miles south of the Santa Monica Freeway (I-10), which provides regional access to the vicinity. Nearby bus service is provided on Jefferson Boulevard and Crenshaw Boulevard by the Los Angeles County Metropolitan Transportation Authority (Metro) and LADOT DASH. Additionally, the Project Site is located less than 0.5 miles northeast of the Metro Expo/Crenshaw light-rail station serving the E and K Lines. This station qualifies as a Major Transit Stop and, combined with the provision of affordable housing, the Project is eligible for a reduced parking requirement under California Government Code Section 65915, as discussed in Section 5E.

## STUDY SCOPE

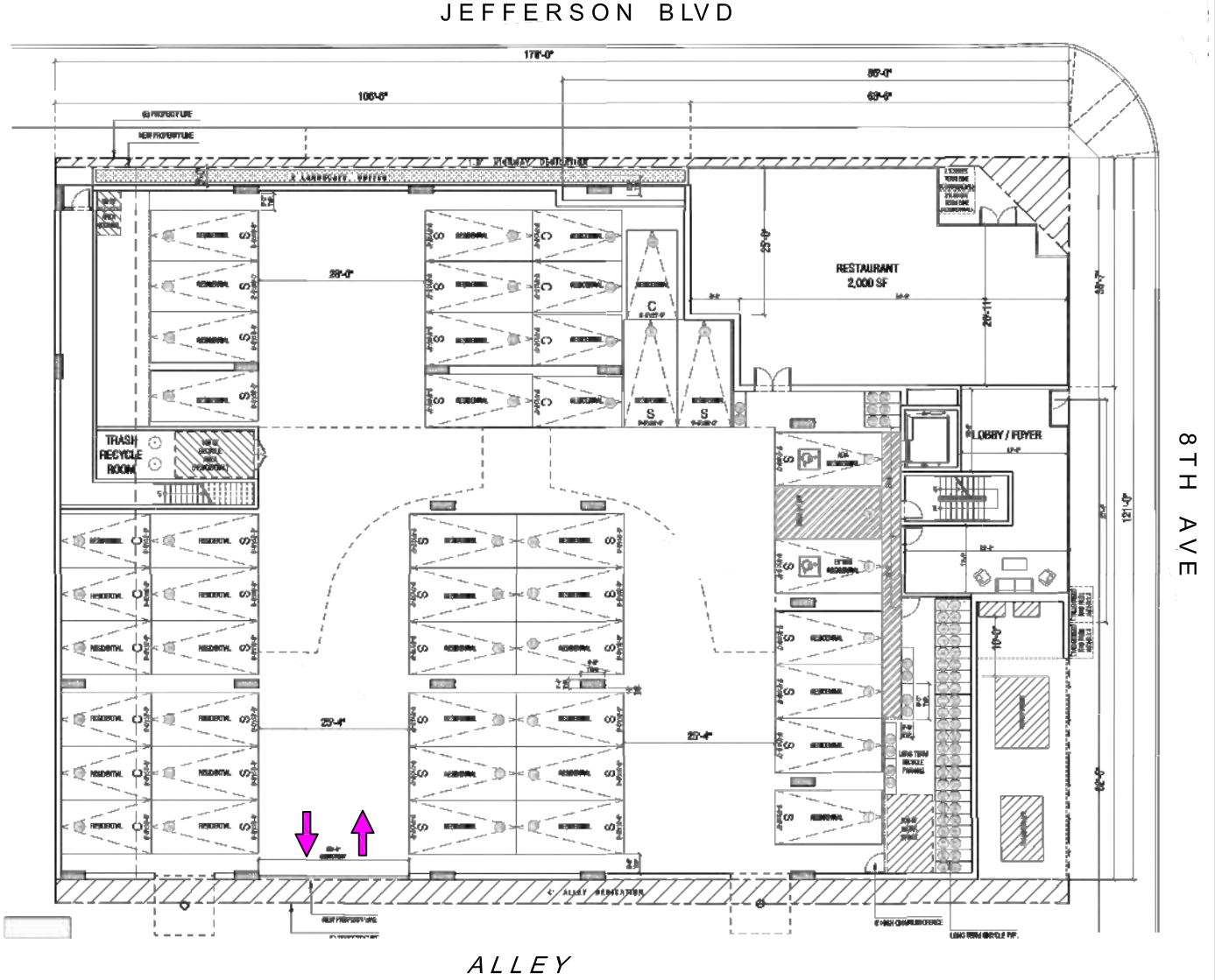
The scope of analysis for this study was developed in consultation with LADOT and is consistent with *Transportation Assessment Guidelines* (LADOT, updated August 2022) (TAG) and in compliance with the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 and following).

The base assumptions and technical methodologies (i.e., vehicle miles traveled [VMT], trip generation, analysis methodology, etc.) were identified and agreed to in a Transportation Assessment Memorandum of Understanding (MOU), which was reviewed and approved by LADOT on March 6, 2024. A copy of the signed MOU is provided in Appendix A.

As shown in the approved MOU, the Project generates 337 net new daily vehicle trips. In accordance with the TAG, because the Project generates more than 250 daily trips, a VMT analysis was required. Because it generates fewer than 500 net new daily trips, an access and circulation analysis was not required.

## ORGANIZATION OF REPORT

This report is divided into six chapters, including this introduction. Chapter 2 describes the Project Context including the study area and existing and future cumulative transportation conditions. Chapter 3 estimates the traffic to be generated by the Project. Chapter 4 details the CEQA analysis of transportation impacts, including TAG Thresholds T-1 through T-3 and the LADOT Freeway Safety Analysis. Chapter 5 discusses the non-CEQA transportation analyses, including the pedestrian, bicycle, and transit assessments, Project access, safety, and circulation assessments, residential street cut-through analysis, construction impact analysis, and parking analysis, to the extent required for the Project. Finally, Chapter 6 summarizes the analyses and study conclusions. The appendices contain supporting documentation, including the MOU that outlines the study scope and assumptions and additional details supporting the technical analyses.

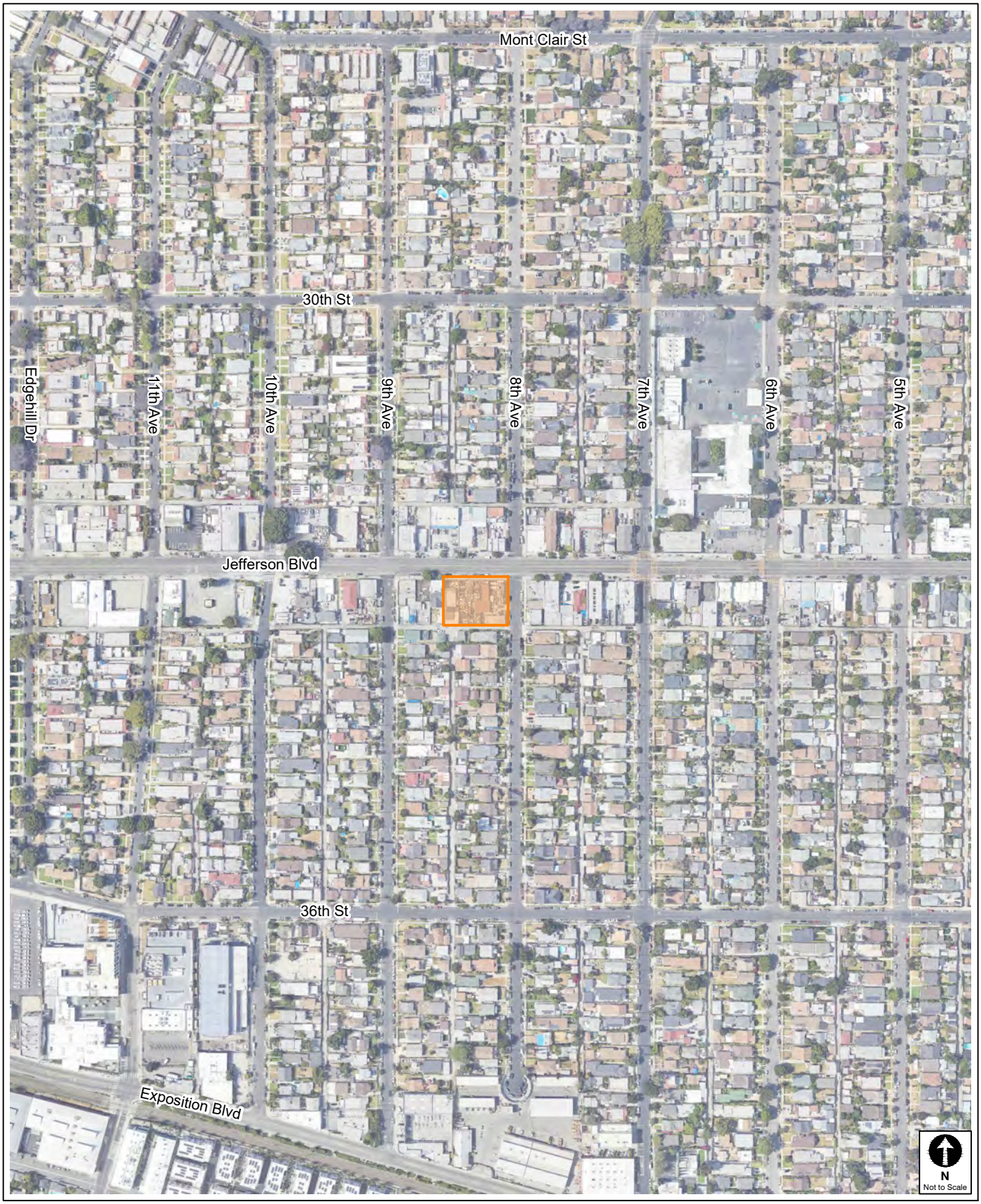



*Source: Kevin Tsai Architecture. March, 2024.*

N
Not to Scale

PROJECT SITE PLAN

FIGURE 1




PROJECT SITE LOCATION

FIGURE 2

# *Chapter 2*
# *Project Context*

A comprehensive data collection effort was undertaken to develop a detailed description of existing and future conditions in the Project Study Area (generally defined as the area within 0.25 miles of the Project Site for the purposes of this report). The Existing Conditions analysis includes an assessment of the existing street system, public transit service, and pedestrian and bicycle circulation at the time of preparation of this report.

## EXISTING TRANSPORTATION CONDITIONS

### Existing Street System

The existing street system in the Study Area consists of a regional roadway system including arterials and local streets that provide regional, sub-regional, or local access and circulation to the Project. These transportation facilities generally provide two to four travel lanes and usually allow parking on one or both sides of the street. Typically, the speed limits range between 25 and 35 miles per hour (mph) on the streets and 65 mph on freeways. The following describes key streets within the Study Area.

- Jefferson Boulevard – Jefferson Boulevard is a designated Modified Avenue II that travels in the east-west direction and is located adjacent to the Project Site. It generally provides four travel lanes, two lanes in each direction. On-street metered parking is generally available on both sides of the street. The paved road width is approximately 55 feet adjacent to the Project Site.

- Crenshaw Boulevard – Crenshaw Boulevard is a designated Avenue I that travels in the north-west direction and is located approximately 0.5 miles west of the Project Site. It generally provides six travel lanes, three lanes in each direction, with left-turn lanes at most intersections. The paved road width is approximately 70 feet in the vicinity of the Project Site.

- Exposition Boulevard – Exposition Boulevard is a designated Modified Collector that travels in the east-west direction and is located approximately 0.3 miles south of the Project Site. It

generally provides two travel lanes, one in each direction, with left-turn lanes at most intersections. It travels adjacent to the Metro E Line. There are on-street bicycle lanes in each direction, and on-street parking is generally prohibited. The paved roadway width is approximately 42 feet in the vicinity of the Project Site.

- 8th Avenue – 8th Avenue is a designated Local Street that travels in the north-south direction and is located along the eastern boundary of the Project Site. It generally provides two travel lanes, one in each direction. On-Street metered parking is generally available on both sides of the street. The paved road width is approximately 40 feet.

## Existing Pedestrian Facilities

The walkability of existing facilities is based on the availability of pedestrian routes necessary to accomplish daily tasks without the use of an automobile. These attributes are quantified by Walk Score and assigned a score out of 100 points. With the various commercial businesses and cultural facilities adjacent to residential neighborhoods, the walkability of the area is approximately 78 points.[1]

The sidewalks that serve as routes to the Project Site provide proper connectivity and adequate widths for a comfortable and safe pedestrian environment. They connect to accessible crossings at signalized intersections within the Study Area. Figure 3 presents an inventory of pedestrian attractors within a 0.25-mile walking distance from the Project Site.

## Existing Bicycle System

There are currently Class II bicycle lanes (on-street lanes separated from vehicular lanes with striping) along Exposition Boulevard.

[1] Walk Score (www.walkscore.com) rates the Project site with a score of 78 of 100 possible points (scores accessed on February 22, 2024, for (2800 Jefferson Boulevard). Walk Score calculates the walkability of specific addresses by considering the ease of living in the neighborhood with a reduced reliance on automobile travel.

## Existing Transit System

Figure 4 illustrates the existing transit service and transit stops within the Study Area. Table 1 summarizes the transit lines operating in the Study Area for each of the service providers in the region as of February 2024, the type of service (peak vs. off-peak, express vs. local), and the frequency of service during the morning and evening transit peak periods (between 6:00 AM and 9:00 AM and between 3:00 PM and 7:00 PM as defined by the Southern California Association of Governments [SCAG] and the City).

As illustrated in Figure 4 and summarized in Table 1, the Project Site is located within 0.5 miles of the Expo/Crenshaw Station serving the Metro E Line and K Line. The E Line travels between Santa Monica and Downtown Los Angeles and continues to East Los Angeles. The K Line travels from the Expo/Crenshaw Station to Westchester, connecting to the Los Angeles International Airport.

Metro also provides bus routes 38, 209, and 210, with stops along Jefferson Boulevard and Crenshaw Boulevard, as well as the LADOT DASH local Line Midtown on Jefferson Boulevard. Bus stops on Jefferson Boulevard and Crenshaw Boulevard generally provide benches, with several also providing covered shelters.

## Vision Zero

As described in the City's *Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025* (August 2015), Vision Zero is a traffic safety policy that promotes strategies to eliminate transportation-related collisions that result in severe injury or death. Vision Zero has identified the High Injury Network (HIN), a network of streets included based on collision data from the last five years, where strategic investments will have the biggest impact in reducing death and severe injury. Crenshaw Boulevard within the Study Area is identified as part of the HIN.

## FUTURE CUMULATIVE TRANSPORTATION CONDITIONS

This section describes anticipated changes in the built environment or transportation system that may affect vehicular, pedestrian, or bicycle access to and from the Project Site.

### Related Projects

In accordance with the CEQA Guidelines, this study considered the effects of the Project on other developments either proposed, approved, or under construction (collectively, the Related Projects) in the vicinity of the Project Site. Including this analysis step, the potential impact of the Project was evaluated within the context of past, present, and probable future developments capable of producing cumulative impacts. The list of Related Projects is based on information provided by LADCP and LADOT in January 2024, as well as recent studies of development projects in the area. The Related Projects are detailed in Table 2 and their approximate locations are shown in Figure 5.

### Future Infrastructure Improvements

While there are no planned and funded roadway improvement projects expected to be implemented prior to the buildout of the proposed Project within the Study Area, the Mobility Plan identifies key corridors as components of various “mobility-enhanced networks.” Each network is intended to focus on improving a particular aspect of urban mobility, including transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. The specific improvements that may be implemented in those networks have not yet been identified, and there is no schedule for implementation. However, the following mobility-enhanced networks included corridors within or near the Study Area and depicted in Figure 6:

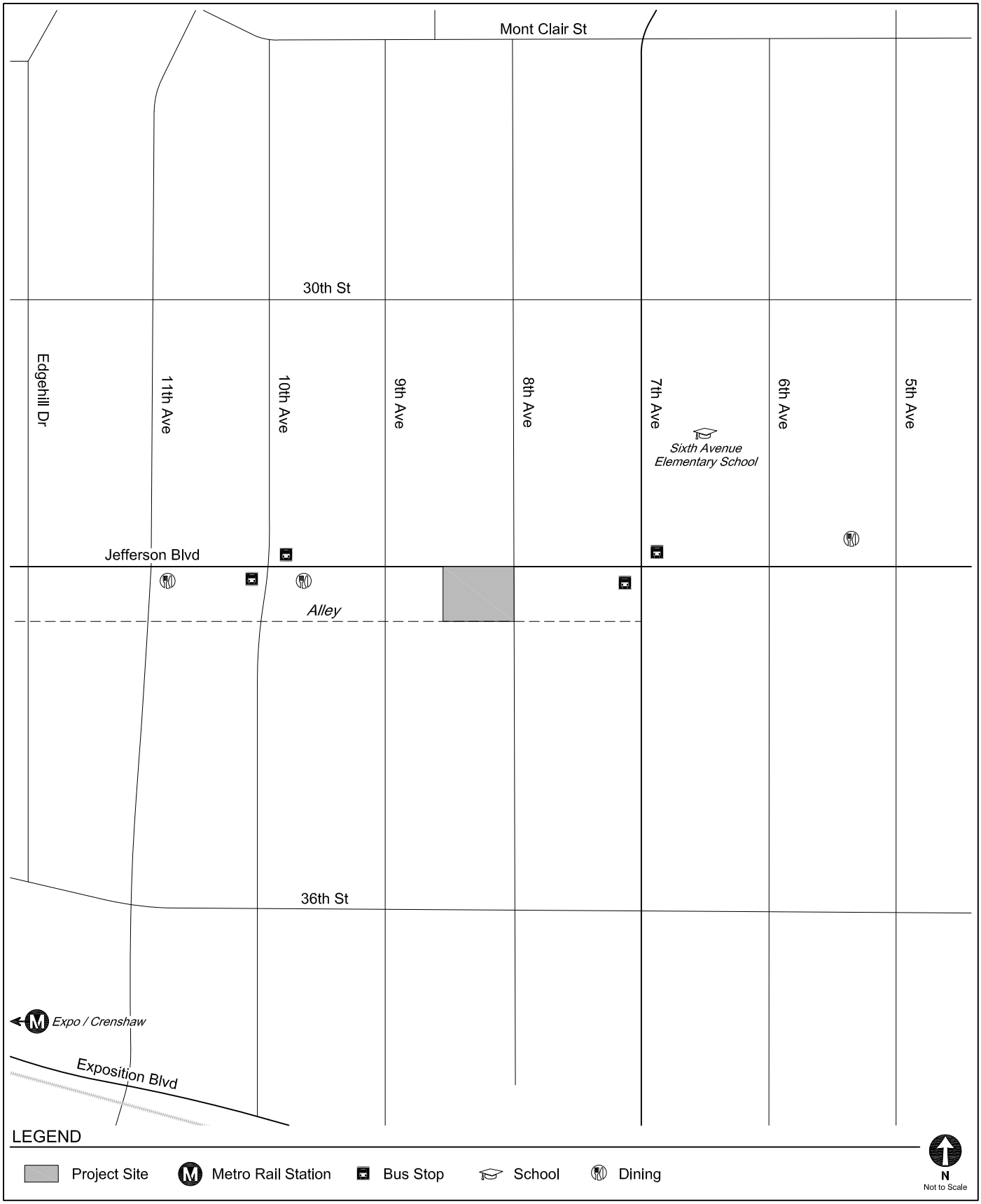
- Transit Enhanced Network (TEN): The TEN aims to improve existing and future bus services through reliable and frequent transit service in order to increase transit ridership, reduce single-occupancy vehicle trips, and integrate transit infrastructure investments within the surrounding street system. Crenshaw Boulevard north of Exposition Boulevard is part of the TEN.

- Neighborhood Enhanced Network (NEN): The NEN reflects the synthesis of the bicycle and pedestrian networks and serves as a system of local streets that are slow moving and safe enough to connect neighborhoods through active transportation. The following nearby streets are part of the NEN: 7th Avenue, 10th Avenue, 11th Avenue, Edgehill Drive, 29th Street, 29th Place, Montclair Street, and 30th Street.

- Bicycle Enhanced Network (BEN) / Bicycle Lane Network (BLN): The BEN and BLN identify existing and proposed bicycle infrastructure seeking to create a cohesive bicycle network throughout the City. 11th Avenue, Edgehill Drive, and 30th Street are part of the BEN while Jefferson Boulevard and Crenshaw Boulevard are designated for bicycle lanes as part of the BLN. Exposition Boulevard already has on-street bicycle lanes as part of the BLN.

- Pedestrian Enhanced District (PED): The Mobility Plan aims to promote walking to reduce the reliance on automobile travel by providing more attractive and pedestrian-friendly sidewalks, as well as adding pedestrian signalizations, street trees, and pedestrian-oriented design features. Crenshaw Boulevard and an approximately 0.7-mile stretch of Jefferson Boulevard centered on Crenshaw Boulevard are part of the PED.

Additionally, the Crenshaw Boulevard Safety Improvements Project is proposed as part of Vision Zero. It would implement protected left turns and continental crosswalk improvements for pedestrian safety on Crenshaw Boulevard, including at its intersection with Jefferson Boulevard.

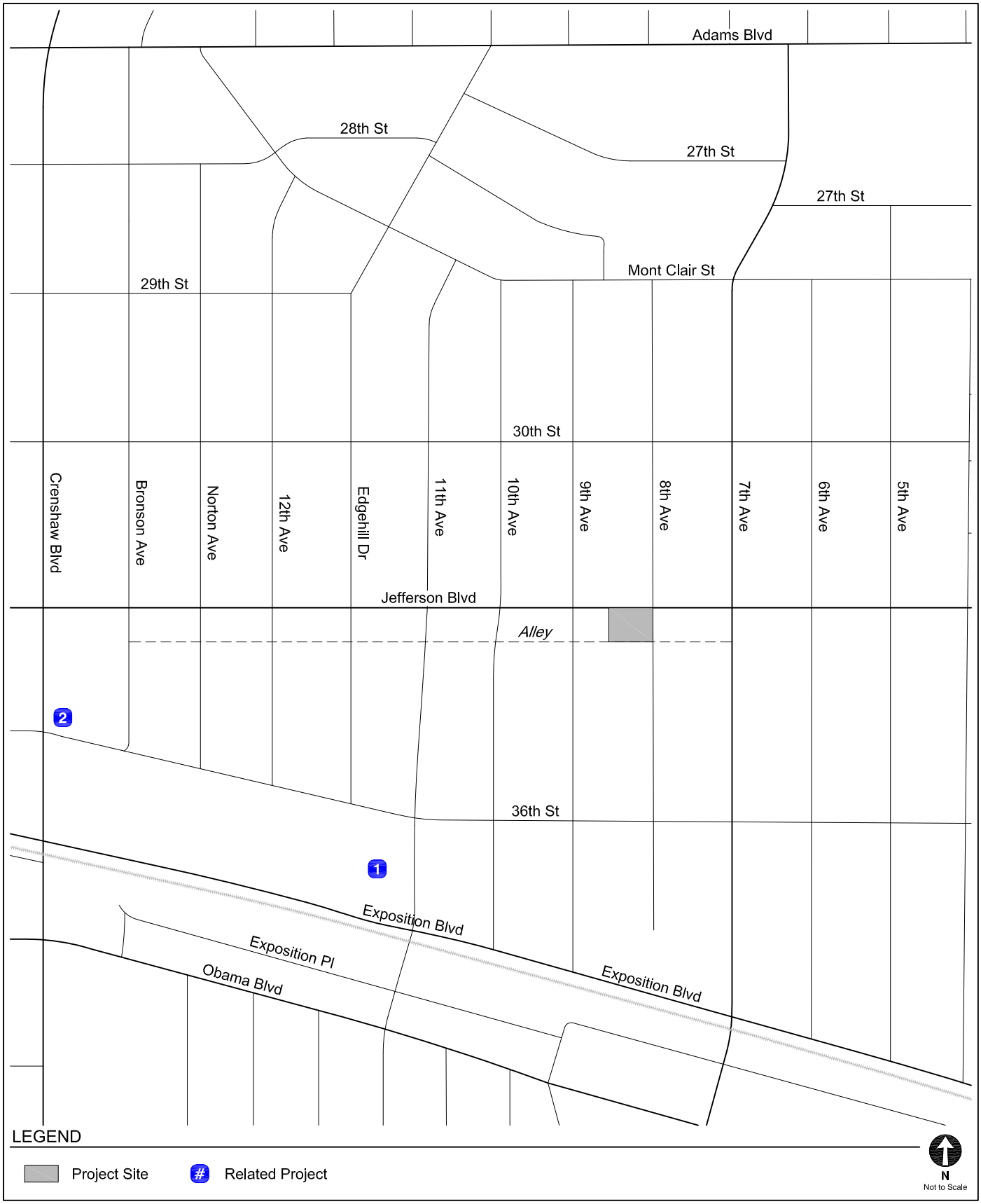



PEDESTRIAN DESTINATIONS

FIGURE 3

EXISTING TRANSIT SERVICE

FIGURE 4




LOCATIONS OF RELATED PROJECTS

FIGURE 5

ROADWAY MODAL PRIORITIES

FIGURE 6

**TABLE 1**
**EXISTING TRANSIT SERVICE IN STUDY AREA**

| Provider, Route, and Service Area | | Service Type | Hours of Operation | Average Headway (minutes) [a] | | | |
|---|---|---|---|---|---|---|---|
| | | | | Morning Peak Period | | Afternoon Peak Period | |
| | | | | NB/EB | SB/WB | NB/EB | SB/WB |
| **Metro Rail Service** | | | | | | | |
| E Line (Expo) | East Lost Angeles to Santa Monica | Light Rail | 4:00 A.M. - 1:30 A.M. | 8 | 8 | 8 | 8 |
| K Line (Crenshaw) | Expo / Crenshaw Metro Station to Westchester | Light Rail | 4:00 A.M. - 1:00 A.M. | 10 | 10 | 10 | 10 |
| **Metro Bus Service** | | | | | | | |
| 38 | Downtown Los Angeles to Washington / Fairfax via Jefferson Blvd | Local | 4:30 A.M. - 1:00 A.M. | 36 | 30 | 30 | 27 |
| 209 | Hawthorne to Expo / Crenshaw Metro Station | Local | 5:30 A.M. - 9:00 P.M. | 60 | 60 | 60 | 60 |
| 210 | Redondo Beach to Hollywood via Crenshaw Boulevard | Local | 4:30 A.M. - 3:00 A.M. | 10 | 12 | 11 | 10 |
| **LADOT DASH Bus Service** | | | | | | | |
| MT | Midtown | Local | 4:00 A.M. - 1:30 A.M. | 36 | 26 | 48 | 34 |

Notes:

Metro: Los Angeles County Metropolitan Transportation Authority; DASH: Downtown Area Shuttle.

Morning peak period from 6:00 AM to 9:00 AM, afternoon peak period from 3:00 PM to 7:00 PM consistent with Southern California Association of Governments (SCAG) and City guidelines. Per SCAG guidelines, the average headways for each line are calculated by dividing the minutes during the peak period by the number of trips which occur during that period.

[a] Average frequency is based on the average time between trips occurring during the peak periods as indicated in transit schedules from February 2024.

## TABLE 2
## RELATED PROJECTS

| No. | Name | Address | Description |
|---|---|---|---|
| 1 | LA 10th & 11th | 3625 S. 11th Ave | 106 condominium units |
| 2 | Mixed-Use Project | 3518 S. Crenshaw Blvd | 81 multi-family dwelling units and 3,885 sf retail |

Notes:

sf = square feet. Related project information based on available information provided by LADOT and Department of City Planning in January 2024.

# *Chapter 3*
# *Project Traffic*

Daily and peak hour vehicle trip generation estimates were prepared for the Project for use in the Project's CEQA and non-CEQA traffic analyses. Daily vehicle trips were estimated using *City of Los Angeles VMT Calculator Version 1.4* (June 2023) (VMT Calculator), as further described in Section 4B of Chapter 4.

The number of peak hour vehicle trips expected to be generated by the Project was estimated primarily using rates published for market-rate multifamily (mid-rise) housing and commercial retail in *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers [ITE], 2021). These rates are based on surveys of similar land uses at sites around the country and are utilized to calculate the number of vehicle trips traveling to and from the Project Site during the morning and afternoon peak hours relative to the size of development. Trips for the nine proposed affordable housing units were estimated using rates provided in the TAG, which were developed by LADOT using local data. Additionally, the trip generation estimates include reductions for removal of the existing uses on the Project Site, including automotive uses and a single-family home.

As described in Chapter 2, the Project is located within a 0.5-mile walking distance from the Expo/Crenshaw Station serving the Metro E Line and K Line. Therefore, in accordance with the TAG, a 10% transit / walk-in reduction was applied to peak hour Project trips to account for transit usage as well as walking trips from the surrounding neighborhoods and adjacent commercial developments. The trips estimated for the existing and proposed commercial space were reduced by 50% in accordance with the TAG for the likelihood that a portion of the trips to those uses would already be passing on Jefferson Boulevard for another trip purpose (pass-by trips).

Table 3 summarizes the trip generation rates and Project estimates. As shown, after accounting for the adjustments above, the Project is anticipated to generate 365 net new trips on a typical weekday, including 28 morning peak hour trips (10 inbound trips, 18 outbound trips) and 51 afternoon peak hour trips (27 inbound trips, 27 outbound trips).

**TABLE 3**
**TRIP GENERATION ESTIMATES**

| Land Use | ITE Land Use | Size | Weekday | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Daily | Morning Peak Hour | | | Afternoon Peak Hour | | |
| | | | | In | Out | Total | In | Out | Total |
| **Trip Generation Rates** [a] | | | | | | | | | |
| Multifamily Housing (Mid-Rise) | 221 | per du | [b] | 23% | 77% | 0.37 | 61% | 39% | 0.39 |
| Affordable Housing - Family | [c] | per du | [b] | 37% | 63% | 0.49 | 56% | 44% | 0.35 |
| Single - Family Detached Housing | 210 | per du | [b] | 25% | 75% | 0.70 | 63% | 37% | 0.94 |
| Shopping Center | 820 | per 1,000 sf | [b] | 62% | 38% | 0.84 | 48% | 52% | 3.40 |
| Automobile Parts Sale | 843 | per 1000 sf | [b] | 55% | 45% | 2.51 | 48% | 52% | 4.90 |
| **Proposed Project** | | | | | | | | | |
| Multifamily Housing (Mid-Rise) | 221 | 61 du | [b] | 5 | 18 | 23 | 15 | 9 | 24 |
| *Less 10% Transit/Walk Adjustment [d]* | | | | *(1)* | *(1)* | *(2)* | *(2)* | *0* | *(2)* |
| Affordable Housing - Family | [c] | 9 du | [b] | 5 | 3 | 8 | 15 | 16 | 31 |
| Retail | 820 | 2,000 sf | [b] | 1 | 1 | 2 | 3 | 4 | 7 |
| *Less 10% Transit/Walk Adjustment [d]* | | | | *0* | *0* | *0* | *0* | *(1)* | *(1)* |
| *Less 50% Pass-by Trip Adjustment [e]* | | | | *(1)* | *0* | *(1)* | *(1)* | *(2)* | *(3)* |
| **Subtotal - Proposed Project Trips** | | | **428** | **9** | **21** | **30** | **30** | **26** | **56** |
| **Existing Active Uses to be Removed** | | | | | | | | | |
| Automobile Parts Sale | 843 | 2,336 sf | [b] | 3 | 3 | 6 | 5 | 6 | 11 |
| *Less 10% Transit/Walk Adjustment [d]* | | | | *(1)* | *0* | *(1)* | *0* | *(1)* | *(1)* |
| *Less 50% Pass-by Trip Adjustment [e]* | | | | *(2)* | *(1)* | *(3)* | *(2)* | *(3)* | *(5)* |
| Single - Family Detached Housing | 210 | 1 du | [b] | 0 | 1 | 1 | 1 | 0 | 1 |
| *Less 10% Transit/Walk Adjustment [d]* | | | | *0* | *0* | *0* | *0* | *0* | *0* |
| **Subtotal - Existing Trips to be Removed** | | | **63** | **0** | **3** | **3** | **4** | **2** | **6** |
| **Total - Net New Project Trips** | | | **365** | **9** | **18** | **27** | **26** | **24** | **50** |

Notes:

sf = square feet du= dwelling units

[a] Source: *Trip Generation, 11th Edition* (Institute of Transportation Engineers, 2021).

[b] Daily trip generation estimates were prepared using LADOT's VMT Calculator version 1.4 for the Project Site (with the Project and under existing conditions) as a whole. These totals reflect the trip estimates without accounting for any TDM measures, consistent with the project screening summary page of the VMT Calculator output (see Appendix C).

[c] Per LADOT's *Transportation Assessment Guidelines* , residential or mixed-use developments inside a Transit Priority Area (TPA) which include Affordable Housing Units are eligible to use a City specific trip generation rate based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.

[d] The Project Site is located within 0.5 mile walking distance from the Expo/Crenshaw Metro E and K light rail lines. Per *LADOT Transportation Assessment Guidelines* , a 10% transit adjustment was applied to account for transit usage and walking trips between the Project Site and surrounding neighborhoods and commercial developments.

[e] Pass-by reductions were taken into account for Project trips made as an intermediate stop on the way from an origin to a primary trip destination without route diversion. Per *LADOT Transportation Assessment Guidelines,* a 50% pass-by trip adjustment was applied to account for commercial retail and supermarket space less than 50,000 sf.

# *Chapter 4*
# *CEQA Analysis of Transportation Impacts*

This chapter presents the results of an analysis of CEQA-related transportation impacts. The analysis identifies any potential conflicts the Project may have with adopted City plans and policies and any improvements associated with the potential conflicts, as well as the results of a Project VMT analysis that satisfies State requirements under *State of California Senate Bill 743* (Steinberg, 2013) (SB 743) and an identification of any hazards that would be created due to geometric design features.

## METHODOLOGY

SB 743, adopted in January 2014, required the Governor's Office of Planning and Research to change the CEQA guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis shifts from vehicular delay (level of service [LOS]) to VMT, in order to reduce greenhouse gas emissions, create multimodal networks, and promote mixed-use developments.

The TAG defines the methodology of analyzing a project's transportation impacts in accordance with SB 743. Per the TAG, the CEQA transportation analysis contains the following thresholds for identifying significant impacts:

- Threshold T-1: Conflicting with Plans, Programs, Ordinances, or Policies
- Threshold T-2.1: Causing Substantial VMT
- Threshold T-2.2: Substantially Inducing Additional Automobile Travel
- Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use

The thresholds were reviewed and analyzed, as detailed in the following Sections 4A through 4D. In addition, a CEQA safety analysis of California Department of Transportation (Caltrans) freeway facilities for the Project is provided in Section 4E.

## Section 4A: Threshold T-1
## Conflicting with Plans, Programs, Ordinances, or Policies

Threshold T-1 assesses whether a project would conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities.

### PLANS, PROGRAMS, ORDINANCES, AND POLICIES

Table 2.1-1 of the TAG identifies the City plans, policies, programs, ordinances, and standards relevant in determining project consistency. Attachment D of the TAG, Plans, Policies, and Programs Consistency Worksheet, provides a structured approach to evaluate whether a project conflicts with the City's plans, programs, ordinances, or policies and to streamline the review by highlighting the most relevant plans, policies, and programs when assessing potential impacts to the City's transportation system. The Plans, Policies, and Programs Consistency Worksheet for the Project is provided in Appendix B.

As stated in Section 2.1.4 of the TAG, a project that generally conforms with and does not obstruct the City's development policies and standards will generally be considered to be consistent. As detailed in Appendix B, the Project is generally consistent with the City documents listed in Table 2.1-1 of the TAG; therefore, the Project would not result in a significant impact under Threshold T-1. A detailed discussion of the plans, programs, ordinances, or policies related to the Project is provided below.

#### Mobility Plan

The Mobility Plan combines "complete street" principles with the following five goals that define the City's mobility priorities:

- Safety First: Design and operate streets in a way that enables safe access for all users, regardless of age, ability, or transportation mode choice.

- World Class Infrastructure: A well-maintained and connected network of streets, paths, bikeways, trails, and more provides Angelenos with the optimum variety of mode choices.

- Access for all Angelenos: A fair and equitable system must be accessible to all and must pay particularly close attention to the most vulnerable users.

- Collaboration, Communication, and Informed Choices: The impact of new technologies on our day-to-day mobility demands will continue to become increasingly important to the future.

- Clean Environments and Healthy Communities: Active transportation modes such as bicycling and walking can significantly improve personal fitness and create new opportunities for social interaction, while lessening impacts on the environment.

A detailed analysis of the Project's consistency with the specific policies of the Mobility Plan is provided in Table 4. As previously detailed, the Mobility Plan identifies key corridors within the Study Area as components of various "mobility-enhanced networks". Though no specific improvements have been identified and there is no schedule for implementation, the mobility-enhanced networks represent a focus on improving a particular aspect of urban mobility, including transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. The Project does not modify the adjacent streets or sidewalks and would not inhibit the City's ability to install any mobility features within the public ROW.

The Project driveway would access the alley south of the Project Site, consistent with City guidelines on driveway placement. The sidewalks adjacent to the Project Site provide for a comfortable pedestrian network under existing conditions and would be widened by 1.5 feet along Jefferson Boulevard with the Project. The Project would provide long-term and short-term bicycle parking facilities per Los Angeles Municipal Code (LAMC) requirements. It would also provide a reduced parking supply compared to LAMC requirements and would lease parking spaces separately from residential leases (unbundled parking[2]). These measures would promote public transit, biking, and walking, thereby reducing the Project VMT compared to the average for the area. As previously detailed and shown in Figure 4, the Project would be located near transit services provided by Metro and LADOT.

[2] An unbundled parking program requires residents to lease parking spaces separately from living quarters, thus making the cost of parking transparent and giving residents the option to forego that cost.

Thus, the Project would be consistent with the goals of the Mobility Plan.

## Plan for a Healthy Los Angeles

*Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan* (LADCP, March 2015) introduces guidelines for the City to follow to enhance the City's position as a regional leader in health and equity, encourage healthy design and equitable access, and increase awareness of equity and environmental issues.

A detailed analysis of the Project's consistency with *Plan for a Healthy Los Angeles* is provided in Table 5. In summary, the Project supports healthy lifestyles by complying with all Americans with Disabilities Act requirements and providing connections to pedestrian amenities. Further, the Project locates housing near high-quality transit and provides secure bicycle parking and convenient pedestrian access. It would not displace any existing housing. It would also result in VMT per capita at least 15% below the average for the area. Thus, the Project would be consistent with the goals of *Plan for a Healthy Los Angeles.*

## Land Use Element of the General Plan

The City's General Plan Land Use Element contains 35 Community Plans that establish specific goals and strategies for the various neighborhoods across the City, including the West Adams – Baldwin Hills – Leimert Community Plan in which the Project is located. A detailed analysis of the Project's consistency with the West Adams – Baldwin Hills – Leimert Community Plan is provided in Table 6. As described therein, the Project is consistent with goals and policies to reduce VMT through the provision of bicycle parking, a reduced parking supply, and unbundled parking. It would provide housing, including nine affordable units, and commercial uses in a mixed-use corridor in close proximity to bus and rail transit. It improves the pedestrian experience by widening the sidewalk on Jefferson Boulevard, removing existing driveways on Jefferson Boulevard and 8$^{th}$ Avenue, and locating all vehicular access on the alley along the rear of the Project Site.

**LAMC Section 12.21-A.16 (Bicycle Parking)**

LAMC Section 12.21.A.16 details the bicycle parking requirements for new developments. In accordance with the requirements of the LAMC, the Project would provide a total of 64 bicycle parking spaces, including 7 short-term and 57 long-term bicycle parking spaces.

**LAMC Section 12.26-J (Transportation Demand Management [TDM] Ordinance)**

LAMC Section 12.26J, the TDM Ordinance (1993), establishes TDM requirements for projects with at least 25,000 square feet (sf) of non-residential gross floor area. The Project is not proposing more than 25,000 sf of non-residential floor area and, therefore, the TDM Ordinance does not apply.

**LAMC Section 12.37**

LAMC Section 12.37 requires that a property, upon its redevelopment, dedicate to the City the ROW necessary to meet the Mobility Plan ROW standards on the adjacent arterial or collector street. As described in Chapter 1, the Project would dedicate 1.5 feet of ROW on Jefferson Boulevard to complete a 41.5-foot half-ROW consistent with that street's Modified Avenue II designation. The Project would also offer a four-foot dedication along the alley on the southern property line to complete a 10-foot half-ROW. The Project would also dedicate 15 feet on the northeast corner of the Project Site to accommodate curb returns at the corner of 8th Avenue & Jefferson Boulevard. Thus, the Project would be consistent with the requirements of LAMC Section 12.37.

**Vision Zero**

Vision Zero implements projects that are designed to increase safety on the most vulnerable City streets. The City has identified a number of streets as part of the HIN where improvement projects will be targeted. Within the Study Area, Jefferson Boulevard and Crenshaw Boulevard are identified as part of the HIN. Additionally, the Crenshaw Boulevard Safety Improvements Project

is proposed as part of Vision Zero. It would implement projected left turns and continental crosswalk improvements for pedestrian safety on Crenshaw Boulevard at its intersection with Jefferson Boulevard. No other Vision Zero improvements are proposed within the Study Area. Nonetheless, the Project would not preclude future Vision Zero safety projects by the City on any streets. Thus, the Project does not conflict with Vision Zero.

**Citywide Design Guidelines for Residential, Commercial, and Industrial Development**

As detailed in *Citywide Design Guidelines* (LADCP Urban Design Studio, October 2019), the Pedestrian-First Design approach identifies design strategies that "create human-scale spaces in response to how people actually engage with their surroundings, by prioritizing active street frontages, clear paths of pedestrian travel, legible wayfinding, and enhanced connectivity. Pedestrian-First Design promotes healthy living, increases economic activity at the street level, enables social intersection, creates equitable and accessible public spaces, and improves public safety."

A detailed analysis of the Project's consistency with the guidelines of the Pedestrian-First Design approach is provided in Table 7. The Project would not modify the adjacent streets but would widen the sidewalk on Jefferson Boulevard by 1.5 feet adjacent to the Project Site. The Project also removes two existing driveways on Jefferson Boulevard and two existing driveways on 8th Avenue, substantially reducing conflict points between motorized and non-motorized travel. Thus, the Project design provides for the safety, comfort, and accessibility of pedestrians, aligning with the Pedestrian-First Design approach.

## CUMULATIVE ANALYSIS

In addition to potential Project-specific impacts, the TAG requires that the Project be reviewed in combination with nearby Related Projects to determine if there may be a cumulatively significant impact resulting from inconsistency with a particular program, plan, policy, or ordinance. In accordance with the TAG, the cumulative analysis must include consideration of any Related Projects within 0.5 miles of the Project Site and any transportation system improvements in the vicinity.

Similar to the Project, the Related Projects would be individually responsible for complying with relevant plans, programs, ordinances, or policies addressing the circulation system. Thus, the Project, together with the Related Projects, would not result in cumulative impacts with respect to consistency with each of the plans, ordinances, or policies reviewed. The Project and the Related Projects would not interfere with any of the general policy recommendations and, therefore, there would be no significant Project impact or cumulative impact.

**TABLE 4**
**PROJECT CONSISTENCY WITH MOBILITY PLAN 2035**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| ***Chapter 1 – Safety First*** | |
| **Policy 1.1, Roadway User Vulnerability**<br>Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user. | **Consistent.** The Project would eliminate four driveways (two on Jefferson Boulevard and two on 8th Avenue), reducing conflicts between vehicles and pedestrians and bicycles, including the elimination of conflicts with the potential future installation of Class II bicycle lanes on Jefferson Boulevard in accordance with the Mobility Plan. Pedestrian and bicycle access would be provided on Jefferson Boulevard. All Project vehicular access would be provided from a low-volume alley at the rear of the Project Site. |
| **Policy 1.6 Multi-Modal Detour Facilities**<br>Design detour facilities to provide safe passage for all modes of travel. | **Consistent.** The Project would prepare a Construction Management Plan that would include, to the extent necessary, detour routes for all applicable travel modes, including pedestrian and transit users. |
| ***Chapter 2 – World Class Infrastructure*** | |
| **Policy 2.2 Complete Streets Design Guide**<br>Establish the Complete Streets Design Guide as the City's document to guide the operations and design of streets and other public rights-of-way. | **Consistent.** The Project would conform to all design element requirements which may affect public rights-of-way, including proper driveway alignment, adequate sidewalk widths, and landscaping design which does not hinder sight distance, mobility, or accessibility. |
| **Policy 2.3 Pedestrian Infrastructure**<br>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. | **Consistent.** The Project would enhance pedestrian access within and around the Project Site by widening the sidewalk on Jefferson Boulevard by 1.5 feet to complete a 41.5-foot half-ROW as well as by providing ground floor commercial space and residential access along Jefferson Boulevard. The Project would also remove four existing vehicular driveways on Jefferson Boulevard and 8th Avenue and replace them with a single driveway on the alley adjacent to southern boundary of the Project. |
| **Policy 2.4 Neighborhood Enhanced Network**<br>Provide a slow speed network of locally serving streets. | **Consistent.** None of the streets adjacent to the Project Site are part of the Neighborhood Enhanced Network. The Project may add minimal traffic to nearby streets on the Neighborhood Enhanced Network such as 10th Avenue and 7th Avenue. |
| **Policy 2.5 Transit Network**<br>Improve the performance and reliability of existing and future bus service. | **Consistent.** Crenshaw Boulevard is designated as part of the Transit Enhanced Network, but neither Jefferson Boulevard or 8th Avenue adjacent to the Project Site are part of it. The Project would not interfere with existing or future transit services. The Project would encourage more transit usage by developing residential units with convenient access to bus and rail transit services. |

**TABLE 4 (CONTINUED)**
**PROJECT CONSISTENCY WITH MOBILITY PLAN 2035**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| **Policy 2.6 Bicycle Networks**<br>Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities. (includes scooters, skateboards, rollerblades, etc.) | **Consistent.** Jefferson Boulevard is designated as part of the Bicycle Lane Network in the Mobility Plan. The Project would eliminate two existing driveways on Jefferson Boulevard that conflict with potential future Class II bicycle lanes on Jefferson Boulevard. Further, the Project would provide short-term and long-term bicycle parking for residents and visitors in accordance with LAMC requirements. |
| **Policy 2.9 Multiple Networks**<br>Consider the role of each mode enhanced network when designing a street that included multiple modes. | **Consistent.** The Study Area includes a mix of enhanced networks identified as part of the Mobility Plan. The Project would also improve the adjacent pedestrian facilities to enhance the pedestrian experience as well as to provide safe access to the nearby transit stops. |
| ***Chapter 3 – Access for All Angelenos*** | |
| **Policy 3.1 Access for All**<br>Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City's transportation system. | **Consistent.** The Project encourages multi-modal transportation alternatives through proximity to high-quality transit, provision of bicycle facilities, and by eliminating Project Site driveways on Jefferson Boulevard and 8th Avenue which reduces potential vehicular and pedestrian conflicts along the Project Site frontage. It encourages transit usage by developing a high-density mixed-use project located in close proximity to high-quality transit. Finally, the Project would support residents and visitors who choose to travel by automobile through a new driveway in the alley. |
| **Policy 3.2 People with Disabilities**<br>Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way. | **Consistent.** The Project would be designed in accordance with requirements of the Americans with Disabilities Act. |
| **Policy 3.3 Land Use Access and Mix**<br>Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services. | **Consistent.** The Project's high-density residential uses located along a commercial corridor with high-quality transit options would help to minimize vehicle trips and enhance the proximity and convenience of residences to jobs and services. Further, the inclusion of ground-floor commercial space will help to reduce vehicle trips by combining residential and commercial uses in a single location. |
| **Policy 3.4 Transit Services**<br>Provide all residents, workers, and visitors with affordable, efficient, convenient, and attractive transit services. | **Consistent.** The Project is located withing 0.5 miles of bus and rail transit service. |

**TABLE 4 (CONTINUED)**
**PROJECT CONSISTENCY WITH MOBILITY PLAN 2035**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| **Policy 3.5 Multi-Modal Features**<br>Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders. | **Consistent.** The Project would support "first-mile, last-mile" solutions by developing a high-density mixed-use project along a high-traffic commercial corridor with high-quality transit. It also provides secure bicycle parking for residents and short-term bicycle parking for visitors. |
| **Policy 3.6 Regional Transportation & Union Station**<br>Continue to promote Union Station as the major regional transportation hub linking Amtrak, Metrolink, Metro Rail, and high-speed rail service. | **Consistent.** The Project is located near multiple Metro bus and rail lines. These lines provide access and connections to the regional transportation system, which includes Union Station. |
| **Policy 3.8 Bicycle Parking**<br>Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities. | **Consistent.** The Project would provide secure long-term bicycle parking for residents and short-term parking for visitors in accordance with LAMC requirements. |
| ***Chapter 4 – Collaboration, Communication, & Informed Choices*** | |
| **Policy 4.8 Transportation Demand Management Strategies**<br>Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles. | **Consistent.** The Project is located in close proximity to high-quality transit. It would provide bicycle parking and a vehicular parking reduction from the LAMC requirement. Together, these TDM measures would help to promote non-auto travel to reduce transportation-related impacts to the environment. |
| **Policy 4.13 Parking and Land Use Management**<br>Balance on-street and off-street parking supply with other transportation and land use objectives. | **Consistent.** The Project's reduced parking supply (along with unbundled parking pricing) is designed to balance resident demand while encouraging minimal automobile ownership to support VMT-reduction goals. |
| ***Chapter 5 – Clean Environments & Healthy Communities*** | |
| **Policy 5.1 Sustainable Transportation**<br>Encourage the development of a sustainable transportation system that promotes environmental and public health. | **Consistent.** The Project would provide secure long-term bicycle parking for residents and short-term bicycle parking for visitors, which would promote active transportation modes such as biking and walking. Additionally, the Project is located within walking distance of high-quality bus and rail transit. |

**TABLE 4 (CONTINUED)**
**PROJECT CONSISTENCY WITH MOBILITY PLAN 2035**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| **Policy 5.2 Vehicle Miles Traveled (VMT)**<br>Support ways to reduce vehicle miles traveled (VMT) per capita. | **Consistent.** The Project would not generate higher residential VMT per capita than the average for the area, as demonstrated in this transportation assessment. Further, it would implement several project design features, including provision of bicycle parking, reduced vehicle parking supply, and unbundled parking, that have been shown to reduce VMT. |

Notes:
[a] Objectives, Policies, Programs, or Plans based on information provided in *Mobility Plan 2035: An Element of the General Plan* (Los Angeles Department of City Planning, January 2016).

**TABLE 5**
**PROJECT CONSISTENCY WITH PLAN FOR A HEALTHY LOS ANGELES**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| ***Chapter 1 – Los Angeles, a Leader in Health and Equity*** | |
| **Policy 1.5 Plan for Health**<br>Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs. | **Consistent.** The Project supports healthy lifestyles by locating housing and commercial development near transit, providing bicycle parking, and orienting pedestrian access toward Jefferson Boulevard. |
| **Policy 1.7 Displacement and Health**<br>Reduce the harmful health impacts of displacement on individuals, families and communities by pursuing strategies to create opportunities for existing residents to benefit from local revitalization efforts by: creating local employment and economic opportunities for low-income residents and local small businesses; expanding and preserving existing housing opportunities available to low-income residents; preserving cultural and social resources; and creating and implementing tools to evaluate and mitigate the potential displacement caused by large-scale investment and development. | **Consistent.** The Project is a mixed-use development which would construct 70 new apartment units, nine of which are designated for Very Low Income residents, while only removing one single family residential unit (which is currently used for business purposes). |
| ***Chapter 5 – An Environment Where Life Thrives*** | |
| **Policy 5.7 Land Use Planning for Public Health and GHG Emission Reduction**<br>Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and others susceptible to respiratory diseases. | **Consistent.** The Project is estimated to generate VMT per capita for residents at least 15% lower than the average for the area, as demonstrated in this report. The Project's Household VMT per Capita of 5.5 would be below the 6.0 threshold. The Project would provide bicycle parking, a reduced vehicular parking supply, and unbundle parking from residential leases as project design features. VMT directly contributes to GHG emissions, so a reduced VMT per capita also reduces GHG per capita. |

Notes:
[a] Objectives, Policies, Programs, or Plans based on information provided in *Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan* (Los Angeles Department of City Planning, March 2015).

**TABLE 6**
**PROJECT CONSISTENCY WITH WEST ADAMS - BALDWIN HILLS - LEIMERT COMMUNITY PLAN**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| ***Plan Goals and Policies*** | |
| **Goal LU11**<br>A community where new housing is located in a manner which reduces vehicular trips and makes it accessible to services and facilities.<br><br>**Policies**<br>**LU11-1 Higher Density Residential Near Transit.** Encourage higher residential densities near commercial centers, light rail transit stations, and major bus routes, where public service facilities, utilities, and topography will accommodate this development.<br>**LU11-3 Pedestrian Linkages.** Allow for the provision of pedestrian linkages and amenities to connect to commercial centers, light rail transit stations, and Major Bus Centers. | **Consistent.** The Project provides high-density housing and commercial uses along a mixed-use corridor with bus transit service. Additionally, it is located within 0.5 miles of various other bus and rail services on Crenshaw Boulevard. It would also widen the sidewalk along Jefferson Boulevard by 1.5 feet, improving pedestrian linkages. |
| **Goal LU14**<br>A community that conserves, enhances, and regenerates its distinctive "main street" character by promoting continued pedestrian orientation of commercial areas.<br><br>**Policies**<br>**LU14-1 Pedestrian Orientation.** Foster preservation, conservation, maintenance, and enhancement of existing pedestrian orientation along commercial and mixed-use boulevards.<br>**LU14-1 Activate First Floor Frontages.** Encourage the first floor street frontages of buildings, including parking structures, to incorporate commercial or other active public uses. | **Consistent.** The Project would widen the sidewalk along Jefferson Boulevard by 1.4 feet and would provide residential lobby access and ground-floor commercial space on Jefferson Boulevard. |

**TABLE 6 (CONTINUED)**
**PROJECT CONSISTENCY WITH WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN**

| Objective, Policy, Program, or Plan [a] | Analysis of Project Consistency |
|---|---|
| **Goal LU15**<br>A community that prioritizes mixed-use projects within community commercial nodes, centers, and transit-oriented development areas.<br><br>**Policies**<br>**LU15-1 Prioritize New Infill Development Close to Transit.** Prioritize new infill development that is in close proximity to mass transit centers, stations, and platform portals.<br>**LU15-2 Parking Reductions Near Transit Stations.** Strive to reduce parking requirements for developments that locate near major bus centers and mass transit stations and that provide pedestrian, bicycle, and exceptional ADA facilities. | **Consistent.** The Project Site is located within 0.5 miles of the Expo / Crenshaw light rail station serving the Metro E Line (Expo) and K Line (Crenshaw). There are also buses on Jefferson Boulevard adjacent to the Project Site and on Crenshaw Boulevard. The Project proposes a reduced parking supply compared to LAMC requirements, as further discussed in Section 5E. |
| **Goal LU37**<br>A community that conserves, enhances, and regenerates its distinctive "main street" character by promoting continued pedestrian orientation along commercial and mixed-use boulevards.<br><br>**Policies**<br>**LU37-1 Pedestrian Activity.** Promote developments that enhance existing pedestrian activity within the public realm.<br>**LU37-2 Off-street Parking at the Rear.** Recommend that new developments along commercial corridors locate required parking at the rear of the property or facilitate the creation of nearby shared satellite parking facilities in order to strengthen the pedestrian experience by continuing to orient buildings toward the sidewalk thereby enhancing the public realm. | **Consistent.** The Project would widen the sidewalk along Jefferson Boulevard by 1.4 feet and would provide residential lobby access and ground-floor commercial space on Jefferson Boulevard. Vehicular parking access would be located on the alley at the rear of the Project Site. |
| **Goal M3**<br>A community-wide pleasant street environment that is universally accessible, safe, and convenient for pedestrians.<br><br>**Policies**<br>**M3-1 Pedestrian Access.** Encourage walking by orienting building entrances to face the streets and sidewalks when designing access to new developments and buildings.<br>**M3-4 Minimize Pedestrian Conflicts.** Minimize conflicts between buses, cars, and pedestrians by designing and constructing sidewalks and crosswalks that make pedestrians feel safe and by creating well-marked crossings at intersections and select mid-block locations preferably within pedestrian-oriented areas and districts. | **Consistent.** The Project's residential and commercial pedestrian access is provided at the front of the Project Site on Jefferson Boulevard. All vehicular access is located on the rear of the Project Site along the alley, thereby minimizing conflicts between vehicles and pedestrians. |

**TABLE 6 (CONTINUED)**
**PROJECT CONSISTENCY WITH WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| **Goal M4**<br>A safe, comprehensive, and integrated bikeway network that is accessible to all, and encourages bicycling for recreation and transportation.<br><br>**Policies**<br>**M4-1 Priority Bikeways.** Support the citywide bikeway network to establish bicycle circulation as paramount to vehicular circulation needs on key streets and to encourage investment in bicycle improvements and programs on these identified streets.<br>**M4-3 Bicycle Amenities.** Incorporate bicycle amenities such as parking, lockers, changing rooms, and showers in public facilities, parks, commercial and multi-family residential developments, employment and transit centers, as well as park-and-ride facilities. | **Consistent.** Jefferson Boulevard is designated as part of the Bicycle Lane Network adjacent to the Project Site, and therefore may potentially be equipped with Class II bicycle lanes in the future. The Project removes two existing driveways on Jefferson Boulevard, eliminating vehicular conflicts adjacent to the Project Site and thereby supporting the future installation of the bicycle lanes. Further, the Project provides long-term and short-term bicycle parking for residents and visitors. |
| **Goal M7**<br>A network of streets, highways, and freeways that supports existing and planned land uses and provides improved motorized vehicle mobility throughout the Community Plan Area particularly on congested corridors.<br><br>**Policies**<br>**M7-3 Access Management.** Minimize driveways and consider the addition of medians where feasible on arterial streets to ensure the smooth and safe flow of vehicles, buses, pedestrians, and bicycles.<br>**M7-4 Alley Access.** Discourage the vacation and/or closure of existing public alleys in commercial districts and provide for alley access to rear parking and loading areas for properties fronting on arterial streets. | **Consistent.** The Project removes two existing driveways on Jefferson Boulevard, eliminating vehicular conflicts and improving vehicular mobility adjacent to the Project Site. The Project also would dedicate four feet to widen the alley along the southern boundary of the Project Site, providing all vehicular access (including loading) via the alley. |
| **Goal M9**<br>A community where air quality and the health of residents is improved as a result of decreased single-occupant automobile demand and reduced vehicle miles traveled.<br><br>**Policies**<br>**M9-2 Reduce Auto Trips.** Create incentives for employers, institutions, and residential neighborhoods to reduce their vehicle trips by encouraging mixed-use development at appropriate sites well served by transit in order to minimize VMT. | **Consistent.** The Project provides a mix of residential and commercial uses in a mixed-use corridor with bus transit and in close proximity to additional bus and rail transit on Crenshaw Boulevard. It also provides on-site bicycle parking, a reduced vehicular parking supply, and unbundled parking, thereby providing opportunities and incentives to use alternative transportation modes and to reduce VMT. |

**TABLE 6 (CONTINUED)**
**PROJECT CONSISTENCY WITH WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| **Goal M12**<br><br>Parking policies and requirements that capture the true cost of private vehicle use and support livable neighborhoods, environmental / energy sustainability, and the use of alternative modes of transportation.<br><br>**Policies**<br><br>**M12-1 Reduced Parking Near Transit Centers.** Consider reductions in parking requirements for projects located within designated transit oriented development (TOD) areas or within 1,500 feet of a mass transit station or transfer center.<br><br>**M12-5 Unbundle Parking.** Encourage or require through discretionary approval that property owners and tenants of multi-family residential developments be provided the ability to opt out of providing structured off-street parking and therefore not incur the financial burden associated with the cost of its construction. | **Consistent.** The Project, while not located within 1,500 feet of a mass transit station (it is located approximately 2,500 feet from the Expo / Crenshaw light rail station), would provide a reduced parking supply compared to LAMC requirements as discussed in Section 5E. The Project would also unbundle parking from residential leases in compliance with Assembly Bill 1317. |

Notes:
[a] Objectives, Policies, Programs, or Plans based on information provided in the West Adams – Baldwin Hills – Leimert Community Plan (Los Angeles Department of City Planning, 2016).

**TABLE 7**
**PROJECT CONSISTENCY WITH CITYWIDE DESIGN GUIDELINES**

| **Objective, Policy, Program, or Plan** [a] | **Analysis of Project Consistency** |
|---|---|
| ***Pedestrian-First Design*** | |
| **Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all**<br>Design projects to be safe and accessible and contribute to a better public right-of-way for people of all ages, genders, and abilities, especially the most vulnerable - children, seniors, and people with disabilities.<br><br>**Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience**<br>Design to avoid pedestrian and vehicular conflicts and to create an inviting and comfortable public right-of-way. A pleasant and welcoming public realm reinforces walkability and improves the quality of life for users.<br><br>**Guideline 3: Design projects to actively engage with streets and public space and maintain human scale**<br>New projects should be designed to contribute to a vibrant and attractive public realm that promotes a sense of civic pride. Better connections within the built environment contribute to a livable and accessible city and a healthier public realm. | **Consistent.** The Project provides for the safety, comfort, and accessibility of pedestrians by separating pedestrian access on Jefferson Boulevard from vehicular access in the alley. The Project also enhances the street frontage by providing ground floor commercial space and improves Jefferson Boulevard and 8th Avenue by eliminating four existing driveways, providing a more walkable environment and reducing conflicts between vehicles, pedestrians, and bicyclists. |

Notes:
[a] Objectives, Policies, Programs, or Plans based on information provided in the *Citywide Design Guidelines* (Los Angeles Department of City Planning, 2019).

## Section 4B: Threshold T-2.1
## Causing Substantial VMT

Threshold T-2.1 of the TAG analyzes whether a project causes substantial VMT and is generally applied to land use projects. Specifically, Threshold T-2.1 inquires whether a project would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1), which states that (for land use projects) "vehicle miles travelled exceeding an applicable threshold of significance may indicate a significant impact." This subdivision also states that a lead agency has discretion to choose the most appropriate method to evaluate a project's VMT.

Per Section 2.2.2 of the TAG, a "no impact" determination can be made for a project if either of the following screening criteria are not met for Threshold T-2:

- *T-2.1-1: Would the land use project generate a net increase of 250 or more daily vehicle trips?*
- *T-2.1-2: Would the project generate a net increase in daily VMT?*

If either of the above screening criteria are met, the TAG provides guidance for the further analysis of VMT, as discussed in the following section.

### VMT METHODOLOGY

The following describes the methodology by which vehicle trips and VMT are calculated in the VMT Calculator as detailed in *City of Los Angeles VMT Calculator Documentation* (LADOT and LADCP, May 2020). LADOT developed the VMT Calculator to estimate project-specific daily household VMT per capita and daily work VMT per employee for developments within City limits, which are based on the following types of trips:

- Home-Based Work Production: origin trips from a residential use to a workplace destination

- Home-Based Other Production: origin trips from a residential use to a non-workplace destination (e.g., retail, restaurant, etc.)
- Home-Based Work Attraction: destination trips to a workplace originating from a residential use

As detailed in *City of Los Angeles VMT Calculator Documentation*, the household VMT per capita threshold applies to Home-Based Work Production and Home-Based Other Production trips, and the work VMT per employee threshold applies to Home-Based Work Attraction trips, as the location and characteristics of residences and workplaces are often the main drivers of VMT, as detailed in Appendix 1 of *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Governor's Office of Planning and Research, December 2018). As noted in the TAG, small-scale commercial components less than 50,000 sf of larger mixed-use development projects are not considered for the purposes of identifying significant work VMT impacts, as those trips are assumed to be local serving and would have a negligible effect on VMT.

Table 2.2-1 of the TAG details the following daily household VMT per capita and daily work VMT per employee impact criteria for each Area Planning Commission (APC):

| APC | Daily Household VMT per Capita | Daily Work VMT per Employee |
|---|---|---|
| Central | 6.0 | 7.6 |
| East LA | 7.2 | 12.7 |
| Harbor | 9.2 | 12.3 |
| North Valley | 9.2 | 15.0 |
| South LA | 6.0 | 11.6 |
| South Valley | 9.4 | 11.6 |
| West LA | 7.4 | 11.1 |

*Source: TAG (LADOT, August 2022)*

The Project is located in the South Los Angeles APC.

## Travel Behavior Zone (TBZ)

The City developed TBZ categories to determine the magnitude of VMT and vehicle trip reductions that could be achieved through TDM strategies. As detailed in *City of Los Angeles VMT Calculator Documentation*, the development of the TBZs considered the population density, land use density, intersection density, and proximity to transit of each Census tract in the City and are categorized as follows:

1. *Suburban (Zone 1): Very low-density primarily centered around single-family homes and minimally connected street network.*
2. *Suburban Center (Zone 2): Low-density developments with a mix of residential and commercial uses with larger blocks and lower intersection density.*
3. *Compact Infill (Zone 3): Higher density neighborhoods that include multi-story buildings and well-connected streets.*
4. *Urban (Zone 4): High-density neighborhoods characterized by multi-story buildings with a dense road network.*

The VMT Calculator determines a project's TBZ based on the latitude and longitude of the project address. The Project is located in a Compact Infill (Zone 3) TBZ.

## Trip Lengths

The VMT Calculator determines a project's VMT based on trip length information from the City's Travel Demand Forecasting (TDF) Model. The TDF Model considers the traffic analysis zones within 0.125 miles of a project to determine the trip lengths and trip types, which factor into the calculation of a project's VMT.

## Mixed-Use Development Methodology

As detailed in *City of Los Angeles VMT Calculator Documentation*, the VMT Calculator accounts for the interaction of land uses within a mixed-use development and considers the following sociodemographic, land use, and built environment factors for a project area:

- A project's jobs / housing balance
- Land use density of a project
- Transportation network connectivity
- Availability of and proximity to transit
- Proximity to retail and other destinations
- Vehicle ownership rates
- Household size

## Population and Employment Assumptions

As previously stated, the VMT thresholds identified in the TAG are based on household VMT per capita and work VMT per employee. Thus, the VMT Calculator contains population assumptions developed based on Census data for the City and employment assumptions derived from multiple data sources, including *2012 Developer Fee Justification Study* (Los Angeles Unified School District, 2012), the San Diego Association of Governments Activity Based Model, *Trip Generation Manual, 9th Edition* (ITE, 2012), the US Department of Energy, and other modeling resources. A summary of population and employment assumptions for various land uses is provided in Table 1 of *City of Los Angeles VMT Calculator Documentation.*

## TDM Measures

Additionally, the VMT Calculator measures the reduction in VMT resulting from a project's incorporation of TDM strategies. The following seven categories of TDM strategies are included in the VMT Calculator:

1. Parking
2. Transit
3. Education and Encouragement
4. Commute Trip Reductions
5. Shared Mobility
6. Bicycle Infrastructure
7. Neighborhood Enhancement

TDM strategies within each of these categories have been empirically demonstrated to reduce trip-making or mode choice in such a way as to reduce VMT, as documented in *Quantifying Greenhouse Gas Mitigation Measures* (California Air Pollution Control Officers Association, 2010).

## PROJECT VMT ANALYSIS

The VMT Calculator was used to evaluate Project VMT for comparison to the VMT impact criteria. Based on guidance from the City, the VMT Calculator was modeled for the Project's land uses and density as the primary inputs. This analysis incorporates the Project's reduced parking supply (compared to the LAMC requirement), unbundled parking program (required by *State of California Assembly Bill 1317*, Carillo, 2023), and provision of bicycle parking per the LAMC, each of which serve as VMT-reducing TDM measures.

The VMT analysis results based on the VMT Calculator are summarized in Table 8. The detailed output from the VMT Calculator is provided in Appendix C.

As shown in Table 8, the VMT Calculator estimates that the Project would generate 2,375 total daily VMT. It would produce 983 home-based production VMT (used to calculate household VMT per capita). Based on the VMT Calculator residential population estimate of 179 people, the Project would generate average household VMT per capita of 5.5, which does not exceed the South Los Angeles APC impact threshold of 6.0.

As noted in the TAG, small-scale commercial components less than 50,000 sf of larger mixed-use development projects are not considered for the purposes of identifying significant work VMT impacts. The restaurant component of the Project is less than 50,000 sf and, thus, would be screened out from a significant work VMT analysis.

Therefore, the Project would not result in a significant VMT impact, and no mitigation is required.

## CUMULATIVE VMT ANALYSIS

Cumulative effects of development projects are determined based on the consistency with the air quality and greenhouse gas reduction goals of *Connect SoCal – The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy* (SCAG, Adopted September 2020) (RTP/SCS) in terms of development location, density, and intensity. The RTP/SCS presents a long-term vision for the region's transportation system through Year 2045 and balances the region's future mobility and housing needs with economic, environmental, and public health goals.

As detailed in the TAG, for projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., household VMT per capita, work VMT per employee) in the impact analysis, a less than significant impact conclusion is sufficient in demonstrating there is no cumulative VMT impact, as those projects are already shown to align with the long-term VMT and greenhouse gas reduction goals of the RTP/SCS.

The Project would not result in a significant VMT impact, as detailed above. Therefore, the Project would not result in a significant cumulative VMT impact under Threshold T-2.1, and no further evaluation or mitigation measures would be required.

**TABLE 8**
**VMT ANALYSIS SUMMARY**

| | |
|---|---|
| ***Project Information*** | |
| **Address** | 2800 W Jefferson Blvd, 90018 |
| **Project Land Uses** | |
| Multi-Family Housing | 61 units |
| Affordable Housing - Family | 9 units |
| General Retail | 2,000 sf |
| ***Project Location Characteristics*** [a] | |
| Area Planning Commission | South Los Angeles |
| Travel Behavior Zone [b] | Compact infill |
| *Maximum VMT Reduction* [c] | *40%* |
| ***Project VMT Analysis*** [d] | |
| Daily Vehicle Trips | 339 |
| Daily VMT | 2,217 |
| Total Household VMT [e] | 901 |
| Total Residents | 166 |
| Household VMT per Capita [e] | 5.4 |
| Impact Threshold | 6.0 |
| **Significant Impact** | **NO** |
| Total Household VMT [f] | 23 |
| Total Workers | 4 |
| Work VMT per Employee [f] | N/A |
| Impact Threshold | N/A |
| **Significant Impact** | **NO** |

Notes:

sf = square feet

[a] Project Analysis is from VMT Calculator output.

[b] "Compact Infill" TBZs are characterized in *City of Los Angeles VMT Calculator* Documentation (LADOT and DCP, May 2020) as higher density neighborhoods that include multi-story buildings and well-connected streets.

[c] The maximum allowable VMT reduction is based on the Project's designated TBZ.

[d] Project features incorporated as TDM measures before mitigation include:

1. Reduced parking supply
2. Unbundled parking priced at at least $50 per month per space
3. Bicycle parking per LAMC requirements

[e] Household VMT per Capita is based on the "home-based work production" trip types.

[f] The Project provides less than 50,000 sf of commercial retail and supermarket space and is therefore presumed to have a less-than-significant impact according to *LADOT Transportation Assessment Guidelines* .

## Section 4C: Threshold T-2.2
## Substantially Inducing Additional Automobile Travel

The intent of Threshold T-2.2 is to assess whether a transportation project would induce substantial VMT by increasing vehicular capacity on the roadway network, such as the addition of through traffic lanes on existing or new highways, including general purpose lanes, high-occupancy vehicle lanes, peak period lanes, auxiliary lanes, and lanes through grade-separated interchanges.

The Project is not a transportation project that would induce automobile travel. Therefore, the Project would not result in a significant impact under Threshold T-2.2 and further evaluation is not required.

## Section 4D: Threshold T-3

## Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use

The potential increase in hazards due to a geometric design feature generally relate to the design of access points to and from a project site and may include safety, operational, or capacity impacts. Impacts can be related to vehicle/vehicle, vehicle/bicycle, or vehicle/pedestrian conflicts, as well as to operational delays caused by vehicles slowing and/or queuing to access a project site. These conflicts may be created by the driveway configuration or through the placement of project driveway(s) in areas of inadequate visibility, adjacent to bicycle or pedestrian facilities, or too close to busy or congested intersections.

Project access points, internal circulation, and parking access were reviewed to determine if the Project would substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts.

### ACCESS OVERVIEW

As noted above, the Project would provide 44 ground-level parking spaces with access via a single driveway from the alley on the southern boundary of the Project Site. It would also provide 57 long-term bicycle parking spaces and six short-term bicycle parking spaces. Pedestrian access to the residential lobby would be provided from Jefferson Boulevard. Access to the bicycle parking would be provided through pedestrian and vehicular access points. The conceptual Project Site plan is illustrated in Figure 1.

The Project would remove two existing driveways on Jefferson Boulevard and two on 8$^{th}$ Avenue.

## PROJECT HAZARDS ANALYSIS

### Potential Geometric Design Hazards

All Project vehicular access is to the alley along the southern boundary of the Project Site. This design is consistent with consistent with the LADOT driveway design requirements of *Manual of Policies and Procedures, Section 321: Driveway, Access, Circulation Design Guidelines* (LADOT, 2023).

The Project trip generation detailed in Table 3 indicates that the Project Site would generate a gross total of 30 morning and 56 afternoon peak hour trips. Based on this estimate, the Project would generate fewer than one trip per minute during the peak hours, shared between inbound and outbound trips, which can easily be accommodated by the alley. Therefore, no hazards would occur related to geometric design or operation of the Project access.

### Consistency with Modal Priority Networks

Jefferson Boulevard is a designated Modified Avenue II in the Mobility Plan and, as shown in Figure 6, is designated for bicycle lanes as part of the Bicycle Lane Network. The Project would eliminate two driveways along the Project frontage on Jefferson Boulevard and widen the sidewalk by 1.5 feet. Therefore, it would improve safety for pedestrians and bicyclists and would not preclude or interfere with the implementation of bicycle lanes or any other potential future roadway improvements within the public ROW benefiting transit, pedestrians, or bicycles.

### Pedestrian and Bicycle Activity

The Project would increase pedestrian and bicycle activity on Jefferson Boulevard and surrounding streets and would also remove four existing driveways on Jefferson Boulevard and 8$^{th}$ Avenue, improving safety on the sidewalks adjacent to the Project Site. Thus, the Project would promote a safer environment for pedestrians and bicyclists by reducing vehicle conflict points.

**Summary**

Based on this review, the Project would not result in any hazards from the design or operation and would not result in a significant impact.

## CUMULATIVE HAZARDS ANALYSIS

In addition to potential Project-specific impacts, the TAG requires that the Project be reviewed in combination with Related Projects with access points along the same block as the Project to determine if there may be a cumulatively significant impact.

Neither of the Related Projects identified in Table 2 are located along the same block as the Project. Thus, the Project would not result in cumulative impacts that would substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts.

## Section 4E
## Freeway Safety Analysis

LADOT issued *Interim Guidance for Freeway Safety Analysis* (May 1, 2020) (City Freeway Guidance) identifying City requirements for a CEQA safety analysis of Caltrans facilities as part of a transportation assessment.

### ANALYSIS METHODOLOGY

The City Freeway Guidance relates to the identification of potential safety impacts at freeway off-ramps as a result of increased traffic from development projects. It provides a methodology and significance criteria for assessing whether additional vehicle queueing at off-ramps could result in a safety impact due to speed differentials between the mainline freeway lanes and the queued vehicles at the off-ramp.

Based on the City Freeway Guidance, a transportation assessment for a development project must include analysis of any freeway off-ramp where the project adds 25 or more peak hour trips. A project would result in a significant impact at such a ramp if each of the following three criteria were met:

1. Under a scenario analyzing future conditions upon project buildout, with project traffic included, the off-ramp queue would extend to the mainline freeway lanes[3].
2. A project would contribute at least two vehicle lengths (50 feet, assuming 25 feet per vehicle) to the queue.
3. The average speed of mainline freeway traffic adjacent to the off-ramp during the analyzed peak hour(s) is greater than 30 mph.

[3] If an auxiliary lane is provided on the freeway, then half the length of the auxiliary lane is added to the ramp storage length.

Should a significant impact be identified, mitigation measures to be considered include TDM measures to reduce a project's trip generation, investments in active transportation or transit system infrastructure to reduce a project's trip generation, changes to the traffic signal timing or lane assignments at the ramp intersection, or physical changes to the off-ramp. Any physical change to the ramp would have to improve safety, not induce greater VMT, and not result in secondary environmental impacts.

**PROJECT SAFETY ANALYSIS**

As shown in Table 3, The Project proposes to add 27 net new trips in the morning peak hour and 50 net new trips in the afternoon peak hour, consisting of both inbound and outbound trips. These trips would be distributed in multiple directions throughout the existing street network, thus minimizing the effect on any single road or freeway ramp. Additionally, only inbound trips would use freeway off-ramps to access the Project Site. Therefore, because the Project would only generate a maximum of 27 net new inbound trips during any peak hour, approaching from multiple directions, the Project could not add 25 or more peak hour trips to any single freeway off-ramp. Therefore, no freeway off-ramp analysis is required, and it can be concluded that the Project will not result in a freeway safety impact.

# *Chapter 5*
# *Non-CEQA Transportation Analysis*

This chapter summarizes the non-CEQA transportation analysis of the Project. It includes an evaluation of Project traffic, proposed access provisions, safety, and circulation operations of the Project, and pedestrian, bicycle, and transit facilities in the vicinity of the Project. This chapter also summarizes the evaluation of the Project's operational conditions, parking supply and requirements, and effects due to Project construction.

Per Section 3.1 of the TAG, any deficiencies identified based on the non-CEQA transportation analysis is "not intended to be interpreted as thresholds of significance, or significance criteria for purposes of CEQA review unless otherwise specifically identified in Section 2." Section 3 of the TAG identifies the following four non-CEQA transportation analyses for reviewing potential transportation deficiencies that may result from a development project:

- Pedestrian, Bicycle, and Transit Access Assessment
- Project Access, Safety, and Circulation Evaluation
- Project Construction
- Residential Street Cut-Through Analysis

The four non-CEQA transportation analyses are reviewed in detail in Sections 5A through 5D. In addition, a review of the proposed parking and the City's parking requirement for the Project is provided in Section 5E. As previously noted, a full circulation analysis for this Project is not required, per the TAG, as the Project would generate fewer than 500 net new daily trips.

## Section 5A

## Pedestrian, Bicycle, and Transit Assessment

This section assesses the Project's potential effect on pedestrian, bicycle, and transit facilities in the vicinity of the Project Site. Factors to consider when assessing a project's potential effect on pedestrian, bicycle, and transit facilities, include the following:

- Would the project directly or indirectly result in a permanent removal or modification that would lead to the degradation of pedestrian, bicycle, or transit facilities?
- Would a project intensify use of existing pedestrian, bicycle, or transit facilities?

### EXISTING AND PROPOSED FACILITIES

#### Pedestrians and Bicyclists

Currently, there is an approximately 11.5-foot sidewalk on Jefferson Boulevard and a 10-foot sidewalk on 8th Avenue adjacent to the Project Site. There are no existing bicycle facilities on either street. The Project would dedicate and widen the sidewalk by 1.5 feet on Jefferson Boulevard and eliminate four existing driveways on Jefferson Boulevard and 8th Avenue, improving the pedestrian experience. This would also reduce vehicle conflicts for the future installation of bicycle lanes on Jefferson Boulevard in accordance with the Mobility Plan. The Project would also provide bicycle parking per the LAMC requirements. Therefore, the Project would improve conditions for pedestrians and bicyclists in the area and would not disrupt existing pedestrian and bicycle facilities.

#### Transit

As shown in Figure 4, there are transit stops on Jefferson Boulevard and Crenshaw Boulevard within 0.5 miles of the Project Site. The stops nearest the Project Site serve Metro Line 38 and are located along Jefferson Boulevard at 7th Avenue (one block east) and 10th Avenue (two blocks

west). There are additional stops on Crenshaw Boulevard serving Metro Lines 209 and 210, the LADOT DASH Midtown line, and, at Exposition Boulevard, the Expo / Crenshaw Station serving Metro Lines E and K. The Project would not affect any of these stops.

**INTENSIFICATION OF USE**

The Project would not directly or indirectly result in a permanent removal of infrastructure or degrade pedestrian or bicycle facilities. Although the Project may slightly intensify use of existing pedestrian and bicycle facilities, there is substantial available capacity in existing facilities to accommodate all foreseeable future demand for those facilities, including that of the Project. Overall, the Project would not result in degradation, capacity constraint, or significant conflict on any existing facilities serving pedestrians or bicyclists and would further improve these facilities with the removal of two driveways on Jefferson Boulevard and two on 8th Avenue.

The Project is estimated to generate a small number of transit trips (well under 10 per peak hour based on the transit adjustments to the trip generation estimates from Table 3) that would not cause ridership to exceed available capacity.

**CUMULATIVE ANALYSIS**

The Related Projects would result in some additional intensification of pedestrian, bicycle, and transit activity in the Study Area. However, as with the Project, the incremental increase in activity from the Related Projects would not strain the capacity of the sidewalks and bicycle lanes within the Study Area, as the two identified Related Projects are similar in scale to the Project and geographically dispersed. Similarly, the Related Projects' effects on transit ridership would not strain the capacity of lines within the Study Area as they are dispersed throughout the area and would potentially use different stops or lines to get to their destination.

Further, *2020 Long Range Transportation Plan* (Metro, adopted 2020), outlines a range of transit and highway projects throughout Los Angeles County that are designed to improve mobility and address future growth. It is recognized that with these plans in place, Metro will continue to maintain and expand regional transit service to accommodate cumulative demand in the region.

## Section 5B

## Project Access, Safety, and Circulation Assessment

As the Project would not generate more than 500 daily vehicle trips, a quantitative access, safety, and circulation analysis (i.e., the anticipated LOS and vehicle queues at selected intersections) was not required per the TAG. Therefore, these analyses were not conducted as part of the Study.

# Section 5C
# Construction Analysis

This section summarizes the construction schedule and construction analysis for the Project. The construction analysis relates to the temporary effects of Project construction activities and was conducted in accordance with Section 3.4, Project Construction, of the TAG.

## CONSTRUCTION EVALUATION CRITERIA

Section 3.4.3 of the TAG identifies three types of in-street construction impacts that require further analysis to assess the effects of Project construction on the existing pedestrian, bicycle, transit, or vehicle circulation. The three types of impacts and related populations are:

1. Temporary transportation constraints – potential impacts on the transportation system
2. Temporary loss of access – potential impacts on visitors entering and leaving sites
3. Temporary loss of bus stops or rerouting of bus lines – potential impacts on bus travelers

The factors used to determine the significance of a project's impacts involve the likelihood and extent to which an impact might occur, the potential inconvenience caused to users of the transportation system, and consideration for public safety. Construction activities could potentially interfere with pedestrian, bicycle, transit, or vehicle circulation and accessibility to adjoining areas. As detailed in Section 3.4.4 of the TAG, the proposed construction plans should be reviewed to determine whether construction activities would require any of the following actions:

- Street, sidewalk, or lane closures
- Blockage of existing vehicle, bicycle, or pedestrian access along a street or to parcels fronting the street
- Modification of access to transit stations, stops, or facilities during revenue hours

- Closure or movement of an existing bus stop or rerouting of an existing bus line
- Creation of transportation hazards

## PROJECT CONSTRUCTION DETAILS

The construction information used in this section was provided by the Applicant.

### Proposed Construction Schedule

The Project is anticipated to be constructed over a period of approximately 25 months. Typical construction activity would occur between 7:00 AM and 5:30 PM on weekdays and between 8:00 AM and 5:30 PM on Saturdays, in conformance with the City's construction hour restrictions. Construction would not occur on Sundays or federal holidays, though temporary construction-related lane or sidewalk closures may remain in place even on days construction does not occur.

### Effects on Access, Transit, and Parking

Construction activities would be primarily contained within the Project Site boundaries to the extent feasible. Staging and large deliveries will occur curbside adjacent to the Project Site, which would temporarily eliminate several on-street parking spaces immediately adjacent to the Project Site. Intermittent encroachments on to the sidewalk may also occur throughout the duration of the construction period.

Measures to provide adequate alternative routes for pedestrians and vehicles would be implemented, per the LAMC. There are no transit stops immediately adjacent to the Project Site and, therefore, Project construction would not affect transit operations.

## Construction Traffic

Project construction would result in truck traffic (haul trucks, delivery trucks, cement trucks) and worker traffic to and from the Project Site on a daily basis. During the excavation phase of Project construction, approximately 1,875 cubic yards of soil (including a 25% swell factor) would be removed using dump trucks with a maximum capacity of 14 cubic yards each. This would require approximately 134 haul trucks to and from the Project Site during excavation. The anticipated haul route would use Jefferson Boulevard and Arlington Avenue to I-10 to get to a dump site in Sun Valley. To the extent feasible, these trucks will be scheduled to avoid the commuter peak hours.

Cement trucks travel to and from the Project Site on cement pour days. On such days, the cement trucks typically arrive over the first half of the day and the second half of the day is spent smoothing the cement as it begins to set. Like haul trucks, trucks delivering materials and equipment may be scheduled to arrive to the Project Site during off-peak hours.

Delivery truck traffic would be highest during building construction. This period of construction generally overlaps with cement pour days, as lower floors of the buildings can be built out with interiors and exterior skins while the concrete is poured for upper floors.

Construction workers typically arrive to the Project Site before 7:00 AM and depart by 3:00 PM, thereby not traveling during the morning or afternoon peak hours. During construction, parking for construction workers would be provided at an off-site parking facility to be determined. During the period of heaviest truck activity (excavation) there are fewer workers on site; peak construction worker activity occurs during the building phase.

## EFFECTS OF PROJECT CONSTRUCTION

This section assesses the severity of the Project's effects on access, transit, and parking during construction, as well as the effects of construction traffic. The measures proposed below to minimize the negative effects of Project construction would be incorporated into a Construction Management Plan, summarized at the end of this chapter.

## On-Street Parking

On-street parking is permitted on Jefferson Boulevard and 8th Avenue, and construction is anticipated to result in a temporary loss of these on-street parking spaces adjacent to the Project Site. However, on-street parking demand would be reduced upon demolition of the existing uses at the Project Site. Coordination with LADOT would be included in the Construction Management Plan. It is anticipated that the temporary loss in parking would occur throughout the construction process.

## Access and Public Transit

As detailed above, Project construction would not impede access to any existing public transit stops.

## Street Closures

While street closures are not planned, it is possible that temporary closures of one or more lanes of adjacent streets may be necessary to connect utilities to the Project. Any such activity would be announced and conducted in accordance with the Construction Management Plan, and vehicular and pedestrian detours would be provided as necessary.

## Construction Traffic

Project construction would result in varying levels of truck and worker traffic to and from the Project Site on a daily basis. However, the construction traffic would mostly occur outside of the peak hour periods, as the Construction Management Plan would include measures to limit the amount of peak hour construction-related traffic.

## CONSTRUCTION MANAGEMENT PLAN

A detailed Construction Management Plan, including street closure information, a detour plan, haul routes, and a staging plan would be prepared and submitted to the City for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community.

The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include, but not be limited to, the following elements, as appropriate and feasible:

- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation
- Prohibition of construction worker or equipment parking on adjacent streets
- Temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities adjacent to the Project Site, to ensure traffic safety on public ROW
- Implementation of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers, as appropriate
- Temporary traffic control (e.g., flag persons) during all construction activities adjacent to public ROW to improve traffic flow on public roadways
- Scheduling of construction-related deliveries, haul trips, etc., to occur outside the commuter peak hours to the extent feasible
- Potential sequencing of construction activity for the Project to reduce the amount of construction-related traffic on arterial streets
- Containment of construction activity within the Project Site boundaries

## Section 5D
## Residential Street Cut-Through Analysis

This chapter summarizes the residential street cut-through analysis for the Project. The objective of the residential street cut-through analysis is to determine potential increases in average daily traffic volumes on designated Local Streets, as classified in the City's General Plan, that can be identified as cut-through trips generated by the Project and that can adversely affect the character and function of those streets. Per Section 3.5.2 of the TAG, cut-through trips are defined as those that feature travel along a Local Street with residential land-use frontage, as an alternative to a higher classification street segment, to access a destination that is not within the neighborhood in which the Local Street is located. A street may be considered to be "excessively burdened" by a development's cut-through traffic if that development adds at least 120 trips per day to the affected street, according to the TAG.

The Project is a primarily residential development located on a designated Modified Avenue II developed with a mix of residential and commercial uses. While a small fraction of Project traffic may travel on nearby residential streets (most of the north-south streets in the Project vicinity are residential and designated Local Streets), the Project generates only 428 gross daily trips as shown in Table 3, and the amount of Project traffic on any individual street would be a small fraction of the 120-trip threshold. Thus, the Project would not cause an excessive burden on any street on the basis of residential street cut-through traffic.

# Section 5E
# Parking

This section provides a review of Project parking supply and requirements for vehicles and bicycles.

## PARKING SUPPLY

All Project parking would be provided on-site on ground-level within the building, accessed from the alley. The Project would provide a total of 46 automobile spaces and 64 bicycle spaces (57 long-term spaces and seven short-term spaces).

## VEHICULAR PARKING CODE REQUIREMENTS

LAMC Section 12.21.A.4 details City parking requirements for new developments. It requires 1.0 space per studio unit, 1.5 spaces per one-bedroom unit, and 2.0 spaces per two- and three-bedroom unit. The LAMC also requires two parking spaces for each 1,000 sf of commercial space. As shown in Table 9, per the LAMC, the Project's proposed 10 studio units, 20 one-bedroom units, 35 two-bedroom units, and 5 three-bedroom units require a total of 124 residential and four commercial parking spaces, for a total of 128 spaces.

However, the Project qualifies for a reduced parking requirement under *State of California Assembly Bill 2334* (Wicks, 2022) (AB 2334), which limits parking requirements to 0.5 spaces per residential unit for projects providing affordable housing and located within 0.5 miles of a major transit stop. As shown in Table 9, under AB 2334, the Project is required to provide a total of 35 parking spaces for the residential units.

Additionally, the LAMC allows up to 10% of required residential parking and 20% of commercial parking to be replaced by bicycle parking at a ratio of one vehicle space for four bicycle spaces.

This reduces the residential requirement to 33 spaces and the commercial requirement to three spaces, for a total Project parking requirement of 35 spaces.

**BICYCLE PARKING CODE REQUIREMENTS**

LAMC Section 12.21.A.16 identifies bicycle parking requirements, including distinct requirements for the number of long-term spaces and short-term spaces. Long-term spaces are for bicycle storage overnight or longer and are typically used by residents, while short-term spaces are more easily accessible for faster turnover as they are typically used for hours or less at a time and, thus, are typically used by visitors.

Table 10 summarizes the bicycle parking requirements for the Project. As shown, the Project requires a total of 64 bicycle parking spaces, including 57 long-term and seven short-term spaces. This requirement would be satisfied by the proposed supply.

**TABLE 9**
**VEHICLE PARKING CODE REQUIREMENTS**

| Land Use | Size | Parking Rate | Total Spaces |
|---|---|---|---|
| ***Los Angeles Municipal Code Parking Requirements*** [a] | | | |
| Studio units | 10 units | 1.0 space per unit | 10 |
| 1-bedroom units | 20 units | 1.5 spaces per unit | 30 |
| 2-bedroom units | 35 units | 2.0 spaces per unit | 70 |
| 3-bedroom units | 5 units | 2.0 spaces per unit | 10 |
| Commercial Space | 2,000 sf | 2.0 spaces per 1,000 sf | 4 |
| **Total LAMC Parking Requirement** | | | **124** |
| ***California AB 2334 Parking Requirements*** [b] | | | |
| Residential Units | 70 units | 0.5 spaces per unit | 35 |
| Commercial Space | 2,000 sf | 2.0 spaces per 1,000 sf | 4 |
| **Total AB 2334 Parking Requirement** | | | **39** |
| [c] Bicyle Parking Reduction - Residential | | | (3) |
| [c] Bicyle Parking Reduction - Commercial | | | (1) |
| **Total Parking Required After All Applicable Reductions** | | | **35** |

Notes:

LAMC = Los Angeles Municipal Code. sf = square feet.

[a] Parking rates per Section 12.21.A.4 of the LAMC.

[b] California Government Code Sections 65915.

[c] Per Section 12.21.A.4 of the Los Angeles Municipal Code, a residential project's vehicular parking requirement may be reduced by up to 10% with the inclusion of bicycle parking at a ratio of one vehicular space for every four bicycle spaces. Commercial parking requirements may be reduced by up to 20% with the inclusion of bicycle parking.

**TABLE 10**
**BICYCLE PARKING CODE REQUIREMENTS**

| Land Use | Size | Short-Term | | Long-Term | |
|---|---|---|---|---|---|
| | | **Rate** [a] | **Requirement** | **Rate** [a] | **Requirement** |
| Residential (Units 1 through 25) | 25 units | 1 space per 10 units | 2 | 1 space per unit | 25 |
| Residential (Units 26 through 100) | 45 units | 1 space per 15 units | 3 | 1 spaces per 1.5 units | 30 |
| Commercial Space | 2,000 sf | 1 spaces per 2,000 sf (minimum 2) | 2 | 1 spaces per 2,000 sf (minimum 2) | 2 |
| | | **Total Short-Term** | **7** | **Total Long-Term** | **57** |
| | | | | **Total Code Bicycle Parking Requirement** | **64** |

Notes:

[a] Bicycle requirements as calculated by Section 12.21.A.16 of the Los Angeles Municipal Code and proposed amendments per Case No. CPC-2016-4216-CA and Council File No. 12-1297-S1.

# *Chapter 6*

# *Summary and Conclusions*

This study was undertaken to analyze the potential transportation impacts of the Project on the transportation system. The following summarizes the results of this analysis:

- The Project is located at 2800 W Jefferson Boulevard.
- The Project proposes to construct 70 new apartment units in one building and will remove the existing auto repair use and single family home. It is anticipated to be completed in Year 2028.
- The Project would provide a total of 46 vehicle parking spaces at ground-level with access from the alley at the rear of the Project Site. This meets the parking requirements reduced by AB 2334 due to the Project's provision of affordable housing and location within 0.5 miles of a major transit stop.
- The Project would provide 57 long-term and seven short-term bicycle parking spaces, which meets LAMC requirements.
- Vehicular access would be provided via one driveway on the south side of the Project Site providing access to the Alley. The four existing driveways on Jefferson Boulevard and 8th Avenue would be eliminated.
- The Project is estimated to generate 337 net new daily trips, including 27 morning peak hour trips and 50 afternoon peak hour trips.
- The Project would not conflict with the City's plans, programs, ordinances, and polices and would not result in any geometric design hazard impacts. No impact would occur to any Caltrans freeway off-ramp.
- The Project would not result in VMT impacts and would not require mitigation.
- The addition of Project trips would not adversely affect any residential Local Streets.
- Construction traffic would be generated outside of the commuter morning and afternoon peak hours to the extent feasible. A Construction Management Plan would be prepared to ensure that construction impacts are minimized.

# *References*


*2020 Long Range Transportation Plan*, Los Angeles County Metropolitan Transportation Authority, Adopted 2020.

California Environmental Quality Act Guidelines, California Code of Regulations, Title 14, Section 15000 and following.

California Government Code, Section 65915.

*City of Los Angeles VMT Calculator Documentation,* Los Angeles Department of Transportation and Los Angeles Department of City Planning, May 2020.

*City of Los Angeles VMT Calculator Version 1.4*, Los Angeles Department of Transportation, June 2023.

*Citywide Design Guidelines,* Los Angeles City Planning Urban Design Studio, October 2019.

*Connect SoCal – The 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy,* Southern California Association of Governments, Adopted September 2020.

*Interim Guidance for Freeway Safety Analysis*, Los Angeles Department of Transportation, May 2020.

*Los Angeles Municipal Code,* City of Los Angeles.

*Manual of Policies and Procedures, Section 321: Driveway, Access, Circulation Design Guidelines,* Los Angeles Department of Transportation, 2023.

*Mobility Plan 2035, An Element of the General Plan,* Los Angeles Department of City Planning, September 2016.

*Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan,* Los Angeles Department of City Planning, March 2015.

*Quantifying Greenhouse Gas Mitigation Measures*, California Air Pollution Control Officers Association, 2010.

*State of California Assembly Bill 1317*, Carillo, 2023.

*State of California Assembly Bill 2334*, Wicks, 2022.

*State of California Senate Bill 743*, Steinberg, 2013.

## *References, cont.*

*Technical Advisory on Evaluating Transportation Impacts in CEQA,* Governor's Office of Planning and Research, December 2018.

*Transportation Assessment Guidelines*, Los Angeles Department of Transportation, August 2022.

*Trip Generation Manual, 11th Edition,* Institute of Transportation Engineers, 2021.

*Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025*, City of Los Angeles, August 2015.

*West Adams-Baldwin Hills-Leimert Community Plan* (Los Angeles Department of City Planning, 2004.

# *Appendix A*

# *Memorandum of Understanding*

LADOT

**Attachment C**

# Transportation Assessment Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Assessment for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Assessment Guidelines:

## I. PROJECT INFORMATION

Project Name: 2800 W. Jefferson Boulevard

Project Address: 2800 W. Jefferson Boulevard

Project Description: The Project proposes to construct 76 new multi-family dwelling units (including 9 affordable units) in one new building, over 44 ground-level parking spaces. The Project Site is currently developed with auto repair uses and 1 single-family house, to be removed.

LADOT Project Case Number: _____ Project Site Plan attached? *(Required)* ☑ Yes ☐ No

## II. TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES

Select any of the following TDM measures, which may be eligible as a Project Design Feature[1], that are being considered for this project:

| | | | | | |
|---|---|---|---|---|---|
| ✓ | Reduced Parking Supply[2] | ✓ | Bicycle Parking and Amenities | | Parking Cash Out |

List any other TDM measures (e.g. bike share kiosks, unbundled parking, microtransit service, etc) below that are also being considered and would require LADOT staff's determination of its eligibility as a TDM measure. LADOT staff will make the final determination of the TDM measure's eligibility for this project.

1 Unbundled Parking (as project design feature) - see note 3
2 _____
3 _____
4 _____
5 _____
6 _____

## III. TRIP GENERATION

Trip Generation Rate(s) Source: ITE 10th Edition / Other ITE 11th Edition / LADOT

| **Trip Generation Adjustment** *(Exact amount of credit subject to approval by LADOT)* | **Yes** | **No** |
|---|---|---|
| Transit Usage | ☑ | ☐ |
| Existing Active or Previous Land Use | ☑ | ☐ |
| Internal Trip | ☐ | ☑ |
| Pass-By Trip | ☑ | ☐ |
| Transportation Demand Management (See above) | ☐ | ☑ |

Trip generation table including a description of the existing and proposed land uses, rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? *(Required)* ☐ Yes ☐ No

| | IN | OUT | TOTAL |
|---|---|---|---|
| AM Trips | 10 | 18 | 28 |
| PM Trips | 27 | 24 | 51 |

NET Daily Vehicle Trips (DVT)
_____ DVT (ITE __ ed.)
365 DVT (VMT Calculator ver. 1.4 )

At this time Project Design Features are only those measures that are also shown to be needed to comply with a local ordinance, affordable housing incentive program, or State law.

Select if reduced parking supply is pursued as a result of a parking incentive as permitted by the City's Bicycle Parking Ordinance, State Density Bonus Law, or the City's Transit Oriented Community Guidelines.

[3]Assembly Bill 1317 (signed October 2023) requires unbundled parking for any residential development in Los Angeles County with at least units receiving a certificate of occupancy after January 1, 2025.

## IV. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2027 Ambient Growth Rate: 1 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? *(Required)* ☑ Yes ☐ No

STUDY INTERSECTIONS and/or STREET SEGMENTS:
*(May be subject to LADOT revision after access, safety, and circulation evaluation.)*

1 _____ 4 _____

2 _____ 5 _____

3 _____ 6 _____

Provide a separate list if more than six study intersections and/or street segments.

Is this Project located on a street within the High Injury Network? ☑ Yes ☐ No

If a study intersection is located within a ¼-mile of an adjacent municipality's jurisdiction, signature approval from said municipality is required prior to MOU approval.

## V. ACCESS ASSESSMENT

a. Does the project exceed 1,000 net DVT? ☐ Yes ☑ No
b. Is the project's frontage 250 linear feet or more along an Avenue or Boulevard as classified by the City's General Plan? ☐ Yes ☑ No
c. Is the project's building frontage encompassing an entire block along an Avenue or Boulevard as classified by the City's General Plan? ☐ Yes ☑ No

## VI. ACCESS ASSESSMENT CRITERIA

If Yes to any of the above questions a., b., or c., the Transportation Assessment must assess the project's potential effect on pedestrian, bicycle, and transit facilities in the vicinity of the proposed project. Complete **Attachment C.1: Access Assessment Criteria** and attach to the draft Transportation Assessment to support the analysis. For the full scope of analysis, see Section 3.2 of the Transportation Assessment Guidelines.

## VII. SITE PLAN AND MAP OF STUDY AREA

Please note that the site plan should be submitted to the Department of City Planning for cursory review.

| Does the attached site plan and/or map of study area show | Yes | No | Not Applicable |
|---|---|---|---|
| Each study intersection and/or street segment | ☐ | ☐ | ☑ |
| *Project Vehicle Peak Hour trips at each study intersection | ☐ | ☐ | ☑ |
| *Project Vehicle Peak Hour trips at each project access point | ☐ | ☑ | ☐ |
| *Project trip distribution percentages at each study intersection | ☐ | ☐ | ☑ |
| Project driveways designed per LADOT MPP 321 (show widths and directions or lane assignment) | ☑ | ☐ | ☐ |
| Pedestrian access points and any pedestrian paths | ☑ | ☐ | ☐ |
| Pedestrian loading zones | ☐ | ☐ | ☑ |
| Delivery loading zone or area | ☐ | ☐ | ☑ |
| Bicycle parking onsite | ☑ | ☐ | ☐ |
| Bicycle parking offsite (in public right-of-way) | ☐ | ☐ | ☑ |

*For mixed-use projects, also show the project trips and project trip distribution by land use category.

## VIII. FREEWAY SAFETY ANALYSIS SCREENING

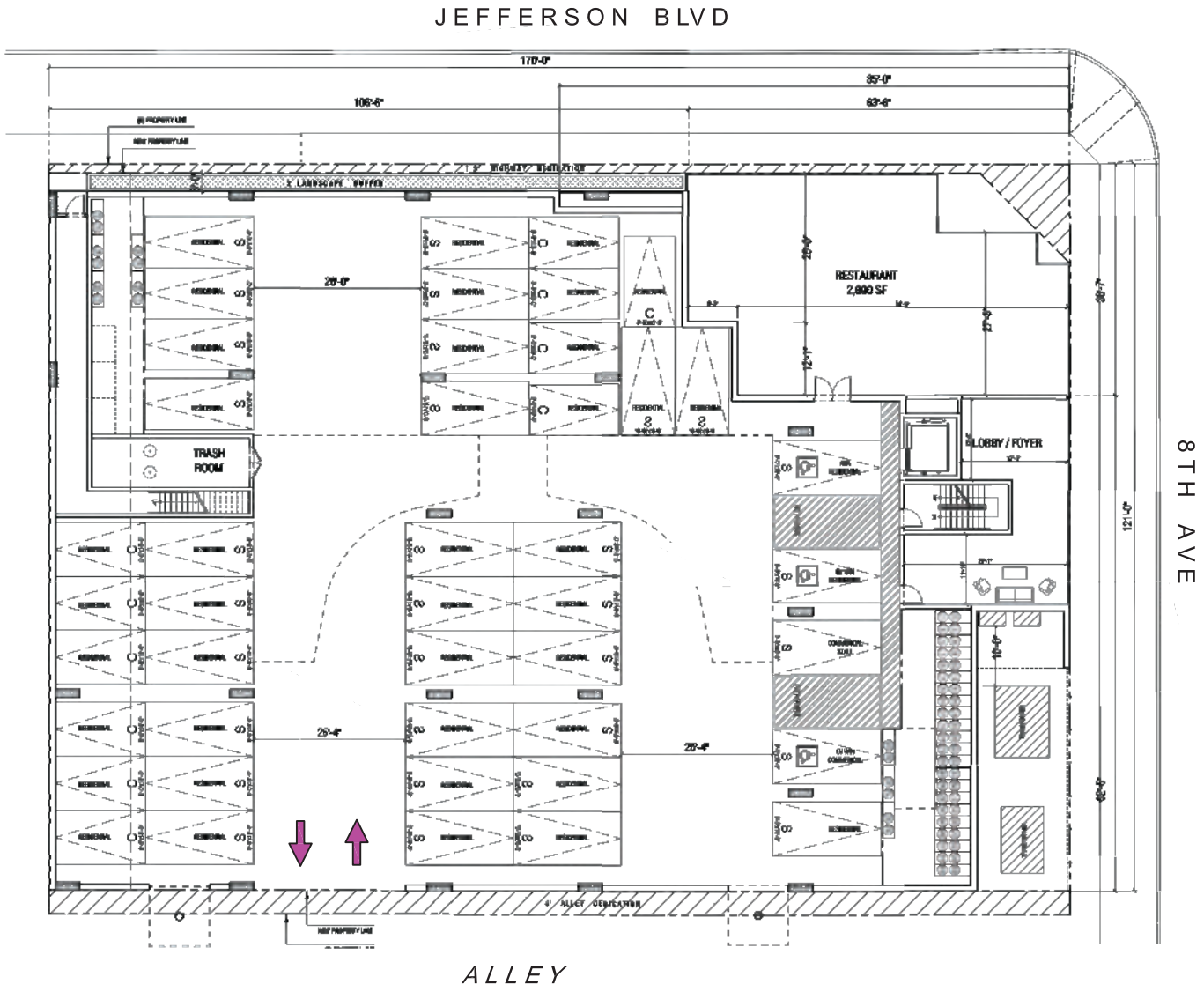
Will the project add 25 or more trips to any freeway off-ramp in either the AM or PM peak hour? ☐ **YES** ☐ **NO**
Provide a brief explanation or graphic identifying the number of project trips expected to be added to the nearby freeway off-ramps serving the project site. If Yes to the question above, a freeway ramp analysis is required.

## IX. CONTACT INFORMATION

| | CONSULTANT | DEVELOPER |
|---|---|---|
| Name: | Gibson Transportation Consulting, Inc. | Steve Lim |
| Address: | 655 N. Central Avenue, Suite 920, Glendale, CA 91203 | 112 Old Course Drive, Newport Beach, CA 92660 |
| Phone Number: | (213) 683-0088 | |
| E-Mail: | jchambers@gibsontrans.com | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Approved by: | x | | | | x | | | | |
| | | Consultant's Representative | | Date | | LADOT Representative | | **Date | |
| Adjacent Municipality: | | | | Approved by: | | | | | |
| | | | | (if applicable) | | Representative | | Date | |

**MOUs are generally valid for two years after signing. If after two years a transportation assessment has not been submitted to LADOT, the developer's representative shall check with the appropriate LADOT office to determine if the terms of this MOU are still valid or if a new MOU is needed.




*Source: Kevin Tsai Architecture. January, 2024.*

N
Not to Scale

PROJECT SITE PLAN

FIGURE
1

PROJECT SITE LOCATION

FIGURE 2

LOCATIONS OF RELATED PROJECTS

FIGURE 3

**TABLE 1**
**EXISTING TRANSIT SERVICE IN STUDY AREA**

| Provider, Route, and Service Area | | Service Type | Hours of Operation | Average Headway (minutes) [a] | | | |
|---|---|---|---|---|---|---|---|
| | | | | Morning Peak Period | | Afternoon Peak Period | |
| | | | | NB/EB | SB/WB | NB/EB | SB/WB |
| **Metro Rail Service** | | | | | | | |
| E Line (Expo) | East Lost Angeles to Santa Monica | Light Rail | 4:00 A.M. - 1:30 A.M. | 8 | 8 | 8 | 8 |
| K Line (Crenshaw) | Expo / Crenshaw to Westchester / Veterans | Light Rail | 4:00 A.M. - 1:00 A.M. | 10 | 10 | 10 | 10 |
| **Metro Bus Service** | | | | | | | |
| 38 | Downtown Los Angeles to Washington / Fairfax via Jefferson Blvd | Local | 4:30 A.M. - 1:00 A.M. | 36 | 30 | 30 | 27 |
| 209 | Crenshaw via Rosecrans to Expo & Crenshaw Station | Local | 5:30 A.M. - 9:00 P.M. | 60 | 60 | 60 | 60 |
| 210 | Redondo Beach Transit Center to Vine via Hollywood | Local | 4:30 A.M. - 3:00 A.M. | 10 | 12 | 11 | 10 |
| **LADOT DASH Bus Service** | | | | | | | |
| MT | Midtown | Local | 4:00 A.M. - 1:30 A.M. | 36 | 26 | 48 | 34 |

Notes:

Metro: Los Angeles County Metropolitan Transportation Authority; DASH: Downtown Area Shuttle.

Morning peak period from 6:00 AM to 9:00 AM, afternoon peak period from 3:00 PM to 7:00 PM consistent with Southern California Association of Governments (SCAG) and City guidelines. Per SCAG guidelines, the average headways for each line are calculated by dividing the minutes during the peak period by the number of trips which occur during that period.

[a] Average frequency is based on the average time between trips occurring during the peak periods as indicated in transit schedules from February 2024.

**TABLE 2**
**RELATED PROJECTS**

| No. | Name | Address | Description |
|---|---|---|---|
| 1 | LA 10th & 11th | 3625 S. 11th Ave | 106 condominium units |
| 2 | Mixed-Use Project | 3518 S. Crenshaw Blvd | 81 multi-family dwelling units and 3,885 sf retail |

Notes:

sf = square feet. Related project information based on available information provided by LADOT and Department of City Planning in January 2024.

**TABLE 3**
**TRIP GENERATION ESTIMATES**

| Land Use | ITE Land Use | Size | Weekday | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Daily | Morning Peak Hour | | | Afternoon Peak Hour | | |
| | | | | In | Out | Total | In | Out | Total |
| **Trip Generation Rates** [a] | | | | | | | | | |
| Multifamily Housing (Mid-Rise) | 221 | per du | [b] | 23% | 77% | 0.37 | 61% | 39% | 0.39 |
| Affordable Housing - Family | [c] | per du | [b] | 37% | 63% | 0.49 | 56% | 44% | 0.35 |
| Single - Family Detached Housing | 210 | per du | [b] | 25% | 75% | 0.70 | 63% | 37% | 0.94 |
| Shopping Center | 820 | per 1,000 sf | [b] | 62% | 38% | 0.84 | 48% | 52% | 3.40 |
| Automobile Parts Sale | 843 | per 1000 sf | [b] | 55% | 45% | 2.51 | 48% | 52% | 4.90 |
| **Proposed Project** | | | | | | | | | |
| Multifamily Housing (Mid-Rise) | 221 | 67 du | [b] | 6 | 19 | 25 | 16 | 10 | 26 |
| *Less 10% Transit/Walk Adjustment [d]* | | | | *(1)* | *(2)* | *(3)* | *(2)* | *(1)* | *(3)* |
| Affordable Housing - Family | [c] | 9 du | [b] | 5 | 3 | 8 | 15 | 16 | 31 |
| Retail | 820 | 2,000 sf | [b] | 1 | 1 | 2 | 3 | 4 | 7 |
| *Less 10% Transit/Walk Adjustment [d]* | | | | *0* | *0* | *0* | *0* | *(1)* | *(1)* |
| *Pass-By Trip Reduction - 50% [e]* | | | | *(1)* | *0* | *(1)* | *(1)* | *(2)* | *(3)* |
| **Subtotal - Proposed Project Trips** | | | **428** | **10** | **21** | **31** | **31** | **26** | **57** |
| **Existing Active Uses to be Removed** | | | | | | | | | |
| Automobile Parts Sale | 843 | 2,336 sf | [b] | 3 | 3 | 6 | 5 | 6 | 11 |
| *Less 10% Transit/Walk Adjustment [c]* | | | | *(1)* | *0* | *(1)* | *0* | *(1)* | *(1)* |
| *Pass-By Trip Reduction - 50% [e]* | | | | *(2)* | *(1)* | *(3)* | *(2)* | *(3)* | *(5)* |
| Single - Family Detached Housing | 210 | 1 du | [b] | 0 | 1 | 1 | 1 | 0 | 1 |
| *Less 10% Transit/Walk Adjustment [c]* | | | | *0* | *0* | *0* | *0* | *0* | *0* |
| **Subtotal - Existing Trips to be Removed** | | | **63** | **0** | **3** | **3** | **4** | **2** | **6** |
| **Total - Net New Project Trips** | | | **365** | **10** | **18** | **28** | **27** | **24** | **51** |

Notes:

sf = square feet du= dwelling units

[a] Source: *Trip Generation, 11th Edition* (Institute of Transportation Engineers, 2021).

[b] Daily trip generation estimates were prepared using LADOT's VMT Calculator version 1.4 for the Project Site (with the Project and under existing conditions) as a whole. These totals reflect the trip estimates without accounting for any TDM measures, consistent with the project screening summary page of the VMT Calculator output (see Appendix C).

[c] Per LADOT's *Transportation Assessment Guidelines* , residential or mixed-use developments inside a Transit Priority Area (TPA) which include Affordable Housing Units are eligible to use a City specific trip generation rate based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.

[d] The Project Site is located within 0.5 mile walking distance from the Expo/Crenshaw Metro E and K light rail lines. Per *LADOT Transportation Assessment Guidelines* , a 10% transit adjustment was applied to account for transit usage and walking trips between the Project Site and surrounding neighborhoods and commercial developments.

[e] Pass-by reductions were taken into account for Project trips made as an intermediate stop on the way from an origin to a primary trip destination without route diversion. Per *LADOT Transportation Assessment Guidelines,* a 50% pass-by trip adjustment was applied to account for commercial retail and supermarket space less than 50,000 sf.

# 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:** 2800 W Jefferson Blvd

**Scenario:**

**Address:** 2800 W JEFFERSON BLVD, 90018

**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 | 1 | DU |
| Retail \| Auto Repair | 2.336 | ksf |

Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 67 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | DU |

Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

| Existing Land Use | Proposed Project |
|---|---|
| 63 Daily Vehicle Trips | 428 Daily Vehicle Trips |
| 404 Daily VMT | 2,803 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 | 365 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 2,399 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 2.000 ksf |

**The proposed project is required to perform VMT analysis.**

Measuring the Miles

3/5/2024

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

## Project Information

**Project:** 2800 W Jefferson Blvd

**Scenario:**

**Address:** 2800 W JEFFERSON BLVD, 90018

| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 67 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | 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

125 city code parking provision for the project site

44 actual parking provision for the project site

**Unbundle Parking**

☑ Proposed Prj ☐ Mitigation

50 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 |
|---|---|
| **362** Daily Vehicle Trips | **362** Daily Vehicle Trips |
| **2,375** Daily VMT | **2,375** Daily VMT |
| **5.5** Household VMT per Capita | **5.5** 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 = 6.0 15% Below APC | **Household: No** Threshold = 6.0 15% Below APC |
| **Work: N/A** Threshold = 11.6 15% Below APC | **Work: N/A** Threshold = 11.6 15% Below APC |

Measuring the Miles

3/5/2024

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: March 5, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| **Housing** | *Single Family* | *0* | *DU* |
| | Multi Family | 67 | DU |
| | *Townhouse* | *0* | *DU* |
| | *Hotel* | *0* | *Rooms* |
| | *Motel* | *0* | *Rooms* |
| **Affordable Housing** | Family | 9 | DU |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| **Retail** | General Retail | 2.000 | ksf |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | *High-Turnover Sit-Down Restaurant* | *0.000* | *ksf* |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| *Industrial* | *Light Industrial* | *0.000* | *ksf* |
| | *Manufacturing* | *0.000* | *ksf* |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: March 5, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Analysis Results | | | |
|---|---|---|---|
| Total Employees: 4<br>Total Population: 179 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **362** | **Daily Vehicle Trips** | **362** | **Daily Vehicle Trips** |
| **2,375** | **Daily VMT** | **2,375** | **Daily VMT** |
| **5.5** | **Household VMT per Capita** | **5.5** | **Household VMT per Capita** |
| **N/A** | **Work VMT per Employee** | **N/A** | **Work VMT per Employee** |

| Significant VMT Impact? | | | |
|---|---|---|---|
| **APC: South Los Angeles** | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 11.6 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 6.0<br>Work > 11.6 | No<br>N/A | Household > 6.0<br>Work > 11.6 | No<br>N/A |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: March 5, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | Reduce parking supply | City code parking provision (spaces) | 125 | 125 |
| | | Actual parking provision (spaces) | 44 | 44 |
| | Unbundle parking | Monthly cost for parking ($) | $50 | $50 |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Transit** | *Reduce transit headways* | *Reduction in headways (increase in frequency) (%)* | *0%* | *0%* |
| | | *Existing transit mode share (as a percent of total daily trips) (%)* | *0%* | *0%* |
| | | *Lines within project site improved (<50%, >=50%)* | *0* | *0* |
| | *Implement neighborhood shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees and residents eligible (%)* | *0%* | *0%* |
| | *Transit subsidies* | *Employees and residents eligible (%)* | *0%* | *0%* |
| | | *Amount of transit subsidy per passenger (daily equivalent) ($)* | *$0.00* | *$0.00* |
| **Education & Encouragement** | *Voluntary travel behavior change program* | *Employees and residents participating (%)* | *0%* | *0%* |
| | *Promotions and marketing* | *Employees and residents participating (%)* | *0%* | *0%* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Commute Trip Reductions** | *Required commute trip reduction program* | *Employees participating (%)* | *0%* | *0%* |
| | *Alternative Work Schedules and Telecommute* | *Employees participating (%)* | *0%* | *0%* |
| | | *Type of program* | *0* | *0* |
| | *Employer sponsored vanpool or shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees eligible (%)* | *0%* | *0%* |
| | | *Employer size (small, medium, large)* | *0* | *0* |
| | *Ride-share program* | *Employees eligible (%)* | *0%* | *0%* |
| **Shared Mobility** | *Car share* | *Car share project setting (Urban, Suburban, All Other)* | *0* | *0* |
| | *Bike share* | *Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)* | *0* | *0* |
| | *School carpool program* | *Level of implementation (Low, Medium, High)* | *0* | *0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Bicycle Infrastructure** | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | Include Bike parking per LAMC | Meets City Bike Parking Code (Yes/No) | Yes | Yes |
| | *Include secure bike parking and showers* | *Includes indoor bike parking/lockers, showers, & repair station (Yes/No)* | *0* | *0* |
| **Neighborhood Enhancement** | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | *Pedestrian network improvements* | *Included (within project and connecting off-site/within project only)* | *0* | *0* |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: March 5, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Parking** | Reduce parking supply | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | 6% | 6% | *0%* | *0%* | 6% | 6% | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Parking cash-out | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Price workplace parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Residential area parking permits | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| **Transit** | Reduce transit headways | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Transit subsidies | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Education & Encouragement** | Voluntary travel behavior change program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Commute Trip Reductions** | Required commute trip reduction program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Employer sponsored vanpool or shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Ride-share program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Shared Mobility** | Car-share | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| | School carpool program | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: March 5, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy, Cont.

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Bicycle Infrastructure** | Implement/ Improve on-street bicycle facility | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | |
| | Include secure bike parking and showers | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |
| **Neighborhood Enhancement** | Traffic calming improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 |
| | Pedestrian network improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |
| **MAX. TDM EFFECT** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |

***= Minimum (X%, 1-[(1-A)*(1-B)…])***
*where X%=*

| | | |
|---|---|---|
| **PLACE TYPE MAX:** | *urban* | *75%* |
| | compact infill | *40%* |
| | *suburban center* | *20%* |
| | *suburban* | *15%* |

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: March 5, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 68 | -22.1% | 53 | 8.7 | 592 | 461 |
| Home Based Other Production | 187 | -30.5% | 130 | 5.7 | 1,066 | 741 |
| Non-Home Based Other Production | 106 | -1.9% | 104 | 7.6 | 806 | 790 |
| Home-Based Work Attraction | 6 | -50.0% | 3 | 8.6 | 52 | 26 |
| Home-Based Other Attraction | 132 | -25.0% | 99 | 5.4 | 713 | 535 |
| Non-Home Based Other Attraction | 40 | -2.5% | 39 | 6.4 | 256 | 250 |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | -18.3% | 43 | 377 | -18.3% | 43 | 377 |
| Home Based Other Production | -18.3% | 106 | 606 | -18.3% | 106 | 606 |
| Non-Home Based Other Production | -13.0% | 90 | 687 | -13.0% | 90 | 687 |
| Home-Based Work Attraction | -13.0% | 3 | 23 | -13.0% | 3 | 23 |
| Home-Based Other Attraction | -13.0% | 86 | 465 | -13.0% | 86 | 465 |
| Non-Home Based Other Attraction | -13.0% | 34 | 217 | -13.0% | 34 | 217 |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 179
Total Employees: 4
APC: South Los Angeles

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **983** | **983** |
| *Total Home Based Work Attraction VMT* | **23** | **23** |
| *Total Home Based VMT Per Capita* | **5.5** | **5.5** |
| *Total Work Based VMT Per Employee* | **N/A** | **N/A** |

# *Appendix B*

# *Plans, Policies, and Programs Consistency Worksheet*

LADOT **Attachment D: Plan, Policy, and Program Consistency Worksheet**

# Plans, Policies and Programs Consistency Worksheet

The worksheet provides a structured approach to evaluate the threshold T-1 question below, that asks whether a project conflicts with a program, plan, ordinance or policy addressing the circulation system. The intention of the worksheet is to streamline the project review by highlighting the most relevant plans, policies and programs when assessing potential impacts to the City's circulation system.

: Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

This worksheet does not include an exhaustive list of City policies, and does not include community plans, specific plans, or any area-specific regulatory overlays. The Department of City Planning project planner will need to be consulted to determine if the project would obstruct the City from carrying out a policy or program in a community plan, specific plan, streetscape plan, or regulatory overlay that was adopted to support multimodal transportation options or public safety. LADOT staff should be consulted if a project would lead to a conflict with a mobility investment in the Public Right of Way (PROW) that is currently undergoing planning, design, or delivery. This worksheet must be completed for all projects that meet the Section I. Screening Criteria. For description of the relevant planning documents, **see Attachment D.1.**

For any response to the following questions that checks the box in **bold text** ((i.e.□ **Yes** or □ **No**), further analysis is needed to demonstrate that the project does not conflict with a plan, policy, or program.

## I. SCREENING CRITERIA FOR POLICY ANALYSIS

If the answer is 'yes' to any of the following questions, further analysis will be required:

Does the project require a discretionary action that requires the decision maker to find that the project would substantially conform to the purpose, intent and provisions of the General Plan?

☑ Yes □ No

Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?

□ Yes ☑ No

Is the project required to or proposing to make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb line, etc.)?

□ Yes ☑ No

## II. PLAN CONSISTENCY ANALYSIS

### A. Mobility Plan 2035 PROW Classification Standards for Dedications and Improvements

These questions address potential conflict with:

LADOT

Plan, Policy, and Program Consistency Worksheet

*– Adaptive Reuse of Streets. Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*

*– 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.*

*People with Disabilities. Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.*

**Mobility Plan 2035 Street Designations and Standard Roadway Dimensions**

A.1 Does the project include additions or new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned for R3 or less restrictive zone? ☐ Yes ☑ No

A.2 If **A.1 is yes**, is the project required to make additional dedications or improvements to the Public Right of Way as demonstrated by the street designation. ☐ Yes ☐ No ☑ N/A

A.3 If **A.2 is yes**, is the project making the dedications and improvements as necessary to meet the designated dimensions of the fronting street (Boulevard I, and II, or Avenue I, II, or III)?

☐ Yes ☐ No ☑ N/A

If the answer is to **A.1 or A.2 is NO, or to A.1, A.2 and A.3. is YES**, then the project does not conflict with the dedication and improvement requirements that are needed to comply with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions.

A.4 If the answer to **A.3. is NO**, is the project applicant asking to waive from the dedication standards?

☐ **Yes** ☐ **No** ☑ N/A

Lists any streets subject to dedications or voluntary dedications and include existing roadway and sidewalk widths, required roadway and sidewalk widths, and proposed roadway and sidewalk width or waivers.

Frontage 1 Existing PROW'/Curb' : Existing _____Required_____Proposed_____

Frontage 2 Existing PROW'/Curb' : Existing _____Required_____Proposed_____

Frontage 3 Existing PROW'/Curb' : Existing _____Required_____Proposed_____

Frontage 4 Existing PROW'/Curb' : Existing _____Required_____Proposed_____

If the answer to **A.4 is NO**, the project is inconsistent with Mobility Plan 2035 street designations and must file for a waiver of street dedication and improvement.

If the answer to **A.4 is YES**, additional analysis is necessary to determine if the dedication and/or improvements are necessary to meet the City's mobility needs for the next 20 years. The following factors may contribute to determine if the dedication or improvement is necessary:

Is the project site along any of the following networks identified in the City's Mobility Plan?

- Transit Enhanced Network
- Bicycle Enhanced Network
- Bicycle Lane Network
- Pedestrian Enhanced District
- Neighborhood Enhanced Network

To see the location of the above networks, see **Transportation Assessment Support Map**.[1]

Is the project within the service area of Metro Bike Share, or is there demonstrated demand for micro-mobility services?

If the project dedications and improvements asking to be waived are necessary to meet the City's mobility needs, the project may be found to conflict with a plan that is adopted to protect the environment.

## B. Mobility Plan 2035 PROW Policy Alignment with Project-Initiated Changes

### B.1 Project-Initiated Changes to the PROW Dimensions

These questions address potential conflict with:

*– Adaptive Reuse of Streets. Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*

*– 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.*

*People with Disabilities. Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.*

*– Loading Areas. Facilitate the provision of adequate on and off-site street loading areas.*

**Mobility Plan 2035 Street Designations and Standard Roadway Dimensions**

B.1 Does the project propose, above and beyond any PROW changes needed to comply with Section 12.37 of the LAMC as discussed in Section II.A, physically modify the curb placement or turning radius and/or physically alter the sidewalk and parkways space that changes how people access a property?

Examples of developer-initiated physical changes to the public right-of-way include:

- widening the roadway,
- narrowing the sidewalk,
- adding space for vehicle turn outs or loading areas,
- removing bicycle lanes, bike share stations, or bicycle parking

[1] LADOT Transportation Assessment Support Map https://arcg.is/fubbD

- modifying existing bus stop, transit shelter, or other street furniture
- paving, narrowing, shifting or removing an existing parkway or tree well

□ Yes ☑ No

**B.2 Driveway Access**

These questions address potential conflict with:

*– Loading Areas. Facilitate the provision of adequate on and off-site street loading areas.*

*Require driveway access to buildings from non-arterial streets or alleys (where feasible) in order to minimize interference with pedestrian access and vehicular movement.*

*: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.*

*Site Planning Best Practices:*

- *Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.*
- *Minimize both the number of driveway entrances and overall driveway widths.*
- *Do not locate drop-off/pick-up areas between principal building entrances and the adjoining sidewalks.*
- *Orient vehicular access as far from street intersections as possible.*
- *Place drive-thru elements away from intersections and avoid placing them so that they create a barrier between the sidewalk and building entrance(s).*
- *Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.*

B.2 Does the project add new driveways along a street designated as an Avenue or a Boulevard that conflict with LADOT's Driveway Design Guidelines (See Sec. 321 in the Manual of Policies and Procedures) by any of the following:

- locating new driveways for residential properties on an Avenue or Boulevard, and access is otherwise possible using an alley or a collector/local street, or
- locating new driveways for industrial or commercial properties on an Avenue or Boulevard and access is possible along a collector/local street, or
- the total number of new driveways exceeds 1 driveway per every 200 feet[2] along on the Avenue or Boulevard frontage, or
- locating new driveways on an Avenue or Boulevard within 150 feet from the intersecting street, or
- locating new driveways on a collector or local street within 75 feet from the intersecting street, or

[2] for a project frontage that exceeds 400 feet along an Avenue or Boulevard, the incremental additional driveway above 2 is more than 1 driveway for every 400 additional feet.

- locating new driveways near mid-block crosswalks, requiring relocation of the mid-block crosswalk

□ **Yes** ☑ No

If the answer to **B.1 and B.2 are both NO**, then the project would not conflict with a plan or policies that govern the PROW as a result of the project-initiated changes to the PROW.

**Impact Analysis**

If the answer to either **B.1 or B.2 are YES**, City plans and policies should be reviewed in light of the proposed physical changes to determine if the City would be obstructed from carrying out the plans and policies. The analysis should pay special consideration to substantial changes to the Public Right of Way that may either degrade existing facilities for people walking and bicycling (e.g., removing a bicycle lane), or preclude the City from completing complete street infrastructure as identified in the Mobility Plan 2035, especially if the physical changes are along streets that are on the High Injury Network (HIN). The analysis should also consider if the project is in a Transit Oriented Community (TOC) area, and would degrade or inhibit trips made by biking, walking and/ or transit ridership. The streets that need special consideration are those that are included on the following networks identified in the Mobility Plan 2035, or the HIN:

- Transit Enhanced Network
- Bicycle Enhanced Network
- Bicycle Lane Network
- Pedestrian Enhanced District
- Neighborhood Enhanced Network
- High Injury Network

To see the location of the above networks, see **Transportation Assessment Support Map**.[3]

Once the project is reviewed relevant to plans and policies, and existing facilities that may be impacted by the project, the analysis will need to answer the following two questions in concluding if there is an impact due to plan inconsistency.

B.2.1 Would the physical changes in the public right of way or new driveways that conflict with LADOT's Driveway Design Guidelines degrade the experience of vulnerable roadway users such as modify, remove, or otherwise negatively impact existing bicycle, transit, and/or pedestrian infrastructure?

□ **Yes** □ No ☑ N/A

B.2.2 Would the physical modifications or new driveways that conflict with LADOT's Driveway Design Guidelines preclude the City from advancing the safety of vulnerable roadway users?

□ **Yes** □ No ☑ N/A

If either of the answers to either **B.2.1 or B.2.2 are YES**, the project may conflict with the Mobility Plan 2035, and therefore conflict with a plan that is adopted to protect the

[3] LADOT Transportation Assessment Support Map https://arcg.is/fubbD

environment. If either of the answers to both **B.2.1. or B.2.2. are NO**, then the project would not be shown to conflict with plans or policies that govern the Public Right-of-Way.

## C. Network Access

**C. 1 Alley, Street and Stairway Access**

These questions address potential conflict with:

*Increased Network Access: Discourage the vacation of public rights-of-way.*

C.1.1 Does the project propose to vacate or otherwise restrict public access to a street, alley, or public stairway?

□ Yes ☑ No

C.1.2 If the answer to C.1.1 is Yes, will the project provide or maintain public access to people walking and biking on the street, alley or stairway?

□ Yes □ **No** ☑ N/A

**C.2 New Cul-de-sacs**

These questions address potential conflict with:

*Cul-de-sacs: Discourage the use of cul-de-sacs that do not provide access for active transportation options.*

C.2.1 Does the project create a cul-de-sac or is the project located adjacent to an existing cul-de-sac?

□ Yes ☑ No

C.2.2 If yes, will the cul-de-sac maintain convenient and direct public access to people walking and biking to the adjoining street network?

□ Yes □ **No** ☑ N/A

If the answers to either C.1.2 or C.2.2 are YES, then the project would not conflict with a plan or policies that ensures access for all modes of travel. If the answer to either **C.1.2 or C.2.2 are NO**, the project may conflict with a plan or policies that governs multimodal access to a property. Further analysis must assess to the degree that pedestrians and bicyclists have sufficient public access to the transportation network.

## D. Parking Supply and Transportation Demand Management

These questions address potential conflict with:

*– Bicycle Parking, Provide bicyclists with convenient, secure and well maintained bicycle parking facilities.*

*Transportation Demand Management Strategies. Encourage greater utilization of Transportation Demand Management Strategies to reduce dependence on single-occupancy vehicles.*

LADOT

Plan, Policy, and Program Consistency Worksheet

*– Parking and Land Use Management: Balance on-street and off-street parking supply with other transportation and land use objectives.*

D.1 Would the project propose a supply of onsite parking that exceeds the baseline amount[4] as required in the Los Angeles Municipal Code or a Specific plan, whichever requirement prevails?

□ Yes ☑ No

D.2 If the answer to D.1. is YES, would the project propose to actively manage the demand of parking by independently pricing the supply to all users (e.g. parking cash-out), or for residential properties, unbundle the supply from the lease or sale of residential units?

□ Yes □ **No** ☑ N/A

If the answer to **D.2. is NO** the project may conflict with parking management policies. Further analysis is needed to demonstrate how the supply of parking above city requirements will not result in additional (induced) drive-alone trips as compared to an alternative that provided no more parking than the baseline required by the LAMC or Specific Plan. If there is potential for the supply of parking to result in induced demand for drive-alone trips, the project should further explore transportation demand management (TDM) measures to further off-set the induced demands of driving and vehicle miles travelled (VMT) that may result from higher amounts of on-site parking. The TDM measures should specifically focus on strategies that encourage dynamic and context-sensitive pricing solutions and ensure the parking is efficiently allocated, such as providing real time information. Research has demonstrated that charging a user cost for parking or providing a 'cash-out' option in return for not using it is the most effective strategy to reduce the instances of drive-alone trips and increase non-auto mode share to further reduce VMT. To ensure the parking is efficiently managed and reduce the need to build parking for future uses, further strategies should include sharing parking with other properties and/or the general public.

D.3. Would the project provide the minimum on and off-site bicycle parking spaces as required by Section 12.21 A.16 of the LAMC?

☑ Yes □ **No**

D.4. Does the Project include more than 25,000 square feet of gross floor area construction of new non-residential gross floor?

□ Yes ☑ No

D.5 If the answer to D.4. is YES, does the project comply with the City's TDM Ordinance in Section 12.26 J of the LAMC?

□ Yes □ **No** ☑ N/A

If the answer to **D.3. or D.5. is NO** the project conflicts with LAMC code requirements of bicycle parking and TDM measures. If the project includes uses that require bicycle parking (Section 12.21 A.16) or TDM (Section 12.26 J), and the project does not comply with those Sections of the LAMC, further analysis is required to ensure that the project supports the intent of the two LAMC sections. To meet the intent of

[4] The baseline parking is defined here as the default parking requirements in section 12.21 A.4 of the Los Angeles Municipal Code or any applicable Specific Plan, whichever prevails, for each applicable use not taking into consideration other parking incentives to reduce the amount of required parking.

bicycle parking requirements, the analysis should identify how the project commits to providing safe access to those traveling by bicycle and accommodates storing their bicycle in locations that demonstrates priority over vehicle access.

Similarly, to meet the intent of the TDM requirements of Section 12.26 J of the LAMC, the analysis should identify how the project commits to providing effective strategies in either physical facilities or programs that encourage non-drive alone trips to and from the project site and changes in work schedule that move trips out of the peak period or eliminate them altogether (as in the case in telecommuting or compressed work weeks).

### E. Consistency with Regional Plans

This section addresses potential inconsistencies with greenhouse gas (GHG) reduction targets forecasted in the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) / Sustainable Communities Strategy (SCS).

E.1 Does the Project or Plan apply one the City's efficiency-based impact thresholds (i.e. VMT per capita, VMT per employee, or VMT per service population) as discussed in **Section 2.2.3** of the TAG?

☑ Yes ☐ No

E.2 If the Answer to **E.1 is YES**, does the Project or Plan result in a significant VMT impact?

☐ **Yes** ☑ No ☐ N/A

E.3 If the Answer to **E.1 is NO**, does the Project result in a net increase in VMT?

☐ **Yes** ☐ No ☑ N/A

If the Answer to **E.2 or E.3 is NO**, then the Project or Plan is shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS.

E.4 If the Answer to **E.2 or E.3 is YES**, then further evaluation would be necessary to determine whether such a project or land use plan would be shown to be consistent with VMT and GHG reduction goals of the SCAG RTP/SCS. For the purpose of making a finding that a project is consistent with the GHG reduction targets forecasted in the SCAG RTP/SCS, the project analyst should consult **Section 2.2.4** of the Transportation Assessment Guidelines (TAG). **Section 2.2.4** provides the methodology for evaluating a land use project's cumulative impacts to VMT, and the appropriate reliance on SCAG's most recently adopted RTP/SCS in reaching that conclusion.

The analysis methods therein can further support findings that the project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to Section 65080(b)(2)(H) of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

**References**

BOE Street Standard Dimensions S-470-1
http://eng2.lacity.org/techdocs/stdplans/s-400/S-470-1_20151021_150849.pdf

LADCP Citywide Design Guidelines.
https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf

LADOT Transportation Assessment Support Map https://arcg.is/fubbD

Mobility Plan 2035
https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility_Plan_2035.pdf

SCAG. Connect SoCal, 2020-2045 RTP/SCS, https://www.connectsocal.org/Pages/default.aspx

# *ATTACHMENT D.1: CITY PLAN, POLICIES AND GUIDELINES*

# *Appendix C*

# *VMT Worksheets*

# 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:** 2800 W Jefferson Blvd

**Scenario:**

**Address:** 2800 W JEFFERSON BLVD, 90018

**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 | 1 | DU |
| Retail \| Auto Repair | 2.336 | ksf |

Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 61 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | DU |

Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

| Existing Land Use | Proposed Project |
|---|---|
| 63 Daily Vehicle Trips | 400 Daily Vehicle Trips |
| 404 Daily VMT | 2,615 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 | 337 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 2,211 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 2.000 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:** 2800 W Jefferson Blvd

**Scenario:**

**Address:** 2800 W JEFFERSON BLVD, 90018

| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 61 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | 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

124 city code parking provision for the project site

46 actual parking provision for the project site

**Unbundle Parking**

☑ Proposed Prj ☐ Mitigation

50 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 |
|---|---|
| **339** Daily Vehicle Trips | **339** Daily Vehicle Trips |
| **2,217** Daily VMT | **2,217** Daily VMT |
| **5.4** Household VMT per Capita | **5.4** 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 = 6.0 15% Below APC | **Household: No** Threshold = 6.0 15% Below APC |
| **Work: N/A** Threshold = 11.6 15% Below APC | **Work: N/A** Threshold = 11.6 15% Below APC |

Measuring the Miles

4/15/2024

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| **Housing** | *Single Family* | *0* | *DU* |
| | Multi Family | 61 | DU |
| | *Townhouse* | *0* | *DU* |
| | *Hotel* | *0* | *Rooms* |
| | *Motel* | *0* | *Rooms* |
| **Affordable Housing** | Family | 9 | DU |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| **Retail** | General Retail | 2.000 | ksf |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | *High-Turnover Sit-Down Restaurant* | *0.000* | *ksf* |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| *Industrial* | *Light Industrial* | *0.000* | *ksf* |
| | *Manufacturing* | *0.000* | *ksf* |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Analysis Results | | | |
|---|---|---|---|
| Total Employees: 4<br>Total Population: 166 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **339** | **Daily Vehicle Trips** | **339** | **Daily Vehicle Trips** |
| **2,217** | **Daily VMT** | **2,217** | **Daily VMT** |
| **5.4** | **Household VMT per Capita** | **5.4** | **Household VMT per Capita** |
| **N/A** | **Work VMT per Employee** | **N/A** | **Work VMT per Employee** |

| Significant VMT Impact? | | | |
|---|---|---|---|
| **APC: South Los Angeles** | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 11.6 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 6.0<br>Work > 11.6 | No<br>N/A | Household > 6.0<br>Work > 11.6 | No<br>N/A |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | Reduce parking supply | City code parking provision (spaces) | 124 | 124 |
| | | Actual parking provision (spaces) | 46 | 46 |
| | Unbundle parking | Monthly cost for parking ($) | $50 | $50 |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Transit** | *Reduce transit headways* | *Reduction in headways (increase in frequency) (%)* | *0%* | *0%* |
| | | *Existing transit mode share (as a percent of total daily trips) (%)* | *0%* | *0%* |
| | | *Lines within project site improved (<50%, >=50%)* | *0* | *0* |
| | *Implement neighborhood shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees and residents eligible (%)* | *0%* | *0%* |
| | *Transit subsidies* | *Employees and residents eligible (%)* | *0%* | *0%* |
| | | *Amount of transit subsidy per passenger (daily equivalent) ($)* | *$0.00* | *$0.00* |
| **Education & Encouragement** | *Voluntary travel behavior change program* | *Employees and residents participating (%)* | *0%* | *0%* |
| | *Promotions and marketing* | *Employees and residents participating (%)* | *0%* | *0%* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Commute Trip Reductions** | *Required commute trip reduction program* | *Employees participating (%)* | *0%* | *0%* |
| | *Alternative Work Schedules and Telecommute* | *Employees participating (%)* | *0%* | *0%* |
| | | *Type of program* | *0* | *0* |
| | *Employer sponsored vanpool or shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees eligible (%)* | *0%* | *0%* |
| | | *Employer size (small, medium, large)* | *0* | *0* |
| | *Ride-share program* | *Employees eligible (%)* | *0%* | *0%* |
| **Shared Mobility** | *Car share* | *Car share project setting (Urban, Suburban, All Other)* | *0* | *0* |
| | *Bike share* | *Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)* | *0* | *0* |
| | *School carpool program* | *Level of implementation (Low, Medium, High)* | *0* | *0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Bicycle Infrastructure** | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | Include Bike parking per LAMC | Meets City Bike Parking Code (Yes/No) | Yes | Yes |
| | *Include secure bike parking and showers* | *Includes indoor bike parking/lockers, showers, & repair station (Yes/No)* | *0* | *0* |
| **Neighborhood Enhancement** | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | *Pedestrian network improvements* | *Included (within project and connecting off-site/within project only)* | *0* | *0* |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy

### Place type: Compact Infill

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Parking** | Reduce parking supply | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | 6% | 6% | *0%* | *0%* | 6% | 6% | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Parking cash-out | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Price workplace parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Residential area parking permits | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| **Transit** | Reduce transit headways | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Transit subsidies | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Education & Encouragement** | Voluntary travel behavior change program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Commute Trip Reductions** | Required commute trip reduction program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Employer sponsored vanpool or shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Ride-share program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Shared Mobility** | Car-share | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| | School carpool program | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy, Cont.

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Bicycle Infrastructure** | Implement/ Improve on-street bicycle facility | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | |
| | Include secure bike parking and showers | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |
| **Neighborhood Enhancement** | Traffic calming improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 |
| | Pedestrian network improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |
| **MAX. TDM EFFECT** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |

***= Minimum (X%, 1-[(1-A)*(1-B)…])***
*where X%=*

| | | |
|---|---|---|
| **PLACE TYPE MAX:** | *urban* | *75%* |
| | compact infill | *40%* |
| | *suburban center* | *20%* |
| | *suburban* | *15%* |

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 62 | -22.6% | 48 | 8.7 | 539 | 418 |
| Home Based Other Production | 172 | -30.2% | 120 | 5.7 | 980 | 684 |
| Non-Home Based Other Production | 99 | -2.0% | 97 | 7.6 | 752 | 737 |
| Home-Based Work Attraction | 6 | -50.0% | 3 | 8.6 | 52 | 26 |
| Home-Based Other Attraction | 125 | -24.0% | 95 | 5.4 | 675 | 513 |
| Non-Home Based Other Attraction | 38 | -2.6% | 37 | 6.4 | 243 | 237 |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | -18.3% | 39 | 342 | -18.3% | 39 | 342 |
| Home Based Other Production | -18.3% | 98 | 559 | -18.3% | 98 | 559 |
| Non-Home Based Other Production | -13.0% | 84 | 641 | -13.0% | 84 | 641 |
| Home-Based Work Attraction | -13.0% | 3 | 23 | -13.0% | 3 | 23 |
| Home-Based Other Attraction | -13.0% | 83 | 446 | -13.0% | 83 | 446 |
| Non-Home Based Other Attraction | -13.0% | 32 | 206 | -13.0% | 32 | 206 |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 166
Total Employees: 4
APC: South Los Angeles

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **901** | **901** |
| *Total Home Based Work Attraction VMT* | **23** | **23** |
| *Total Home Based VMT Per Capita* | **5.4** | **5.4** |
| *Total Work Based VMT Per Employee* | **N/A** | **N/A** |

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

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

2800 W Jefferson Bl
DOT Case No. CEN24-56706

Date: June 25, 2024

To: Brenda Kahinju, Administrative Clerk
Department of City Planning

From: Eileen Hunt, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT AT 2800 WEST JEFFERSON BOULEVARD (ENV-2024-3113-EAF/CPC-2024-3112-DB-PR-VHCA)**

The Los Angeles Department of Transportation (LADOT) has reviewed the transportation assessment prepared by Gibson Transportation Consulting Inc. (GTC), dated April 2024, for the proposed mixed-use project located at 2800 West Jefferson Boulevard within the South Los Angeles Area Planning Commission (APC). In compliance with Senate Bill (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, the 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 LADOT's Transportation Assessment Guidelines (TAG).

**DISCUSSION AND FINDINGS**

A. Project Description

The project proposes to remove an automotive repair shop and a single-family house on the southwest corner of Jefferson Boulevard and 8th Avenue with a mixed-use development which will provide 70 (61 multi-family and nine affordable) dwelling units, 2,000 square feet of ground floor commercial use, 64 (57 long-term and seven short-term) bicycle parking spaces, and 46 ground-level vehicle parking spaces. Vehicle parking will be accessed via a driveway from the alley along the southern boundary of the project site as illustrated in **Attachment A**. Pedestrian and bicycle access would be provided from Jefferson Boulevard. The project is expected to be completed by 2028.

B. Freeway Safety Analysis

Per the Interim Guidance for Freeway Safety Analysis memorandum issued by LADOT on May 1, 2020 to address Caltrans safety concerns on freeways, 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 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 analysis 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 the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers (ITE) 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.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

The assessment determined that the project would **not** have a significant transportation impact under Thresholds T-1 and T-3. A project's impacts per Threshold T-2.1 is determined by using the VMT calculator and is discussed further below. A copy of the VMT Calculator summary report 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 15064.03 of the State's CEQA Guidelines, the City of Los Angeles adopted VMT as criteria in determining transportation impacts under CEQA. The LADOT TAG provide instructions on preparing transportation assessments for land use proposals and defines the significant impact thresholds.

The LADOT VMT Calculator tool measures project impact in terms of Household VMT per Capita, and Work VMT per Employee. LADOT identified distinct thresholds for significant VMT impacts for each of the seven APC areas in the City. For the South Los Angeles APC area, in which the project is located, the following thresholds have been established:

- Household VMT per Capita: 6.0
- Work VMT per Employee: 11.6

As cited in the VMT Analysis report, prepared by GTC, the project proposes to incorporate the TDM strategies of reduce parking supply by providing 46 of the Code-required 124 parking spaces, unbundle parking, and include bike parking per Los Angeles Municipal Code (LAMC) as project design features. With the application of these TDM strategies, the proposed project is projected to have a Household VMT per capita of 5.4 and no Work VMT. Therefore, it is concluded that implementation of the project would result in no significant VMT impact. A copy of the VMT Calculator summary report is provided as **Attachment B**.

E. Access and Circulation

Pedestrian and bicycle access would be provided along Jefferson Boulevard. Separate access for vehicles would be provided via a driveway along the alley that borders the project site to the south. During 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. Per the latest TAG issued by LADOT on August 17, 2022, projects that generate more than 500 daily vehicle trips are required to perform an access and circulation analysis to determine if any access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. It was determined that project traffic will not exceed 500 daily vehicle trips. Therefore, a circulation analysis is not required.

**PROJECT REQUIREMENTS**

Non-CEQA-Related Requirements and Considerations

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 project would provide parking for 46 vehicles and 64 bicycles. The applicant should check with the Departments of Building and Safety and City Planning on the number of parking spaces required for this project.

2. Highway Dedication and Street Widening Requirements
   Per the Mobility Element of the General Plan, **Jefferson Boulevard**, a Modified Avenue II, would require a 28-foot half-width roadway within a 40-foot half-width right-of-way. The applicant should check with the Bureau of Engineering's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

3. Project Access and Circulation
   Vehicular access would be provided via a driveway along the alley running adjacent to the southern border of the project site as illustrated in **Attachment** A. Review of this study does not constitute approval of the dimensions for any new proposed driveway. Review and approval of the driveways should be coordinated with LADOT's Citywide Planning Coordination Section <ladot.onestop.@lacity.org>. In order to minimize and prevent last minute building design changes, the applicant should contact LADOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design. The applicant should check with City Planning regarding the project's driveway placement and design.

4. Worksite Traffic Control Requirements
   LADOT recommends that a construction work site traffic control plan be submitted to LADOT'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/businesses/temporary-traffic-control-plans 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. LADOT also recommends that all construction related truck traffic be restricted to off-peak hours to the extent feasible.

5. TDM Ordinance Requirements
The TDM Ordinance (LAMC 12.26 J) is currently being updated. The updated ordinance, which is currently progressing through the City's approval process, will:

- Expand the reach and application of TDM strategies to more land uses and neighborhoods,
- Rely on a broader range of strategies that can be updated to keep pace with technology, and
- Provide flexibility for developments and communities to choose strategies that work best for their neighborhood context.

Although not yet adopted, LADOT recommends that the applicant be subject to the terms of the proposed TDM Ordinance update which is expected to be completed prior to the anticipated construction of this project, if approved.

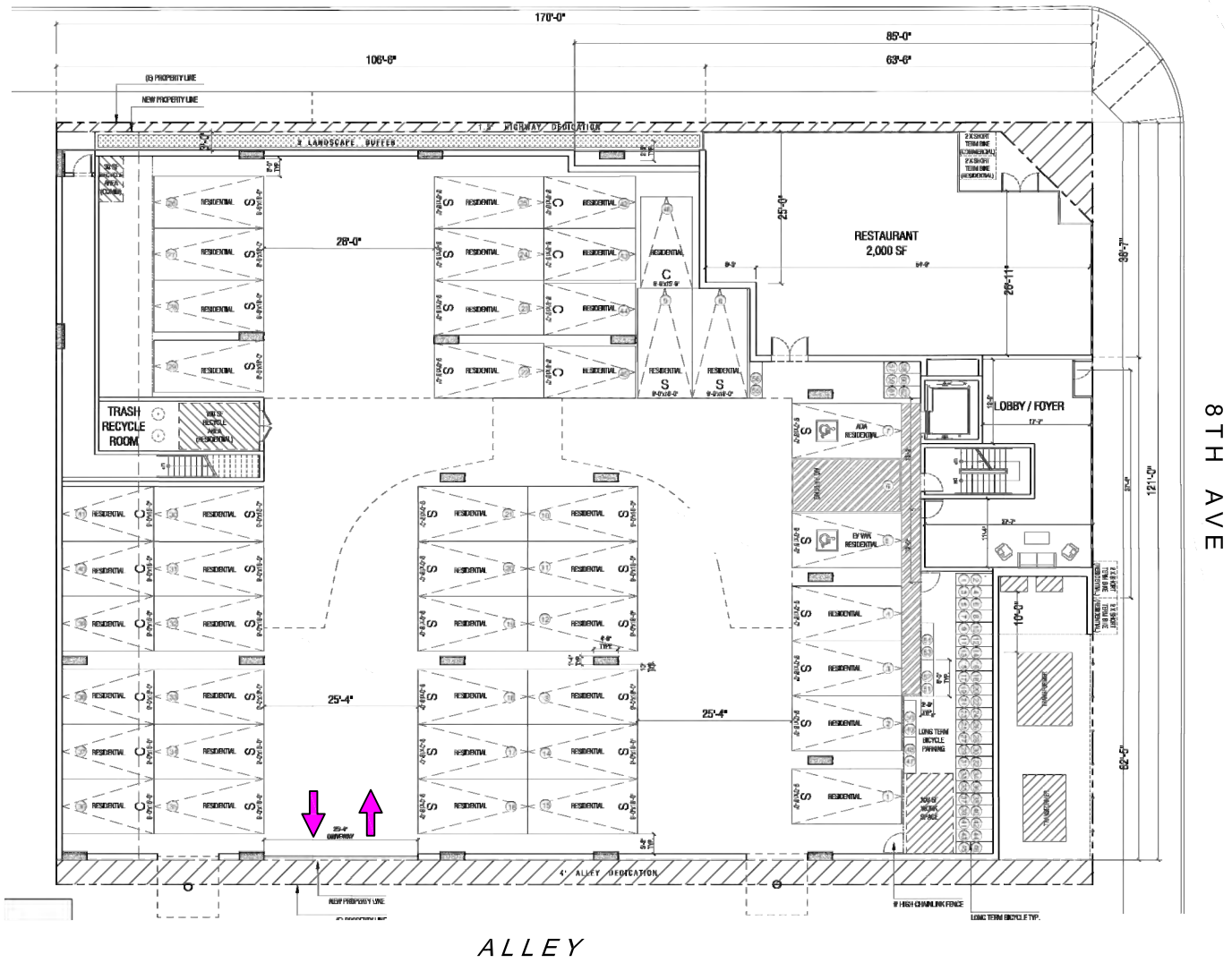
6. Development Review Fees
Section 19.15 of the LAMC identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact me LADOT Central Development Review <ladot.devreview.cen@lacity.org>.

Attachments

*I:\Letters\2024\CEN24-56706_2800 Jefferson_MU ltr.docx*

c: Hakeem Parke-Davis, Council District 10
Hokchi Chiu, Central District, BOE
Oliver Hou, Hollywood-Wilshire District, DOT
Taimour Tanavoli, Case Management Office, DOT
Eliza Hy/Jonathan Chambers, GTC




*Source: Kevin Tsai Architecture. March, 2024.*

N
Not to Scale

PROJECT SITE PLAN

FIGURE 1

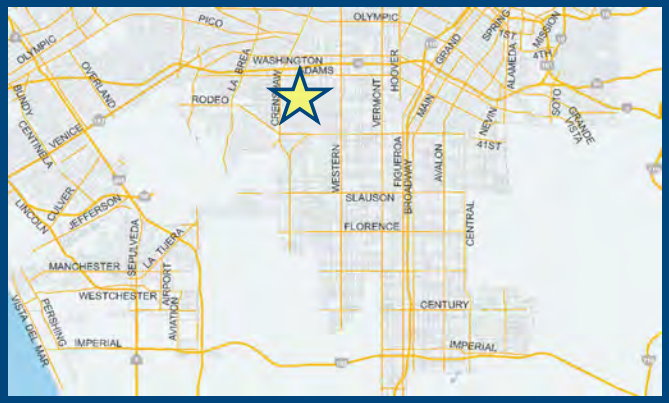
ATTACHMENT B
CEN24-56706_2800 W Jefferson Bl

# 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:** 2800 W Jefferson Blvd
**Scenario:**
**Address:** 2800 W JEFFERSON BLVD, 90018




**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 | 1 | DU |
| Retail \| Auto Repair | 2.336 | ksf |

☐ Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 61 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | DU |

☐ Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

| Existing Land Use | Proposed Project |
|---|---|
| 63 Daily Vehicle Trips | 400 Daily Vehicle Trips |
| 404 Daily VMT | 2,615 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 | 337 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 2,211 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 2.000 ksf |

**The proposed project is required to perform VMT analysis.**

Measuring the Miles

4/15/2024

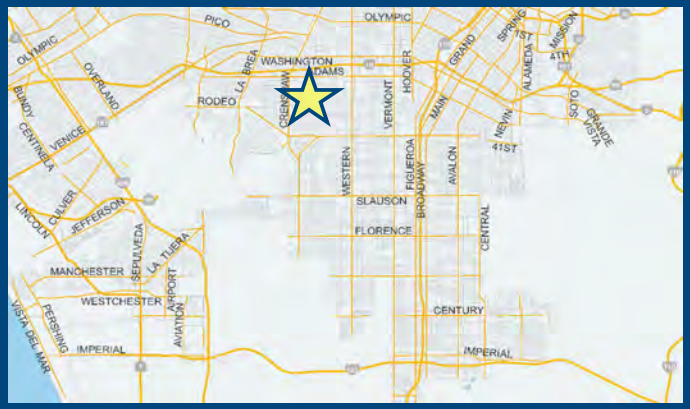
# CITY OF LOS ANGELES VMT CALCULATOR Version 1.4

## Project Information

**Project:** 2800 W Jefferson Blvd

**Scenario:**

**Address:** 2800 W JEFFERSON BLVD, 90018




| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 61 | DU |
| Retail \| General Retail | 2 | ksf |
| Housing \| Affordable Housing - Family | 9 | 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
- 124 city code parking provision for the project site
- 46 actual parking provision for the project site

**Unbundle Parking** ☑ Proposed Prj ☐ Mitigation
- 50 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 |
|---|---|
| **339** Daily Vehicle Trips | **339** Daily Vehicle Trips |
| **2,217** Daily VMT | **2,217** Daily VMT |
| **5.4** Household VMT per Capita | **5.4** 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 = 6.0 15% Below APC | **Household: No** Threshold = 6.0 15% Below APC |
| **Work: N/A** Threshold = 11.6 15% Below APC | **Work: N/A** Threshold = 11.6 15% Below APC |

Measuring the Miles

4/15/2024

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| **Housing** | *Single Family* | *0* | *DU* |
| | Multi Family | 61 | DU |
| | *Townhouse* | *0* | *DU* |
| | *Hotel* | *0* | *Rooms* |
| | *Motel* | *0* | *Rooms* |
| **Affordable Housing** | Family | 9 | DU |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| **Retail** | General Retail | 2.000 | ksf |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | *High-Turnover Sit-Down Restaurant* | *0.000* | *ksf* |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| *Industrial* | *Light Industrial* | *0.000* | *ksf* |
| | *Manufacturing* | *0.000* | *ksf* |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

| Analysis Results | | | |
|---|---|---|---|
| Total Employees: 4<br>Total Population: 166 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **339** | **Daily Vehicle Trips** | **339** | **Daily Vehicle Trips** |
| **2,217** | **Daily VMT** | **2,217** | **Daily VMT** |
| **5.4** | **Household VMT per Capita** | **5.4** | **Household VMT per Capita** |
| **N/A** | **Work VMT per Employee** | **N/A** | **Work VMT per Employee** |

| Significant VMT Impact? | | | |
|---|---|---|---|
| **APC: South Los Angeles** | | | |
| Impact Threshold: 15% Below APC Average<br>Household = 6.0<br>Work = 11.6 | | | |
| ***Proposed Project*** | | ***With Mitigation*** | |
| **VMT Threshold** | **Impact** | **VMT Threshold** | **Impact** |
| Household > 6.0<br>Work > 11.6 | No<br>N/A | Household > 6.0<br>Work > 11.6 | No<br>N/A |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | Reduce parking supply | City code parking provision (spaces) | 124 | 124 |
| | | Actual parking provision (spaces) | 46 | 46 |
| | Unbundle parking | Monthly cost for parking ($) | $50 | $50 |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Transit** | *Reduce transit headways* | *Reduction in headways (increase in frequency) (%)* | *0%* | *0%* |
| | | *Existing transit mode share (as a percent of total daily trips) (%)* | *0%* | *0%* |
| | | *Lines within project site improved (<50%, >=50%)* | *0* | *0* |
| | *Implement neighborhood shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees and residents eligible (%)* | *0%* | *0%* |
| | *Transit subsidies* | *Employees and residents eligible (%)* | *0%* | *0%* |
| | | *Amount of transit subsidy per passenger (daily equivalent) ($)* | *$0.00* | *$0.00* |
| **Education & Encouragement** | *Voluntary travel behavior change program* | *Employees and residents participating (%)* | *0%* | *0%* |
| | *Promotions and marketing* | *Employees and residents participating (%)* | *0%* | *0%* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Commute Trip Reductions** | *Required commute trip reduction program* | *Employees participating (%)* | *0%* | *0%* |
| | *Alternative Work Schedules and Telecommute* | *Employees participating (%)* | *0%* | *0%* |
| | | *Type of program* | *0* | *0* |
| | *Employer sponsored vanpool or shuttle* | *Degree of implementation (low, medium, high)* | *0* | *0* |
| | | *Employees eligible (%)* | *0%* | *0%* |
| | | *Employer size (small, medium, large)* | *0* | *0* |
| | *Ride-share program* | *Employees eligible (%)* | *0%* | *0%* |
| **Shared Mobility** | *Car share* | *Car share project setting (Urban, Suburban, All Other)* | *0* | *0* |
| | *Bike share* | *Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)* | *0* | *0* |
| | *School carpool program* | *Level of implementation (Low, Medium, High)* | *0* | *0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Bicycle Infrastructure** | *Implement/Improve on-street bicycle facility* | *Provide bicycle facility along site (Yes/No)* | *0* | *0* |
| | Include Bike parking per LAMC | Meets City Bike Parking Code (Yes/No) | Yes | Yes |
| | *Include secure bike parking and showers* | *Includes indoor bike parking/lockers, showers, & repair station (Yes/No)* | *0* | *0* |
| **Neighborhood Enhancement** | *Traffic calming improvements* | *Streets with traffic calming improvements (%)* | *0%* | *0%* |
| | | *Intersections with traffic calming improvements (%)* | *0%* | *0%* |
| | *Pedestrian network improvements* | *Included (within project and connecting off-site/within project only)* | *0* | *0* |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy

### Place type: Compact Infill

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Parking** | Reduce parking supply | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | 13% | TDM Strategy Appendix, Parking sections 1 - 5 |
| | Unbundle parking | 6% | 6% | *0%* | *0%* | 6% | 6% | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Parking cash-out | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Price workplace parking | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Residential area parking permits | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| **Transit** | Reduce transit headways | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Transit sections 1 - 3 |
| | Implement neighborhood shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Transit subsidies | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Education & Encouragement** | Voluntary travel behavior change program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Education & Encouragement sections 1 - 2 |
| | Promotions and marketing | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Commute Trip Reductions** | Required commute trip reduction program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4 |
| | Alternative Work Schedules and Telecommute Program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Employer sponsored vanpool or shuttle | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| | Ride-share program | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | |
| **Shared Mobility** | Car-share | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Shared Mobility sections 1 - 3 |
| | Bike share | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | *0.00%* | |
| | School carpool program | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

## TDM Adjustments by Trip Purpose & Strategy, Cont.

**Place type: Compact Infill**

| | | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | | *Source* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | |
| **Bicycle Infrastructure** | Implement/ Improve on-street bicycle facility | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3 |
| | Include Bike parking per LAMC | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | 0.6% | |
| | Include secure bike parking and showers | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |
| **Neighborhood Enhancement** | Traffic calming improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2 |
| | Pedestrian network improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |
| **MAX. TDM EFFECT** | *18%* | *18%* | *13%* | *13%* | *18%* | *18%* | *13%* | *13%* | *13%* | *13%* | *13%* | *13%* |

***= Minimum (X%, 1-[(1-A)*(1-B)…])***
*where X%=*

| | | |
|---|---|---|
| **PLACE TYPE MAX:** | *urban* | *75%* |
| | compact infill | *40%* |
| | *suburban center* | *20%* |
| | *suburban* | *15%* |

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: April 15, 2024
Project Name: 2800 W Jefferson Blvd
Project Scenario:
Project Address: 2800 W JEFFERSON BLVD, 90018

*Version 1.4*

### MXD Methodology - Project Without TDM

| | Unadjusted Trips | MXD Adjustment | MXD Trips | Average Trip Length | Unadjusted VMT | MXD VMT |
|---|---|---|---|---|---|---|
| Home Based Work Production | 62 | -22.6% | 48 | 8.7 | 539 | 418 |
| Home Based Other Production | 172 | -30.2% | 120 | 5.7 | 980 | 684 |
| Non-Home Based Other Production | 99 | -2.0% | 97 | 7.6 | 752 | 737 |
| Home-Based Work Attraction | 6 | -50.0% | 3 | 8.6 | 52 | 26 |
| Home-Based Other Attraction | 125 | -24.0% | 95 | 5.4 | 675 | 513 |
| Non-Home Based Other Attraction | 38 | -2.6% | 37 | 6.4 | 243 | 237 |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | -18.3% | 39 | 342 | -18.3% | 39 | 342 |
| Home Based Other Production | -18.3% | 98 | 559 | -18.3% | 98 | 559 |
| Non-Home Based Other Production | -13.0% | 84 | 641 | -13.0% | 84 | 641 |
| Home-Based Work Attraction | -13.0% | 3 | 23 | -13.0% | 3 | 23 |
| Home-Based Other Attraction | -13.0% | 83 | 446 | -13.0% | 83 | 446 |
| Non-Home Based Other Attraction | -13.0% | 32 | 206 | -13.0% | 32 | 206 |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 166
Total Employees: 4
APC: South Los Angeles

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **901** | **901** |
| *Total Home Based Work Attraction VMT* | **23** | **23** |
| *Total Home Based VMT Per Capita* | **5.4** | **5.4** |
| *Total Work Based VMT Per Employee* | **N/A** | **N/A** |

# Exhibit F

Public Correspondence

# Los Angeles Unified School District

## Office of Environmental Health and Safety

**ALBERTO M. CARVALHO**
*Superintendent*

**CARLOS A. TORRES**
*Director, Environmental Health and Safety*

**JENNIFER FLORES**
*Deputy Director, Environmental Health and Safety*

November 6, 2025

Isaiah Ross
**Los Angeles Planning Department**
200 N. Spring Street
Los Angeles, CA 90012

PROJECT LOCATION: 2800 W. Jefferson Boulevard
CASE NUMBER: ENV-2024-3113-EAF, CPC-2024-3112-DB-VHCA

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LA Unified or District) regarding the subject project located at 2800 W. Jefferson Boulevard. LA Unified is concerned about the potential negative impacts of the project on the approximately 313 students of Sixth Avenue Elementary School which is located 429 feet east of the project site.

The proposed project is the construction and operation of a six-story, 70-foot mixed-use building with 70 units and 2,000 square feet of restaurant space. The project proposes to demolish commercial buildings of an existing autobody shop and a residential building.

The District requests that our students be recognized as sensitive receptors and that the Project specifically address potential impacts. Based on the extent/location of the proposed development, it is our opinion that significant environmental impacts on the surrounding community may occur. Since the project may have an environmental impact on LA Unified schools, recommended conditions designed to help reduce or eliminate potential impacts are included in this response.

**Work with LA Unified**

Project applicants should coordinate any construction activities with LA Unified to ensure safety of students and their families and minimize disruptions to school activities and access to campus. Effective strategies for avoiding significant impacts on school operations include:

- Completing construction activities such as demolition and excavation when the schools are not in session (summer and winter breaks, holidays, weekends, and after hours).
- Including school and District representatives to review construction management plans, construction outreach plans, and participation in weekly construction meetings.
- Obtaining prior authorization from the District for any easements and project activities on surrounding District properties.
- Working with the District in identifying appropriate construction mitigation programs.

**Air Quality**

District students and staff should be considered sensitive receptors to air pollution impacts. To ensure that effective measures are applied to further reduce construction air pollutant impacts, the District asks that the City incorporate into the project's conditions of approval the following language:

- Implement all applicable provisions of South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control during construction of the Project.
- Utilize low emission "clean diesel" equipment with new or modified engines manufactured to meet Tier 4 specifications or retrofitted to comply with CARB's verified diesel emission control strategy (VDECS).
- Construction vehicles shall not idle in excess of five minutes.
- Ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.
- Water/mist soil as it is being excavated and loaded onto the transportation trucks.
- Water/mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
- Minimize soil drop height into transportation trucks or stockpiles during dumping.
- Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
- Place stockpiled soil on polyethylene sheeting and cover with similar material.
- Place stockpiled soil in areas shielded from prevailing winds.
- Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers).
- Install wheel washers (or steel shaker plates) where vehicles enter and exit unpaved roads onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).
- Excavation and transportation of soil known to contain hazardous substances should be limited to periods when school is not in session.

**Hazards and Hazardous Materials**

The Project has the potential to transport hazards and hazardous materials during construction. We ask that the City incorporate into the project's conditions of approval the following language:

- During construction, ingress/egress routes to the construction site should be designed to ensure that trucks and construction vehicles carrying hazards and hazardous materials are routed away from District school sites. Additional recommendations are provided in this letter under the Transportation/Traffic section.

The site is EPA-regulated listed as a hazardous waste generator. Environmental assessment of the project site should be performed prior to construction and results should be provided to the Office of Environmental Health and Safety (OEHS) to protect students and staff from the effects of hazards and hazardous materials.

**Noise**

Noise created by construction activities may affect the schools in proximity to the development. These construction activities include grading, earth moving, hauling, and use of heavy equipment.

LA Unified established maximum allowable noise levels to protect students and staff from noise impacts generated in terms of Leq. These standards were established based on regulations set forth by the California Department of Transportation. LA Unified's exterior noise standard is 67 dBA Leq and the interior noise standard is 45 dBA Leq. A noise level increase of 3 dBA or more over ambient noise levels is considered significant for existing schools and would require mitigation to achieve levels within 2 dBA of pre-project ambient level. To ensure that effective measures are employed to reduce construction related noise impacts on the campus, the District asks that the City incorporate into the project's conditions of approval the following language:

- Provisions shall be made to allow the school and or designated representative(s) to notify the project applicant when noise impacts to the schools exceed the District's noise standards.
- All pile driving equipment shall be equipped with noise control devices and/or shall implement noise buffers with minimum quieting factor of 10dBA, to the extent feasible. If possible, drilled piles are preferred to driven piles.
- Demolition activities shall be scheduled for when school is not in session.

**Traffic/Transportation**

LA Unified's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LA Unified Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective conditions are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1,000 or more daily vehicle trips, the District asks that the City incorporate into the project's conditions of approval the following language:

- School buses must have unrestricted access to schools.
- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- During and after construction, changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Parents dropping off their children must have access to the passenger loading areas.

**Pedestrian Safety**

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, the District asks that the City incorporate into the project's conditions of approval the following language:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by ***any*** school, except when school is ***not*** in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the

proposed project that must be addressed to ensure the welfare of the students attending schools, their teachers and staff, as well as to inform parents and guardians of these students.

Thank you for your attention to this matter. If you need additional information, please contact me at (213) 241-4210 or at cp-bryan.fernandez@lausd.net.

Sincerely,

Bryan Ramos Fernandez, AICP
CEQA Project Manager
Los Angeles Unified School District (LAUSD)
Office of Environmental Health and Safety (OEHS)
333 S Beaudry Ave., 21st Floor, Los Angeles, CA 90017

04/02/2026

**VIA EMAIL ONLY**

Isaiah, Ross
City Planning Associate
200 North Spring Street, Room 720
Los Angeles, CA 90012
isaiah.ross@lacity.org
(213) 238-7731

Re: Case No. CPC-2024-3112-DB-PR-VHCA,
2800 West Jefferson Blvd.,
Proposed Mixed Use Development

Good morning,

The project at 2800 West Jefferson Boulevard in Los Angeles, appearing in the City Planning docket under Case CPC-2025-215-DB-HCA, represents more than a routine housing development application. The proposed development, a six-story, approximately 70-unit mixed-use structure replacing a modest auto repair shop illustrates how California's housing laws, as currently written and applied, can function as a mechanism favoring loopholes, incentives, and developer advantages over genuine community wealth-building or neighborhood character preservation.

**State Density Bonus Law Overview**

The main issues involve California's State Density Bonus Law, codified in Gov. Code § 65915. Enacted to boost affordable housing production, this statute permits developers incorporating a minimum percentage of restricted-income units to exceed base zoning limits. In exchange for designating units as "affordable" per statutory income definitions, developers gain bonuses including increased height, reduced setbacks, lowered parking requirements, and other waivers otherwise prohibited.

A key aspect is that Gov. Code § 65915 does not mandate developer contributions to the surrounding community beyond the statute's minimum thresholds. It operates as a legal compliance process rather than a true community investment requirement.

Public planning records indicate that only nine (9) of the 70 units are designated as low-income (or very low-income) under the density bonus framework. This equates to roughly 13% of the total units, satisfying the statute's lowest threshold for triggering one bonus incentive. While legally sufficient to unlock benefits, this minimal ratio does not meaningfully address displacement pressures or affordability challenges in this area of Los Angeles.

**Project Features and Limitations**

The project includes a courtyard labeled as “open space” in architectural drawings, but this minimal space cannot reasonably serve the residents of a seventy unit building or the surrounding neighborhood. No dedicated parkland or community amenities are proposed. The environmental review of this project likewise raises serious questions about how development impacts are being evaluated under the California Environmental Quality Act (CEQA, Pub. Resources Code § 21000 et seq.). The planning documents indicate the City is processing the proposal under a categorical exemption or similar streamlined review category, which is permissible in limited circumstances.

Still, a parcel of this scale and density has the potential for significant impacts; traffic generation, air quality degradation, noise, and strain on existing infrastructure, yet those impacts may be deemed exempt from a rigorous environmental analysis because the project proponents have structured the application to fit within narrow exemption criteria. CEQA's purpose is to ensure that public agencies identify and mitigate significant environmental effects before approving a project.

**Community Connection Assessment**

The current site hosts Lim's Auto Service, an auto body shop owned by Steve Lim and Hannah Lim (the property owners and applicants). Public business listings show limited online presence, with sparse or nonexistent customer reviews on platforms like Yelp and Google. There is no evident record of robust community engagement, volunteerism, local partnerships, or advocacy. This lack of documented integration does not imply malice but highlights that claims of deep community roots at the site lack supporting evidence.

Make no mistake, there is nothing unlawful about a property-owning business choosing to redevelop property. The point is not to litigate business motives or personal histories; the point is to assess whether the planning system and the statute have been turned into tools that allow developers to maximize density and minimize community contribution under the cover of compliance. In this case, they have.

**Current Project Status**

The application remains under active review, with no final approval from the City Planning Commission or Los Angeles City Council. Environmental clearance appears to proceed via categorical exemption or streamlined CEQA determination, permissible but reflective of laws prioritizing expedited development over comprehensive community benefits. No imminent hearing date is posted, yet the path involves meeting bare statutory thresholds, invoking density bonus incentives, and advancing through entitlements.

**Broader Policy Implications**

This case reflects a statewide trend over the past decade, driven by reforms like density bonus updates, SB 9, SB 10, and their local integration. Zoning has been reframed as a housing production engine, with unit counts as the key metric. An unintended outcome is policy resembling an assembly line where community benefits become optional or secondary. California leaders, and housing advocates, intentionally accelerated delivery. The debate centers on whether speed justifies diminished community equity or if future revisions could better balance production with local needs, incentive calibration, and meaningful contributions over minimal compliance.

In a city marked by disparities, density alone does not equate to benefit. Residents merit developments incorporating local input, substantial affordability, and infrastructure/open space/amenities scaled to density, not merely statutory minimums presented as service. Approving a project with nine affordable units out of 70, token green space, parking reductions absent neighborhood mitigations, and redevelopment of a low-profile business does not constitute thoughtful planning. It prioritizes legal compliance over neighborhood character.

Los Angeles should advance housing aligned with community needs, beyond checkboxes in Gov. Code § 65915. This project underscores the urgency for such reform.

Thank you,

A concerned resident

**Isaiah Ross <isaiah.ross@lacity.org>**

# CPC-2024-3112-DB-VHCA | Public Hearing April 9, 2026

1 message

**Joshua Pierce** <josh@jdconsults.org> Thu, Apr 2, 2026 at 9:42 AM
To: isaiah.ross@lacity.org

Good morning, Mr. Ross,

Attached is a letter from my client in objection to the proposed project above and Community Impact Support (CIS) Statement issued by UNNC LA. Please add to the administrative record and read publicly (if possible) during the Public Hearing scheduled for April 9, 2026

Thank you,

Joshua Pierce, Esq.
josh@jdconsults.org

PRIVACY NOTICE: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, delete this message from your computer and destroy all copies of the original message. Unless expressly stated in this e-mail, nothing in this message should be construed as a digital or electronic signature.

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ADVERTISING NOTICE: This communication may contain information related to the advertisement for legal services. The hiring of an attorney is an important decision and should not be based solely upon this email. No attorney-client relationship is created by your response to this email. Past results do not guarantee a similar outcome.

**2026.04.02 2800 Jefferson | Dissent to UNNC LA Community Support Letter.pdf**
79K

Isaiah Ross <isaiah.ross@lacity.org>

# 2800 W. Jefferson Blvd. | Case No. CPC-2024-3112-DB-PR-VHCA | Local Stakeholder

9 messages

**Geoffrey Bowen** <geoffabowen@gmail.com> Fri, Jun 14, 2024 at 1:37 PM
To: isaiah.ross@lacity.org
Cc: Geoffrey Bowen <geoffabowen@gmail.com>

Good afternoon Mr. Ross,

Please let me introduce myself - my name is Geoffrey Bowen and I am a resident on 8th Avenue, in Jefferson Park.

I received your contact information from Kyle Winston, and would like to be added to the "Interested Party List."

I have spoken with many neighbors in the area and all are concerned about the severe impact approval of the proposed project would have on the surrounding community. I have not done a deep dive of the application and the submitted findings, but many of the proposed findings seem to be contradictory, incorrect, and/or lack evidentiary basis.

It is my understanding this case is a City Planning Commission case, so there will be a public hearing on a date to be determined where myself and any other concerned neighbor will have the opportunity to voice concerns.

Would local stakeholders be able to submit statements to you to be included in case file and reviewed by the City Planning Commission?

Please let me know at your convenience.

Hope you have a nice weekend.

Thank you.

Geoffrey Bowen
e: geoffabowen@gmail.com
p: 714-600-5744

**Isaiah Ross** <isaiah.ross@lacity.org> Mon, Jun 17, 2024 at 9:03 AM
To: Geoffrey Bowen <geoffabowen@gmail.com>
Cc: Geoffrey Bowen <geoffabowen@gmail.com>

Hello Geoffrey,

Thank you for your email. I will add you to the interested parties list for this case. Local stakeholders can send Comment Letters regarding the project directly to me via email or through mail.

Regards,
Isaiah

LOS ANGELES CITY PLANNING

**Isaiah Ross**
City Planning Associate
**Los Angeles City Planning**
200 N. Spring Street, Room 721
Los Angeles, CA 90012
T: (213) 238-7731 | Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

[Quoted text hidden]

**Geoffrey Bowen** <geoffabowen@gmail.com> Sun, Jun 30, 2024 at 11:59 AM

To: Isaiah Ross <isaiah.ross@lacity.org>, Geoffrey Bowen <geoffabowen@gmail.com>

Hi Isaiah,

I checked the Case Summary & Documents for this application today and noticed that the case is on hold.

What does that mean exactly / why is the case on hold?

Thank you.

Geoffrey Bowen
e: geoffabowen@gmail.com
p: 714-600-5744

[Quoted text hidden]

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**Isaiah Ross** <isaiah.ross@lacity.org> Mon, Jul 1, 2024 at 7:57 AM
To: Geoffrey Bowen <geoffabowen@gmail.com>

Hello

The case is on Hold due to incomplete application materials, revisions needed on the project plans, and additional technical studies and other materials needed to continue processing the case. After a discretionary entitlement case is filed, the assigned Project Planner has 30 days to Deem the Case Complete from the date that the case was filed. If the case is not complete, then it is placed on Hold and the processing timeline stops until the Applicant provides sufficient project plans and documents which will allow the Department to move forward with processing the case. While the project remains on hold, many aspects of the project timeline are negatively impacted.

Regards,
Isaiah

LOS ANGELES CITY PLANNING

**Isaiah Ross**
City Planning Associate
**Los Angeles City Planning**
200 N. Spring Street, Room 721
Los Angeles, CA 90012
T: (213) 238-7731 | Planning4LA.org
E-NEWS

Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see here.

[Quoted text hidden]

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**Geoffrey Bowen** <geoffabowen@gmail.com> Mon, Jul 1, 2024 at 9:23 AM
To: Isaiah Ross <isaiah.ross@lacity.org>

Thank you!! I really appreciate the prompt response. Hope you have a great short week and long holiday weekend
Sent from my iPhone

Geoffrey Bowen
p: (714) 600-5744
e: GeoffABowen@gmail.com
[Quoted text hidden]

---

**Geoffrey Bowen** <geoffabowen@gmail.com> Tue, Mar 31, 2026 at 1:06 PM
To: Isaiah Ross <isaiah.ross@lacity.org>
Cc: Geoffrey Bowen <geoffabowen@gmail.com>

Hi Isaiah,

I have not received any update from your department regarding this application.

However, the neighborhood counsel sent an update stating there is a public hearing set to occur.

Can you please provide the details / info re: the public hearing on this application?

Thank you.

Geoffrey Bowen
e: geoffabowen@gmail.com
p: 714-600-5744

[Quoted text hidden]

---

**Isaiah Ross** <isaiah.ross@lacity.org> Tue, Mar 31, 2026 at 1:20 PM
To: Geoffrey Bowen <geoffabowen@gmail.com>
Cc: Geoffrey Bowen <geoffabowen@gmail.com>

Hello,

To receive project updates, you must request inclusion on the interested parties list. I can add you to that list today.

The Hearing Officer Public Hearing is scheduled for April 9th and Public Hearing Notices have already been mailed. The project has not been scheduled for the City Planning Commission Public Hearing at this time.

You can find the materials for the Hearing Officer Public Hearing at the following link; this link will be updated closer to the hearing date: https://drive.google.com/drive/u/0/folders/1pdda0BfzSxSur-HiFFTIRPM2WCFgUX9i

You can also view the public hearing notice on the City Planning Department's website here: https://planning.lacity.gov/dcpapi2/meetings/document/80481

For general project updates, view them here: https://planning.lacity.gov/pdiscaseinfo/search/casenumber/CPC-2024-3112-DB-VHCA

Regards,
Isaiah

[Quoted text hidden]
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LOS ANGELES CITY PLANNING

**Isaiah Ross**
City Planning Associate
**Los Angeles City Planning**
200 N. Spring Street, Room 720
Los Angeles, CA 90012
T: (213) 238-7731 | Planning.lacity.gov
E-NEWS

*For ongoing projects: **Please keep all communication regarding your project on a single email thread. Starting multiple threads may delay case processing time. Any PDFs you send should be in one file.*

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**Geoffrey Bowen** <geoffabowen@gmail.com> Tue, Mar 31, 2026 at 3:02 PM
To: Isaiah Ross <isaiah.ross@lacity.org>, Geoffrey Bowen <geoffabowen@gmail.com>

Hi Isaiah,

Yes, I first requested inclusion on the "Interested Party List" on June 14, 2024.

On June 17, 2024, you informed me that I would be placed on the list.

Why wasn't I placed on it?

Geoffrey Bowen
e: geoffabowen@gmail.com
p: 714-600-5744

[Quoted text hidden]

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**Isaiah Ross** <isaiah.ross@lacity.org> Tue, Mar 31, 2026 at 3:50 PM
To: Geoffrey Bowen <geoffabowen@gmail.com>

Hello,

I received your initial request. You have been added to the interested parties list. For the Hearing Officer Public Hearing, we do not request the mailing consultant to mail hearing notices to the interested parties list. The City Planning Department typically emails the hearing notice to the interested parties list. You now have the public hearing notice and it is more than one week before the scheduled hearing.

You will receive a copy of the City Planning Commission public hearing notice when the project is scheduled to go the City Planning Commission.

Regards,
Isaiah
[Quoted text hidden]