

DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

South Valley Area Planning Commission

Date: April 22, 2021 **Time: After 4:30 pm***

Place: In conformity with the Governor's Executive

Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the APC meeting will be conducted entirely telephonically by Zoom

https://zoom.us/].

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

apcsouthvalley@lacity.org.

Public Hearing: Required

Appeal Status: Not Further Appealable

**Expiration Date: April 22, 2021

Multiple Approval: None

Case No.: DIR-2018-2336-SPP-SPPA-1A

CEQA Nos.: ENV-2008-3471-EIR;

ENV-2018-2337-SE

Council No.: 3 – Blumenfield

Plan Area: Canoga Park – Winnetka –

Woodland Hills – West Hills

Specific Warner Center 2035 Specific Plan

Plan:

Certified NC: Woodland Hills-Warner Center **GPLU:** Regional Center Commercial

Zone: (WC) RIVER DISTRICT

Applicant: 21515 Vanowen Street

Associates, LLC

Applicant

Representative: Rosenheim and Associates, Inc.

**Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT LOCATION:

21507 – 21529 West Vanowen Street

PROPOSED PROJECT:

Demolition of one, two-story commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residential building. The project includes 193 dwelling units including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan. The Project includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way.

REQUESTED ACTIONS:

Appeal of the entire Director of Planning's November 9, 2020 determination that, pursuant to Section 11.5.7.C of the Los Angeles Municipal Code (LAMC) and Section 5.3.3 of the

Warner Center 2035 Specific Plan:

- Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Government Code Section 65457, and Found that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project;
- 2. Found, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
- 3. Approved with Conditions a Project Permit Compliance Review for the demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eightstory, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residential building. The project includes 193 dwelling units including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan. The Project includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way; and
- 4. Approved with Conditions a Project Permit Adjustment to permit a minimum 12 foot and six-inch floor to floor height for the "Work" portion of the Work-Live units in an Active Street Frontage-identified area in lieu of the 15 feet otherwise required in Section 6.2.4.2.1(a) of the Warner Center 2035 Specific Plan, pursuant to LAMC Section 11.5.7.E(2)(g) and Section 3.2 of the Warner Center 2035 Specific Plan.

RECOMMENDED ACTIONS:

- Determine based on the whole of the administrative record, that the Project is exempt from CEQA
 pursuant to Public Resources Code Section 65457, and Find that none of the circumstances in Public
 Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior
 to approval of the Project;
- 2. Find, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the Project is within the scope of the Warner Center 2035 Specific Plan Program EIR No. ENV-2008-3471-EIR, SCH No. 1990011055 ("Program EIR"); the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project; and.
- 3. **Deny the appeal** and sustain the Director's Determination, and **Approve in Part** the appeal to add a Condition of Approval (HAZ-2A) that implements the existing HAZ-2 Mitigation Measure and modify the Environmental Findings.

VINCENT P. BERTONI, AICP Director of Planning

Blake Lamb

Blake Lamb, Principal City Planner

Claudia Rodriguez
Claudia Rodriguez, Senior City Planner

Sheila Toni, City Planning Associate

Sheila.Toni@lacity.org

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 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American 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 its 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 no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Appellant Decision Body	
Project Summary	
Background	
Staff Response to Appeal	
Modified Conditions of Approval and Findings	
Conclusion	

Exhibits:

Exhibit A: Appeal, DIR-2018-2336-SPP-SPPA-1A

Exhibit B: Director's November 9, 2020 Determination, DIR-2018-2336-SPP-SPPA

Exhibit C: Project Plans and Materials

Exhibit D: Los Angeles Regional Water Quality Control Board's Project Update:

Environmental Investigation and Cleanup, United Technologies Corporation Canoga Avenue Site

Exhibit E: Groundwater Site Assessment Maps prepared by Los Angeles Regional Water Quality Control Board

Exhibits F-1 and F-2: Approval of Work Plan for On-Site Soil Vapor Sampling, dated December 28, 2020, and Approval Letter of Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater, dated December 28, 2020

Exhibits G-1 and G-2: Phase 1 Environmental Site Assessment, dated August 29, 2016, and Addendum, dated February 25, 2021

Exhibits H-1 and H-2: Phase 2 Environmental Site Assessment, dated March 23, 2021, and Addendum, dated April 6, 2021

PROJECT ANALYSIS

Appellant Decision Body

Pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC), appeals of Project Permit Compliance (SPP) and Project Permit Compliance Adjustment (SPPA) cases are heard by the Area Planning Commission. The appellate decision of the Area Planning Commission is final and effective as provided in Charter Section 245.

Project Summary

The proposed Project is a Project Permit Compliance Review for the demolition of one, two-story commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residence building. The project includes a maximum of 193 dwelling units, including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan (WC 2035 SP). The first residential floor starts at 26.5 feet above-grade¹ with four levels of parking below, two of which are above-grade and two of which are subterranean: 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way. The project is located in the River District of the Specific Plan, is subject to the requirements of the Specific Plan for Activity Nodes and Active Street Frontages and does not claim any Incentivized Uses bonuses.

The Project also seeks a Project Permit Adjustment to permit a minimum 12 foot and six-inch floor-to-floor height for the "Work" portion of the Work-Live units in an Active Street Frontage-identified area of in lieu of the 15 feet otherwise required in Section 6.2.4.2.1(a) of the WC 2035 SP.

Background

The Project Site is located in the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan, the Warner Center 2035 Specific Plan, and the Warner Center 2035 Plan Sign District. The property has a Regional Center Commercial General Plan Land Use Designation and is zoned (WC) RIVER-SN-RIO. The adjacent properties to the north, east and west share the same zoning of (WC) COMMERCE-SN, while the southern adjacent properties across Vanowen Street are zoned (WC) UPTOWN-SN-RIO.

The subject property is currently improved with a two-story commercial office building. Abutting and adjacent properties to the north are improved with two multifamily residential developments and surface parking. Abutting property to the west is developed with a two-story commercial office building. Adjacent property to the east, across Alabama Avenue is under construction for a six-story apartment complex consisting of 174 dwelling units. Finally, to the south across Vanowen Street, the adjacent property is vacant (the former Aerojet Rocketdyne site). The property fronts Vanowen Street and the proposed development is within the required setbacks for the property. The property has a lot depth of 118 feet, and a variable width of approximately 280 feet to the south along Vanowen Street and approximately 320 feet to the rear.

Refer to Exhibit C: Project Plans (Building Section page 15 of 30 pages) for illustration. The first residential floor commences at the third floor above-grade. This is with the exception of the 11 Work-Live units on the first floor atgrade, facing Vanowen Street.

The entitlement case, DIR-2018-2336-SPP-SPPA was filed on March 25, 2018, and the proposed Project is subject to Specific Plan Procedures per Los Angeles Municipal Code (LAMC) Section 11.5.7 because it is located within the boundaries of the WC 2035 SP. On November 9, 2020, the Director of Planning issued a Director's Determination that approved the Project (see Exhibit B), subject to Conditions of Approval.

Scope of Appeal

On November 24, 2020, an appeal was filed by Gina K. Thornburg, Executive Director of Coalition for Valley Neighborhoods within the required 15-day appeal period, challenging the entire decision of the Director of Planning (see Exhibit A). Reasons for the appeal pertain to potential contamination of the Subject Property, based on its proximity to the United Technologies Corporation (UTC) Canoga site (the former Aerojet Rocketdyne site), which is a known contaminated 47-acre site that was previously analyzed as part of the Warner Center 2035 Program EIR (Program EIR). The UTC Canoga site is vacant and is currently undergoing site remediation and other cleanup efforts, under the jurisdiction of the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board). The appeal also raises concern for the Project's lack of affordable housing. These reasons are discussed and responded to in detail below.

Warner Center 2035 Specific Plan Program EIR

The Warner Center 2035 Program was certified on April 23, 2013 and recertified on October 23, 2013, for the General Plan Amendment to the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan and related Transportation Element amendments to allow for the implementation of the Warner Center 2035 Plan covering approximately 924 acres as the "**proposed project**" bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west (see Exhibit B, p. 51).

The scope of the Program EIR involves environmental analysis prepared for the proposed project as defined above to address potential project impacts and mitigation measures, and to serve as a project planning tool for local, county, state and federal agencies, and the public consistent with CEQA guidelines, procedures and policies.

The proposed project is subject to review under the requirements of California Environmental Quality Act (CEQA). The purpose of an EIR is to identify all potentially significant effects of a project on the physical environment, to determine the extent to which those effects could be reduced or avoided, and to identify and evaluate reasonable alternatives to the project (Draft Program EIR, p. ES-2 – ES-3).

The Program EIR includes analysis of the following environmental issue areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards, Hydrology and Water Quality; Land Use; Noise, Population and Housing, Public Services; Transportation and Circulation; and Utilities. Other possible effects of the project and why these impacts were determined not to be significant are also addressed in the EIR.

As it relates to the UTC Canoga Site, the Program EIR identified and analyzed the former Aerojet Rocketdyne site to have used or stored hazardous substances resulting in potential VOCs in the groundwater at a shallow depth of 15 to 20 feet below the ground surface underlying the site (Draft Program EIR, p. 4.6-2).

This included analysis from a 2006 monitoring report observing Perchloroethylene (PCE) at a concentration of 28 parts per billion in a monitoring well in the northeastern corner of the UTC Canoga Site. Moreover, the Program EIR acknowledges the UTC Canoga Site requires extensive site remediation (Draft EIR at p. 4.6-2) that have been ongoing since 2003, including an analysis of any potential site-specific contamination and alternative analysis will be necessary prior to any site development. The UTC Canoga Site is currently undergoing site remediation and other cleanup efforts, under the jurisdiction of the Los Angeles Water Board (Draft Program EIR, p. 4.6-2), which is detailed in the following section of this report. With respect to any potential Hazards impacts, the Program EIR concluded that the level of significance after mitigation would be "less than significant." (Draft EIR at Table 1-2, ES-19.)

All projects² within the WC 2035 SP, including the appealed Subject Site are conditionally required to comply with applicable mitigation measures pursuant to the Program EIR's mitigation monitoring program (MMP), a list of mitigation measures to mitigate or avoid significant environmental impacts caused by a project. In recognition of potential on-site contaminants, the Program EIR incorporated two mitigation measures (HAZ-1 and HAZ-2), mandating that all projects within the WC Specific Plan area undergo the following site-specific hazards assessment:

HAZ-1: The City shall require that individual projects conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measures for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead based paint.

HAZ-2: The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should the Phase 2 site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate).

These two mitigation measures are conditionally required for all projects in the WC 2035 SP under a Director's Determination approval (See Environmental Condition No. HAZ-1 and HAZ-2 on page 22 of Exhibit B). By means of process, this ensures the site will be safe for residential use or alike.

Los Angeles Water Board Oversight Over Ongoing Remediation at the UTC Canoga Site Before addressing the appellant's concerns, the next few paragraphs provide an overview of the land use, site assessment and remediation activities taking place at the UTC Canoga Site. Knowledge of this information will help to understand the appellant's concerns and how to properly address them.

The UTC Canoga Site was originally developed in 1955 for the manufacture of rocket engines and related systems. Originally owned by the United States Air Force, it was then acquired by North American Aviation, Rockwell International and The Boeing Company prior to UTC

² Under Section 5.3 of the Warner Center 2035 Specific Plan, all projects shall comply with applicable regulations of the Plan through the Project Permit Compliance process pursuant to the Los Angeles City Municipal Code (LAMC) 11.5.7. Prior to any Project Permit Approval, the Director of Planning shall impose any mitigations resulting to identified impacts in a Project specific environmental analysis. "Prior to any Project Permit Approval, the Director shall consult with Appendix C (Mitigation Measures Table) and shall impose any mitigations, which apply to the specific Project or, alternatively, if a Project prepares its own Project level environmental review, then the mitigations measures from that environmental analysis and review are applicable to that Project."

purchasing the site in 2005. There has been no testing of rocket engines or related systems on Canoga Site. Activities on site entailed metals molding, machining, cleaning and degreasing, plating and engine assembly. All manufacturing activities were terminated in 2014 and, in 2016 – 2017 all buildings on site were demolished.

The manufacturing operations resulted in contamination to soil, soil vapor, and groundwater. Site remediation and cleanup efforts consist of three phases of work: soil remediation, groundwater remediation, and soil vapor. Soil remediation through the use of soil excavation was completed and approved by the Los Angeles Water Board in 2017. More recently, the Los Angeles Water Board approved the UTC-operator's work plan for on-site soil vapor sampling, which calls for the installation of 86 temporary soil vapor sampling probes at 49 locations throughout the UTC Canoga Site.(See December 28, 2020 Los Angeles Water Board Letter, Exhibit F-1.)

Groundwater Remediation is comprised of two phases and is ongoing. Operations of a pump and treat system commenced in the 1990's to control the migration of chlorinated volatile organic compounds (CVOCs) in the shallow upper groundwater zone (less than 50 feet below the ground surface) resulting in an adequate decrease in the CVOCs and was later decommissioned in 2005. To address the deeper groundwater contamination (between 50 and 120 feet below the ground surface), a focused groundwater extraction and treatment system, and an enhanced insitu bioremediation program (the injection of microorganisms into soil to transform contaminants into innocuous compounds) were implemented in 2012 and is ongoing. The injection activities for the enhanced in-situ bioremediation were conducted on- and off-site during 2012, 2015, 2018 and 2019. Samples of the groundwater are regularly tested to assess the performance of these remedial activities as well as to guide implementation of such remedial efforts as necessary. Recently, the Los Angeles Water Board approved a workplan for additional groundwater bioremediation (See December 28, 2020 the Los Angeles Water Board Letter, Exhibit F-2),

Soil vapor, a soil gas of CVOCs created from the contaminated groundwater is currently being remediated and monitored by the Los Angeles Water Board. As mentioned above, a work plan for a soil vapor mitigation plan was approved by the Los Angeles Water Board in late December 2020 and a soil vapor assessment was completed by the UTC-operator in March 2021³ and awaiting the Los Angeles Water Board approval (See December 28, 2020 the Los Angeles Water Board Letter, Exhibit F-1).

For more information regarding the UTC Canoga Site remediation and clean-up efforts, please refer to Exhibit D.

Lastly, the appellant references an underground plume, which is a concentration of CVOCs in the groundwater. Figures released from the Los Angeles Water Board demonstrate the plume flowing off-site in a north easterly direction away from the subject site and the plume decreasing in size as concentrations of contaminants in the groundwater decrease (see Exhibit E). It also notes that the groundwater is not used for drinking and drinking water in the area is provided by the Los Angeles Department of Water and Power (LAWDP).

City's Implementation of WC SP 2035 Program EIR's Mitigation Measures for the Project

The Project Site has been occupied by a two-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Project Site had been occupied by

³ According the California State Water Resources Control Board GeoTracker website.

eight residential dwellings for several decades, and therefore no historical environmental concerns have been identified. (See Exhibit H-2, Centec Phase 2 Addendum, at pp. 1-2.)

On December 21, 2020, the City received a copy of the Phase I Environmental Site Assessment (Phase 1 ESA) that was prepared for the Project Site in August 2016, which concluded that contamination at the UTC Canoga Site did not "present a realistic risk of impairment to the subject property." (Exhibit G-1.)

On February 16, 2021, the applicant provided an Addendum to the Phase 1 ESA, prepared by Centec Engineering⁴, that incorporated information regarding the Los Angeles Water Board's subsurface remediation at the UTC Canoga Site. The Phase 1 ESA concluded as follows:

- "Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 had significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time." Centec's overall conclusion regarding off-site sources of contamination was that "all of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property." (Exhibit G-2 at p. 3.)
- Based on the Phase 1 Addendum's observation, however, that "there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears <u>reasonable to conclude that a VEC (vapor encroachment concern) cannot be ruled out for the subject property</u>," a Phase 2 Environmental Site Assessment (Exhibit H-1) was prepared on March 23, 2021 to conduct soil sampling to assess whether the Project Site has been impacted by the migration of contaminants from off-site sources.
- Centec installed and sampled 6 soil vapor probes. The analytical results of the vapor samples indicated "relatively low concentrations" of PCE was present at concentrations of 597-852 µg/m3 along the southern perimeter of the garage and at 1,239 and 1,548 µg/m3 in the two northerly probes where the floor level was several feet lower and therefore the probes were closer to the water table. (Exhibit H-1.)
- Based on the proposed residential redevelopment at the Project Site, Centec recommended that the building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. (Exhibit H-2 at p. 2.)
- The Addendum to the Phase 2 ESA discusses, at length, the design of the Project (with two levels of underground and two levels of above-ground parking, as well as a 3 to 4 foot steel-reinforced concrete that will sit above the vapor intrusion barrier. (Exhibit H-2 at pp. 2-3.)
- Centec confirmed that "[t]hese barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants." (Exhibit H-2 at p. 5.))

⁴ Centec Engineering, Inc. is an environmental engineering and consulting firm that has been in business since 1989. For over 32 years, Centec has prepared or reviewed over 5,000 environmental reports for lenders and other clients and prepared over 1,000 subsurface investigation and remedial action reports. (See Exhibit G-2.) Issues related to soil and groundwater contamination are highly technical. As such, interpretation of technical or scientific information requires an expert evaluation.

Moreover, Centec confirmed that "The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project." (Id. at p. 5.)

Based on the recommendations in the Phase 2 ESA and corresponding Addendum, Staff recommends that the South Valley Area Planning Commission deny the appeal and sustain the Director's Determination, and grant the appeal to add a clarifying Condition of Approval HAZ-2A and adopt modified Environmental Findings, as detailed below. Condition of Approval No. HAZ-2A seeks to implement and further clarify the scope of the Phase 3 Mitigation Plan that has already been incorporated and required as a Mitigation Measure for the Project, as follows:

"HAZ-2A As part of the Phase 3 Mitigation Plan, the applicant shall design and install a vapor intrusion barrier, or some equivalent or equally effective measure, to the satisfaction and approval of the appropriate regulatory agency, such as the Los Angeles Regional Water Quality Control Board or the Department of Toxic Substance Control. The purpose of the vapor intrusion barrier shall eliminate or significantly reduce indoor vapor intrusion to a screening level rendered safe for human exposure and residential use, consistent with the Department of Toxic Substances and Control's 2011 Vapor Intrusion Mitigation Advisory. This may include, but is not limited to, the installation a layer of permeable sub-slab material; sealing joints, cracks, and other penetrations of slabs and foundation walls; providing a soil-gas retarder (sub-slab liner) beneath floors; and installation of either a sub-slab venting system or sub-slab depressurization system.

Prior to the issuance of any grading or building permits, the appropriate regulatory agency must provide written sign-off (eg., "no further action required" letter) and approve the final design of the vapor instruction barrier."

APPEAL POINTS OF THE DIRECTOR'S DETERMINATION & STAFF RESPONSE

1. The Director of Planning failed to consider new information after certification of the Program EIR and therefore, a major revision to the Program EIR and supplemental EIR are required.

<u>Response:</u> The appellant contends there is new information that was not known at the time the Program EIR was certified, and that a supplemental EIR to the Program EIR is needed prior to the Project receiving conditional approval by the Department of City Planning (DCP). This is not the legal standard required by the California Environmental Quality Act (CEQA), codified at Public Resources Code 21000 et seq.

CEQA provides that once an EIR is certified for a project (i.e., the Program EIR in this instance), Public Resources Code Section 21166 (PRC 21166) provides that an agency shall not require an EIR for a subsequent approval for the project which has already been assessed unless one of three particular triggering events is met. Here, the appellant has not demonstrated that any of the triggering events (i.e., substantial changes to the project and/or circumstances under which the project is being undertaken that would require major revisions to the Program EIR or new information that was not known and could not have been known at the time the Program EIR was certified) have occurred.

Under the PRC 21166, a supplemental EIR is required if "there is new information which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available". The appellant references a November 19, 2020 public meeting hosted by the Los Angeles Water Board in which information was disclosed about toxic contaminants in the groundwater, a plume and a soil vapor underlying the UTC Canoga Site. The appellant refers to two figures presented by the Los Angeles Water Board illustrating a plume underlying the UTC Canoga Site flowing off-site in a northeast direction toward and under the southeast corner of the Project Site (see Figure 1 and 2 of Exhibit A).

In response to the appellant's concerns, the City finds that the information presented at the Los Angeles Water Board meeting does not constitute new information, as defined by PRC 21166. Prior to certification of the Program EIR, DCP was aware of several contaminants in and surrounding the UTC Canoga Site and recognized that there were ongoing assessments of the contaminated 47-acre site. The Program EIR also acknowledges the UTC Canoga Site requires extensive site remediation (Draft EIR at p. 4.6-2) that have been ongoing since 2003, including an analysis of any potential site-specific contamination and alternative analysis will be necessary prior to any site development.

The UTC Canoga Site started this process and is currently undergoing site remediation and other cleanup efforts, under the jurisdiction of the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board). In fact, the Program EIR (Draft EIR at p. 4.6-6) expressly acknowledged that as to the UTC Canoga site:

"As of 2003, off-site investigation and remediation for the existing remaining Rocketdyne facilities at 6933 Canoga Avenue (currently referred to as Pratt & Whitney) was considered completed by Regional Water Quality Control Board, while on-site groundwater monitoring continues for the facility. As of the most recent monitoring report in 2006, PCE was reported at a concentration of 28 ppb in a monitoring well in the northeastern corner of the facility, on the northeastern corner of Vanowen Street and Canoga Avenue."

Furthermore, in recognition of potential on-site contaminants, the Program EIR incorporated two mitigation measures (HAZ-1 and HAZ-2), mandating that all subsequent projects within the WC 2035 SP area undergo the following site-specific hazards assessment:

- (1) prepare a Phase 1 Environmental Site Assessment to "identify any hazardous materials/wastes that could be present on each project site" which is done as a "desktop review" only based on available written documentation;
- (2) prepare a Phase 2, which involves on-site testing for contaminants; and
- (3) prepare a Phase 3 Mitigation Plan (to be "designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate)" prior to issuance of a building permit.

Therefore, consistent with the CEQA clearances for the Project, the City has incorporated all feasible mitigation measures from the Program EIR on the Project. As it applies to the Project, the Director's Determination requires the applicant to prepare a Phase 1 Environmental Site Assessment (ESA) to identify any hazardous materials/wastes that could be present on the Project Site. If the Phase 1 recommends further site assessment, a Phase 2 is then requested, and subsequently a Phase 3 for mitigation to address any hazardous materials/wastes potentially present on site (See Environmental Condition No. HAZ-1 and HAZ-2 on page 22 of Exhibit B). By means of process, this ensures the site will be safe for residential use or alike.

For the reasons stated above, the information presented at the Los Angeles Water Board meeting is not new information, and therefore a major revision to the Program EIR and/or preparation of a supplemental EIR is not required. The Project falls within the scope of the Warner Center 2035 Program EIR and the environmental effects of the Project were covered in the Program EIR. Feasible mitigation measures from the Program EIR have been incorporated into the Project's Director's Determination (see Exhibit B).

2. The Director of Planning erred in his decision by omitting information about the off-site migration of contaminants from the UTC Canoga Site in the Environmental Finding.

Response: The appellant asserts that the Director of Planning failed to incorporate in the Environmental Finding the potential contamination of the Project Site's soil, soil vapor or groundwater due to the off-site migration of contaminants from the UTC Canoga Site. The appellant also asserts that Environmental Conditions No. HAZ-1 through HAZ-5 (see page 22 and 51 of Exhibit B) are inadequate, as a hazard investigation and assessment in conjunction with the preparation of a supplemental EIR should take place before DCP's review and approval of the Project.

As it was established in staff's response to Appeal Point No. 1, the City finds that the information presented at the Los Angeles Water Board meeting does not constitute new information, as defined by PRC 21166 and therefore, a supplemental EIR is not required. Prior to certification of the Program EIR, DCP was aware of several contaminants in and surrounding the UTC Canoga Site and recognized that there were ongoing assessments of the contaminated 47-acre site. The Program EIR also acknowledges the UTC Canoga Site requires extensive site remediation (Draft EIR at p. 4.6-2) that have been ongoing since 2003, including an analysis of any potential site-specific contamination and alternative analysis will be necessary prior to any site development.

The UTC Canoga Site started this process and is currently undergoing site remediation and other cleanup efforts, under the jurisdiction of the Los Angeles Water Board.

Moreover, in recognition of potential on-site contaminants, the Program EIR incorporated two mitigation measures (HAZ-1 and HAZ-2), mandating that all subsequent projects within the WC Specific Plan area undergo a Phase 1 Environmental Site Assessment (ESA) to identify any hazardous materials/wastes that could be present on the Project Site. If the Phase 1 recommends further site assessment, a Phase 2 is then requested, and subsequently a Phase 3 for mitigation to address any hazardous materials/wastes potentially present on site. By means of process, this shall address and mitigate any potential contaminants found on the Project Site as a result of the off-site migration of contaminants from the UTC Canoga Site or any other source.

In light of the appeal, the applicant provided a Phase 1 Environmental Site Assessment (ESA), dated August 29, 2016, and an Addendum, February 25, 2021 (see Exhibits G-1 and G-2), which included a desktop review of publicly available documents related to subsurface remediation occurring at the UTC Canoga Site and analysis of potential impacts to the Project Site from the toxic contaminants from the UTC Canoga Site. The report observed that contaminant levels in the soil and groundwater have decreased significantly and that the underground plume is moving away from the Project Site concluding that no significant vapor encroachment condition over the Project Site is likely.

In response to the Phase 1's inability to conclusively rule out soil vapor contaminants, the applicant proceeded with a Phase 2 ESA (see Exhibit H-1) to determine if the soil vapor below the Project Site contains toxic contaminants, attributable with the potential off-site migration from the UTC Canoga Site. The report consisted of subsurface soil sampling and testing with the installation of six probes in locations across the floor of the subterranean parking garage. This included four probes (SV1 – SV4) inserted along the southern perimeter, and two probes (SV5. SV6) inserted at the northwest and northeast perimeter. Test results identified detectable levels of Tetrachloroethene (PCE, a common CVOC) in all samples ranging between 597ug/m³ - 1,548 ug/m³ (micrograms per cubic meters⁵ of air) exceeding the California Department of Toxic Substance Control's⁶ (DTSC, the lead environmental regulatory agency) acceptable screening level of 240 ug/m³ of PCE, which is used to measure the potential long-term human health risk from vapor intrusion exposure. The report observed that higher levels of concentrations were detected in the probes (SV5 and SV6) installed farthest from the UTC Canoga Site but closer to the groundwater indicating that the direction of the contaminated groundwater migrating from UTC Canoga Site is more north than previous data suggested. The report concluded with recommendations to mitigate the potential of soil vapor intrusion into the proposed residential development with the incorporation of soil vapor mitigation technologies, such as an engineered vapor barrier into the design of the Project and, to actively monitor the effectiveness of the soil vapor mitigation technologies. "The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project." (Exhibit H-2, p. 2)

In addition to the incorporation of a soil vapor mitigation technology(s), the Phase 2 ESA Addendum discussed that the Project's design will serve as an added mitigation measure with two levels of underground and two levels above-ground parking, as well as a 3 to 4 foot steel-

⁵ Concentrations of chemicals in air are typically measured in units of chemical mass, (such as in micrograms, ug or in milligrams, mg) per air mass (cubic meter, m³ or cubic feet, ft³).

⁶ California Department of Toxic Substance Control (DTSC) is the lead environmental agency responsible for ensuring the protection of people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

⁷ In accordance with <u>Final Revision 1: DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011</u>, which is a reference document to assist with selecting, designing, and implementing appropriate response actions for sites where a potential vapor intrusion risk has been identified for occupants of existing or future buildings.

reinforced concrete will sit above the vapor intrusion barrier. "The excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to close proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete." (Exhibit H-2, p.2-3)

According to DTSC's Vapor Intrusion Mitigation Advisory⁸ issued in October 2011 (2011 DTSC Advisory), vapor intrusion (VI) mitigation systems are "designed to interrupt or monitor the vapor intrusion pathway and to ensure public safety until the source of volatile chemicals concentrations causing the vapor intrusion risk has been restored to concentrations at or below levels considered safe for human exposure" (2011 DTSC Advisory at p. i). Furthermore, the 2011 DTSC Advisory offers guidance on vapor intrusion mitigation technologies ranging from sub-slab depressurization and sub-slab venting, and alternatives. The choice of VI remedies will depend on estimated risk and hazard levels to address the VI pathway. As it relates to the Project Site, a combination of VI mitigation remedies shall be enforced (via a Phase 3 Mitigation Plan) to effectively eliminate or significantly reduce indoor vapor intrusion to a screening level rendered safe for human exposure and residential use.

This will involve two imperative steps: (a) source removal of the off-site contaminants through ongoing and continued off-site remediation underlying the UTC Canoga Site that is under the Los Angeles Water Board's jurisdiction; and (b) integration of a Phase 3 Mitigation Plan: a vapor intrusion mitigation plan to mitigate the off-site migration of contaminants from the UTC Canoga Site to the Project Site. (Exhibit H-2.)

Given the information presented in the Phase 1 ESA/Addendum and Phase 2 ESA/Addendum, the City has reviewed all of the materials and analyses provided, and concludes the following: (1) none of the triggers under PRC 21166 and CEQA Guidelines Section 15162 exist; (2) the scope of the Project falls squarely within the four corners of what are previously contemplated and analyzed for the subject site as part of the Program EIR; (3) the proposed Phase 3 Mitigation Plan (ie., the installation of the soil vapor intrusion barrier) will adequately mitigation any potential environmental impacts related to hazards and contaminated soils associated with the subject site; and, (4) none of the site specific conditions or operations will result in more significant effects than was previously discussed in the Program EIR. Therefore, the site-specific hazards assessment has been completed and have been incorporated into the Project's Conditions of Approval.

As previously stated in detail, the Program EIR includes mitigation measures that initiate a site-specific hazards assessment and mitigation (with regulatory agency oversight) (HAZ-1 through HAZ-5) if any contaminants are found prior to issuing any grading or building permits. The Program EIR concluded that "[w]ith implementation of the mitigation measures provided above, the potential for significant impacts related to hazards and hazardous materials within the project area would be less than significant." (Program Draft EIR at p. 4.6-7.) Since potential hazards were identified, the applicant will proceed to a Phase 3 Mitigation Plan, which will be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, the Los Angeles Water Board, Los Angeles Fire Department or other regulatory agency as appropriate).

The Environmental Finding, as modified and bolstered below, provides a more robust discussion of the ongoing remediation plan that is currently underway at the UTC Canoga Site, as well as the Project-site specific mitigation measure (vapor intrusion barrier) that will be implemented as Condition of Approval HAZ-2A. Toward that end, the Director's initial finding that the Project is covered within the Program EIR remains the same.

⁸ In accordance with Final Revision 1: DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011.

3. The decision of the Director of Planning is inconsistent with the Warner Center 2035 Specific Plan because the Project lacks affordable housing.

Response: The appellant contends that the Project should provide affordable housing as it is located in an Opportunity Zone and in an area that is underserved and economically disadvantaged. She requests the modification of Condition of Approval No. 2 (see Exhibit B) to require 7.5% of the total number of dwelling units to be set aside for Extremely Low Income Households and 7.5% of the total number of dwelling units to be set aside for Low Income Households.

Housing Requirements

The Opportunity Zone was created by the 2017 Federal Tax Cuts and Jobs Act to spur economic development and job creation by encouraging long-term investments in economically distressed communities nationwide. In return, under certain conditions, an owner of a business or property in this Zone may apply for federal tax incentives or deferment. This is a federal program and is not under the purview of the City of Los Angeles. This program also does not require certain types of land uses, such as affordable housing.

With regard to providing affordable housing, the City of Los Angeles has not enacted an inclusionary housing ordinance. However, the City offers several programs to incentivize applicants to provide affordable housing, either through increased density or incentives under the City's Density Bonus Ordinance or Transit Oriented Communities Program. Section 5.3.5 of the WC 2035 SP outlines standards for Projects requesting a Development Agreement in conjunction with the Plan's Project Permit Compliance process and includes a provision for the Director of Planning to require affordable housing or payment of an in-lieu fee. This Project did not request a Development Agreement as part of its Project Permit Compliance and Project Permit Adjustment entitlements request. The applicant also did not apply for other incentives that exist in the Los Angeles Municipal Code (LAMC) such as Density Bonus under Section 12.22 A.25. This would require the Project to provide affordable housing in exchange for incentives such as increased height, floor area ratio, density or a reduction from yard setbacks in exchange for increased density beyond what the zone allows.

The Director of Planning cannot require or compel an applicant to provide affordable housing as part of a development. It is also important to acknowledge that a Project cannot be denied for the lack of affordable housing. Furthermore, there are no grounds to require affordable housing as part of the project as there are no legal requirements for the affordable housing provision for projects located in the WC 2035 SP.

MODIFIED CONDITIONS OF APPROVAL AND FINDINGS

Staff recommends adding Condition of Approval HAZ-2A to implement and further refine the HAZ-2 mitigation measure and Condition of Approval, as applied to the Project site. These modifications do not alter the intent of these conditions but rather are recommended to improve clarity and consistency. The Condition of Approval HAZ-2A is recommended as follows:

Corrected text is bolded and underlined. Replaced text has a strikethrough.

HAZ-2 The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should the Phase 2 site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and

⁹ Source: "Resources – Opportunity Zone." United States Department of Housing and Urban Development (https://opportunityzones.hud.gov).

implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate).

HAZ-2A As part of the Phase 3 Mitigation Plan, the applicant shall design and install a vapor intrusion barrier, or some equivalent or equally effective measure to the satisfaction of the appropriate regulatory agency. The purpose of the vapor intrusion barrier shall eliminate or significantly reduce indoor vapor intrusion to a screening level rendered safe for human exposure and residential use, consistent with the Department of Toxic Substances and Control's 2011 Vapor Intrusion Mitigation Advisory. This may include, but is not limited to, the installation a layer of permeable sub-slab material; sealing joints, cracks, and other penetrations of slabs and foundation walls; providing a soil-gas retarder (sub-slab liner) beneath floors; and installation of either a sub-slab venting system or sub-slab depressurization system. VI technologies shall be routinely monitored and reported to the appropriate regulatory agency.

Prior to the issuance of any grading or building permits, the appropriate regulatory agency must provide written sign-off(s) (eg., "no further action required" letter) and approve the final design of the vapor instruction barrier."

Furthermore, Staff recommends revising the Director's Environmental Findings to incorporate and reflect the HAZ-2A Condition of Approval and related analysis.

Corrected text is bolded and underlined. Replaced text has a strikethrough.

Environmental Findings

5) The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

In compliance with requirements of the California Environmental Quality Act (CEQA), the Project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), certified on April 23, 2013 and recertified on October 23, 2013, for the General Plan Amendment to the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan and related Transportation Element amendments to allow for the implementation of the Warner Center 2035 Plan covering approximately 924 acres bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west. The environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required.

In general, the Program EIR identified measures to mitigate impacts in terms of aesthetics, light and glare, air pollution and noise during construction, nesting bird protection, archaeological and paleontological resource preservation, soil stability, seismic safety, hazard assessment, water quality and drainage, city services, water conservation, energy conservation, and waste reduction.

As part of the hazard assessment mitigation measures for the Project site, a Phase 1 Environmental Site Assessment (and Addendum), and Phase 2 Environmental Site Assessment (and Addendum) were prepared. Upon review of these materials and analyses contained therein, the City finds that: (1) none of the triggers under PRC 21166 and CEQA Guidelines Section 15162 have occurred; (2) the scope of the Project falls within the four

corners of what are previously contemplated and analyzed for the subject site as part of the Program EIR; (3) the proposed Phase 3 Mitigation Plan (ie., the installation of the soil vapor intrusion barrier), to be implemented through Conditions of Approval HAZ-2 and HAZ-2A, will adequately mitigate any potential environmental impacts related to hazards and contaminated soils associated with the subject site; and, (4) none of the site-specific design, conditions, or operations will result in more significant environmental impacts. Furthermore, there is no substantial evidence that the design and installation of the vapor intrusion barrier will result in any additional environmental impacts not previously analyzed in the Program EIR.

In addition, the Specific Plan sets sustainable building standards for LEED-certification at the Silver Level (or equivalent) and for rooftop Solar Reflectance. Conditions of approval require the Project to comply with these standards and all applicable mitigation measures and monitoring as set forth in the Program EIR, which would mitigate the Project's potential significant environmental impacts to the extent physically feasible. As stated on page 1-8 of the Certified EIR, the EIR is intended to function as a project-specific EIR for those projects that are consistent with the WC2035 Plan.

The Project has also been designed to substantially comply with the Warner Center 2035 Specific Plan's Section 6.2.6 Supplemental Urban Design Standards and Appendix F Urban Design Guidelines, which will help mitigate any potential impacts to adjacent properties and the environment.

Additionally as a designee of the Director of Planning, I have determined based on the whole of the administrative record, that the Project is statutorily exempt from CEQA pursuant California Government Code Section 65457 because it is a residential project consistent with the Warner Center Specific Plan Program EIR, certified on April 23, 2013 and recertified on October 23, 2013, and no event as specified in Public Resources Code Section 21166 has occurred that would require a supplemental EIR to be prepared prior to approval of the Project.

Conclusion

For the reasons stated above, knowledge of the contaminated UTC Canoga Site is not new information and therefore, a major revision to the Program EIR and supplemental EIR is not required. DCP and parties responsible for certifying the Program EIR were aware of and familiar with the contamination in and surrounding the UTC Canoga Site and recognized that there were ongoing site assessments and remediation efforts of the UTC Canoga Site. The Program EIR acknowledges that the UTC Canoga Site requires extensive site remediation, including an analysis of any potential site-specific contamination and alternative analysis, which will be necessary prior to any site development. Site assessments and site remediations at the UTC Canoga Site are ongoing and will continue to be monitored by the Los Angeles Water Board, to the satisfaction of the appropriate regulatory agency. Consequently, there are no "new environmental effects" to be identified or analyzed than what was previously analyzed in the Program EIR.

The Program EIR provides for a set of comprehensive mitigation measures (HAZ-1 through HAZ-5) that address the mitigation and/or remediation process for site-specific hazards if any contaminants are found prior to the issuance of building permits. In preparation of the appeal, the applicant proactively commenced the site-specific hazards assessment. Since potential hazards were identified, the applicant will proceed with a Phase 3 Mitigation Plan, which will be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, the Los Angeles Water Board, Los Angeles Fire Department and/or other regulatory agency as appropriate) prior to the City's issuance of any grading or building permits for the Project. Once fully implemented,

any potential environmental effects identified in the Phase 2 ESA will be mitigated to a less than significant level.

Consequently, the environmental findings are adequate, as modified, as the Project is covered within the scope of the Program EIR. The Director's Determination of Conditional Approval requires the Project to comply with all applicable mitigation measures and monitoring in accordance with the Program EIR, which will mitigate the Project's potential significant environmental impacts to the extent physically feasible.

Regarding the Project's lack of affordable housing, the Director of Planning cannot require or compel an applicant to provide affordable housing as part of a development. It is also important to acknowledge that a Project cannot be denied for the lack of affordable housing. Furthermore, there are no grounds to require affordable housing as part of the project as there are no legal requirements for the affordable housing provision for projects located in the WC 2035 SP.

It is recommended that the South Valley Area Planning Commission deny in part and approve in part the appeal; and add a Condition of Approval (HAZ-2A) that implements the existing HAZ-2 Mitigation Measure and modify the Environmental Findings as set forth above; determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 65457, and find that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project and find that the Project; find, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the Project is within the scope of the Warner Center Specific Plan Program EIR No. ENV-2008-3471-EIR; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Exhibit A:

Appeal, DIR-2018-2336-SPP SPPA-1A



APPLICATIONS:

APPEAL APPLICATION

instructions and Checkis

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

VICI	ncipal Code (LAMO).
۹.	APPELLATE BODY/CASE INFORMATION
1.	APPELLATE BODY
	☑ Area Planning Commission ☐ City Planning Commission ☐ City Council ☐ Director of Planning ☐ Zoning Administrator
	Regarding Case Number: DIR-2018-2336-SPP-SPPA, ENV-2018-2337-SE; ENV-2008-3471-EIR
	Project Address: 21507-21529 W. Vanowen Street
	Final Date to Appeal: 11/24/2020
2.	APPELLANT
	Appellant Identity: (check all that apply) Representative Applicant Property Owner Operator of the Use/Site
	☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
	☐ Person affected by the determination made by the Department of Building and Safety ☐ Representative ☐ Owner ☑ Aggrieved Party ☐ Applicant ☐ Operator
3.	APPELLANT INFORMATION
	Appellant's Name: Gina K. Thornburg
	Company/Organization: Coalition for Valley Neighborhoods
	Mailing Address: 5146 Comercio Avenue
	City: Woodland Hills State: California Zip: 91364
	Telephone: (818) 451-3977 E-mail: GinaT.cfvn@gmail.com
	a. Is the appeal being filed on your behalf or on behalf of another party, organization or company? ☑ Self ☐ Other:

b. Is the appeal being filed to support the original applicant's position?

☑ No

☐ Yes

	Representative/Agent name (if	applicable):			Energy and
	Company:				MERCHANIA MARK
	Mailing Address:				terilahenganya
	City:	State:		Zip:	PROJECTION OF THE PROJECTION O
	Telephone:	E-mail:			nonchusanna
5.	JUSTIFICATION/REASON FOR				
	a. Is the entire decision, or on	ly parts of it being appealed?	☑ Entire	☐ Part	
	b. Are specific conditions of a	pproval being appealed?	✓ Yes	□ No	
	If Yes, list the condition numbe	r(s) here: 2; HAZ-2			obiationium)
	Attach a separate sheet provid	ing your reasons for the appeal. Yo	ur reason must stat	e:	
	☑ The reason for the appear	al 🗷 How you are aggrieved	by the decision		
	Specifically the points at	issue	ecision-maker errec	or abused their dis	cretion
6.	APPLICANT'S AFFIDAVIT I certify that the statements con Appellant Signature:	ntained in this application are complete. The share and the same are complete.	ete and true:Date:	Mw. 24, 202	0
		GENERAL APPEAL FILING REG			
B.	ALL CASES REQUIRE THE FOLLO	DWING ITEMS - SEE THE ADDITION	NAL INSTRUCTION	S FOR SPECIFIC CA	SE TYPES
	1. Appeal Documents				
		ring documents are required for <u>eac</u> is required to provide three (3) sets			es)
	☐ Appeal Application (for☐ Justification/Reason fo☐ Copies of Original Determination	r Appeal			
	during filing and return be saved as <u>individu</u>	copy of your appeal documents on the flash drive to you) <u>or</u> a CD (whic <u>ial PDFs</u> and labeled accordingly ginal Determination Letter.pdf" etc.)	ch will remain in the (e.g. "Appeal Fo	file). The following rm.pdf", "Justificati	items mus on/Reasor
	receipt(s) to calculate	ee equal to 85% of the original applic the fee per LAMC Section 19.01B 1 fee charged shall be in accordance			applicatior
	noticing per the LAMC Mailing Fee - The app	s require noticing per the applicable local notice mailing fee is paid by the tractor (BTC), a copy of the receipt	ne <u>project applicant</u>	, payment is made	to the City

4. REPRESENTATIVE/AGENT INFORMATION

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C.	DENSITY	BONUS /	TRANSIT	ORIENTED	COMMUNITES	(TOC)
----	---------	---------	---------	----------	------------	-------

	1.	Density Bonus/TOC Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.
		NOTE: Density Bonus/TOC cases, <u>only</u> the <i>on menu or additional incentives</i> items can be appealed.
	-	Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation) and always only appealable to the Citywide Planning Commission.
		☐ Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.
D.		IVER OF DEDICATION AND OR IMPROVEMENT ppeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.
		OTE: Waivers for By-Right Projects, can <u>only</u> be appealed by the owner.
	-	When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.
E	TEN	NTATIVE TRACT/VESTING
	1.	Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.
		NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
		☐ Provide a copy of the written determination letter from Commission.
F.	BUI	LDING AND SAFETY DETERMINATION
		Appeal of the <u>Department of Building and Safety</u> determination, per LAMC 12.26 K 1, an appellant is considered the Driginal Applicant and must provide noticing and pay mailing fees.
	а	 Appeal Fee □ Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)
	b	 Notice Requirement □ Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.
	ре	opeal of the <u>Director of City Planning</u> determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved erson may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as oted in the determination.
	а	a. Appeal Fee ☐ Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.
	b	 Notice Requirement Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply. Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1.	Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4
	OTE: Nuisance Abatement is only appealable to the City Council.
	 a. Appeal Fee Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.
	Plan Approval/Compliance Review Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.
	 a. Appeal Fee ☐ Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B. ☐ Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may <u>not</u> file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an <u>individual on behalf of self</u>.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

	This Section for City Planning Staff Use Only	
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
☐ Determination authority notified ☐ Original receipt and BTC receipt (if original applied		(if original applicant)

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods
5146 Comercio Ave.
Woodland Hills, CA 91364
(818) 451-3977
GinaT.cfvn@gmail.com

November 24, 2020

South Valley Area Planning Commission & Director, LADCP
Los Angeles Department of City Planning
Valley Division
Marvin Braude Building
6262 Van Nuys Blvd., Ste. 251
Van Nuys, CA 91401

RE: Appeal of the Project Permit Compliance and Project Permit Adjustment Review Letter of Determination dated November 9, 2020, of DIR-2018-2336-SPP-SPPA

Case No. DIR-2018-2336-SPP-SPPA, Warner Center 2035 Specific Plan Project Permit Compliance and Project Permit Adjustment Review

CEQA: ENV-2018-2337-SE; ENV-2008-3471-EIR (SCH No. 1990011055)

Location: 21507—21529 W. Vanowen Street, Canoga Park

Specific Plan: Warner Center 2035 Plan; Warner Center 2035 Plan Sign District

Dear South Valley Area Planning Commission and Director Bertoni:

In response to the zoning administrator's (ZA) Letter of Determination (LOD) on the Project titled 21515 Vanowen Street, or Case No. DIR-2018-2336-SPP-SPPA, dated November 9, 2020, I submit an appeal for rescission of the LOD and appeal the DETERMINATION that "the Project is exempt from CEQA pursuant to Government Code Section 65457" and the FINDING "that none of the circumstances in Public Resources Code Section 21166 have occurred that

would require a supplemental EIR be prepared prior to approval of the Project." As an aggrieved party I am deeply concerned that this conditional Project approval will lead quickly to the demolition of the current office building at 21507—21529 W. Vanowen and its subsequent redevelopment without a full and complete hazards assessment and investigation overseen by the Los Angeles Regional Water Quality Control Board (LA Water Board) conducted prior to such Project activities, thereby leading to serious, detrimental public-health effects and hazards.

Environmental Conditions and Findings to Be Appealed

The Director states in his FINDING on page 1 of the LOD, "pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project." However, Appendix E, titled "Hazardous Materials Phase I Report," dated April 22, 2010, of the Program EIR for the Warner Center 2035 Specific Plan omits a report on the Project site at 21507—21529 W. Vanowen, even though the Project site lies directly across the street from the northwest quadrant of the now named Raytheon Technologies Corporation—Canoga Avenue Facility (known as 6633 Canoga Avenue but inclusive of other addresses).

At a November 19, 2020, meeting with local stakeholders, the LA Water Board disclosed new information that constitute "substantial changes ... with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report" (Public Resources Code, Section 21166 [b]) and "new information, which was not known and could not have been known at the time the environmental impact report was certified as complete." Since this property (21507—21529 W. Vanowen Street) was omitted from the hazards inventory published in Appendix E of the Program EIR for the Warner Center 2035 Specific Plan, the responsible parties who certified the Program EIR in 2013 "could not have ... known" whether or not the toxic contamination underlying the site known as Raytheon Technologies Corporation—Canoga Avenue Facility (which includes the address 21600 Vanowen St. across from the Project site) had migrated to the Project site. The groundwater is

flowing northeastward (see Figure 1), and because of the proximity of 21600 Vanowen St. to the Project site, it is reasonable to be concerned that the toxic contamination from volatile organic compounds (VOCs), which includes TCE and PCE, chemicals known to be harmful to human health and that produce soil vapors that rise upward and penetrate buildings, might have migrated under the Project site. Yet without the proper investigation in 2010 when the hazards inventory was conducted in the lead-up to the certification of the Program EIR for the Warner Center 2035 Specific Plan, the responsible City, County, and State parties are not in possession of information that would justify the Director's approval of the Project. Not only have remediation activities been conducted on the Raytheon-Canoga Avenue Facility site since 2016, according to the LA Water Board, but the LA Water Board revealed on November 19, 2020, that further remediation activities and site investigations of the contaminated soil, soil vapor, and groundwater are necessary and will proceed. Therefore, under Public Resources Code Section 21166, the Project Approval and Letter of Determination should be denied and a supplemental EIR should be prepared prior to Project approval.

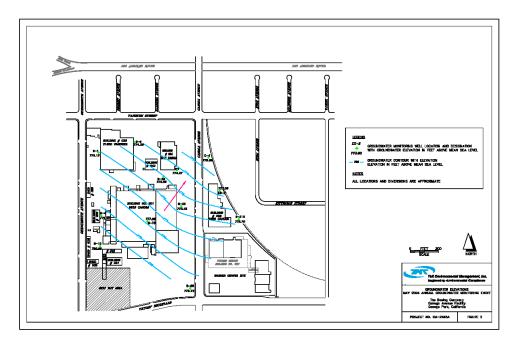


Figure 1. The contaminated groundwater underlying the property at 6633 Canoga Avenue and 21600 W. Vanowen Street flows northeastward, as indicated by this map. The Project site is directly north of the northwest quadrant of the Raytheon-Canoga Avenue Facility, where extensive remediation activities have been taking place since 2016.

The new information regarding the Project site includes the map of the toxic contamination migrating off-site from Raytheon-Canoga Avenue Facility (see Figure 2). The map in Figure 2 was shared by the LA Water Board on November 19, 2020, with the public and shows that as of 2000 the plume of toxic contamination (shown in gray) extended to underneath the southeastern corner of the Project site. Moreover, Figure 2 indicates a 20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site. In 2000 it underlay the southeastern corner of the Project site, but where were the toxins between then and 2020? The Program EIR for the Warner Center 2035 Specific Plan was approved without this knowledge or information.

The fact the LA Water Board is now overseeing a second period of investigation of the property across the street from the Project site constitutes "substantial changes ... with respect to the circumstances" (Public Resources Code Section 21166 [b]) under which the Project known as 21515 Vanowen Street is supposed to be undertaken. Therefore a new supplemental EIR is

MASSITTST

needed, the LA Water Board should be given jurisdiction over Project site hazards investigations and assessments, and the Director's Project Approval should be denied.

Figure 2. The plume as of the year 2000, shown in gray, extended to underneath the southeastern corner of the Project site. The plume as of 2020, shown in green, reveals that there is a 20-year gap in knowledge as to where the plume was located in relation to the Project site in the intervening years, including when the Program EIR for the Warner Center 2035 Specific Plan was finalized.

Therefore, I request the Project site (21507–21529 W. Vanowen Street) be referred to the jurisdiction of the LA Water Board so that the hazards assessments and investigations described on page 22 of the LOD (HAZ-1 to HAZ-5) be conducted *prior to the approval* of the Project and the granting or approval of any permit to demolish, redevelop, or build on the site. I argue that the Director erred and abused his discretion in approving the Project when he omitted from the Environmental Findings any mention of the off-site migration of the contaminants from the Raytheon-Canoga Avenue Facility. For the above reasons, I argue that the proposed Project does require a supplemental EIR *prior to approval* of the Project.

The "new environmental effects not identified in the Program EIR" are the continued presence of toxic contaminants, including building-penetrating VOCS, on the property across the street, now known as the Raytheon-Canoga Avenue Facility and the potential but uninvestigated migration northeastward and northward from the Raytheon property to the Project site from the year 2000 until now. The far northwestern corner of 21600 W. Vanowen Street (formerly building 038 of the former Rocketdyne facility), where extensive remediation activities took place in summer 2018 [see Figures 3 and 4]), lies slightly to the southwest of the Project site. These activities, which constitute "substantial changes" and "new information" indicating the severity of the contamination directly across the street from the Project site, were witnessed by me. Figure 3 shows the Project site on July 11, 2018, across the street from the Raytheon site. Figure 4, taken two days later, shows the bright-green Hydroseed that was sprayed on the site, which I and a colleague witnessed, photographed, and videoed. The northwest quadrant underwent more extension remediation than the rest of the Raytheon site and is just across the street from the Project site at a slightly higher elevation. Therefore, if contaminants underlay the northwestern corner of the Raytheon-Canoga Avenue Facility then they could migrate downslope to 21507–21529 W. Vanowen.



Figure 3. The Project site, shown on July 11, 2018, is the white office building with black windows in the upper one-third of the frame, extending to the right to the center of the frame. It is situated

directly across from the northwest quadrant of the Raytheon-Canoga Avenue Facility property where extension remediation activities took place recently.

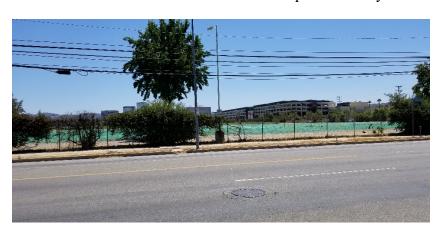


Figure 4. Two days later, on July 13, 2018, a truck and personnel sprayed green Hydroseed, completely covering the scraped and barren northwest quadrant of the property across the street from the Project site.

Yet the Findings section in the LOD omit any mention of potential contamination of the soil, soil vapor, or groundwater at the Project site. The Conditions HAZ-1 through HAZ-5 are not strong enough because these hazards investigations and assessments should take place during or in conjunction with the preparation of a supplemental EIR and prior to Project approval.

Moreover, HAZ-2 places the onus on the City of Los Angeles, not the LARWQCB to require "measures for further site assessment (Phase 2)." Currently the property across the street at 6633 Canoga Avenue is undergoing extensive remediation activities under the jurisdiction of the

LARWQCB before any project plans have been submitted to the City. On November 19, 2020, the LA Water Board assured concerned stakeholders that the clean-up activities will be conducted to protect public health and that the LA Water Board will be involved in the clean-up for "years to come."

The Coalition for Valley Neighborhoods appeals the timing of the Environmental Conditions HAZ-1 through HAZ-5 in the LOD because they are clearly an example of putting the cart before the horse. This Project approval should be rescinded until such time that a Phase 1 Environmental Site Assessment is conducted under the jurisdiction and management of the LA Water Board and a supplemental EIR is prepared.

Developers in Warner Center rely on the guidance of the Warner Center 2035 Specific Plan. As such, residents in Canoga Park and Woodland Hills and surrounding communities should have reason to trust the LADCP to do all within its authority to ensure that area residents enjoy "the benefits of a healthy environment" and that the "burdens of pollution" are not "focused on sensitive populations or on communities that already are experiencing its adverse effects" (Harris, 2012). See Harris, K. D. (2012). Environmental Justice at the Local and Regional Level: Legal Background. State of California, Department of Justice. Retrieved on July 25, 2018, from https://oag.ca.gov/environment/ceqa/planning.

Housing

The Project lies within an Opportunity Zone under a 2017 federal law, which will result in millions of dollars of federal-tax savings to the owners. However, this Project site in an underserved and economically disadvantaged Census Tract (no. 1345.20), where the median family income is just 64% that of the Area Median Income, 90% of the residents are minorities, and 25% of them live below the poverty line.

I appeal Condition 2 of the LOD, which does not require that any of the residential square footage be dedicated to covenanted affordable housing. I am aggrieved that almost none of the residential dwelling units approved for Warner Center will be set aside for households earning service- and hospitality-sector wages and salaries. Condition 2 should have mandated a set-aside for Extremely Low and Very Low Income Households. I request that the South Valley Planning Commission reject this project because of its callous disregard for the need for affordable housing in Warner Center, the economic crises brought on by the pandemic, and the burgeoning homelessness catastrophe. The Director has within his discretion to demand that a certain

percentage of units be set aside for low-income households for 55 years or more. I request at this time that 7.5% of the units in the Project be set aside for Extremely Low Income households as defined by the HCID and 7.5% be set aside for Low Income households, both categories for 55 years.

For the environmental and housing points raised above, I request that the South Valley Planning Commission reject this Project approval and its LOD and fulfill the other requests detailed herein. Furthermore, I request that all residents of the multi-family buildings within 1,000 feet of the Project site be notified of any future meetings, hearing, or actions on this Project.

Thank you for your kind consideration of this appeal.

Sincerely,

Gina K. Thornburg, PhD

Executive Director

Coalition for Valley Neighborhoods

Lina K. Thornburg

Exhibit B:

Director's November 9, 2020 Determination, DIR-2018-2336-SPP-SPPA

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN

VAHID KHORSAND VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES



ERIC GARCETTI

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525 LOS ANGELES, CA 90012-4801 (213) 978-1271

VINCENT P. BERTONI, AICP

KEVIN J. KELLER, AICP

SHANA M.M. BONSTIN

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP

VACANT DEPUTY DIRECTOR

WARNER CENTER 2035 SPECIFIC PLAN PROJECT PERMIT COMPLIANCE AND PROJECT PERMIT ADJUSTMENT REVIEW

November 9, 2020

Applicant/ Owner Case No. DIR-2018-2336-SPP-SPPA

Eri Kroh CEQA: ENV-2018-2337-SE;

21515 Vanowen Street Associates, ENV-2008-3471-EIR; LLC SCH No. 1990011055

10877 Wilshire Boulevard, Unit 1105 Location: 21507 - 21529 W Vanowen

Los Angeles, CA 90024 Stree

Representative Council District:

Area Planning

Sarah Golden Commission: South Valley Rosenheim and Associates, Inc. Neighborhood Council: Canoga Park

21600 Oxnard Street, Suite 630

Weedland Hills CA 01367

Community Plan Area: Canoga Park - Winnetka -

Woodland Hills - West Hills

3 - Blumenfield

Specific Plan: Warner Center 2035

Specific Plan Subarea: River District

Legal Description: Lot 1 of Tract 42844-C

Last Day to File an November 24, 2020

Appeal:

DETERMINATION

Woodland Hills, CA 91367

Pursuant to Section 11.5.7.C of the Los Angeles Municipal Code (LAMC) and Section 5.3.3 of the **Warner Center 2035 Specific Plan** (Ordinance 182,766), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Government Code Section 65457 and **Find** that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project; and,

Find, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Approve with Conditions a Project Permit Compliance Review for the demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residential building. The project includes 193 dwelling units including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan. The Project includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way.

Pursuant to Section 11.5.7.E(2)g of the Los Angeles Municipal Code (LAMC) and Section 3.2 of the **Warner Center 2035 Specific Plan** (Ordinance 182,766), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Adjustment to permit a minimum 12 foot and six-inch floor to floor height for the "Work" portion of the Work-Live units in an Active Street Frontage-identified area in lieu of the 15 feet otherwise required in Section 6.2.4.2.1(a) of the Warner Center 2035 Specific Plan.

CONDITIONS OF APPROVAL

This Project approval is subject to the following Conditions of Approval imposed to ensure compliance with the Warner Center 2035 Plan and is based upon the attached Findings. In addition, the applicant shall comply with any requirements of the Department of Building and Safety (B&S), Department of Transportation (DOT), Bureau of Engineering (BOE), Urban Forestry Division of the Bureau of the Street Services (BSS), Bureau of Street Lighting (BSL), and the Department of Recreation and Parks (RAP).

1. Site Development. Except as modified herein, the project shall be in substantial conformance with the site plan, floor plans, elevations, landscape plans, sign plans, renderings, and other materials submitted by the Applicant, labeled Project Plans "Exhibit A" and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning, 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 Municipal Code, the project conditions, or the project permit authorization. Prior to the issuance of any building permit, except for demolition, excavation, or foundation permits for any component of this Project, detailed plans showing that component's compliance with these conditions shall be submitted for review, to the satisfaction of the Director of Planning, unless otherwise specified.

Warner Center 2035 Specific Plan Conditions

- 2. Uses. In compliance with Section 6.1.2.6.1 and Appendix A of the Specific Plan, uses on the Project site shall be restricted to those permitted in the River District of the Specific Plan. The Project includes multiple residential dwelling units and Work-Live Units, as permitted in Appendix A. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. Thus, the project is approved for a total of 161,549 square feet of Residential Floor Area and 5,446 square feet of Non-Residential Floor Area. Any use defined by Appendix A as requiring a Conditional Use Permit shall be considered under a separate application to the Department of City Planning and is not approved as part of this Project Permit Compliance Review.
- **3. Intensity.** The project is approved for a FAR of 4.06:1.
- **4. Height.** The project is approved for a height of approximately 85 feet. Additionally, the project shall have a street wall height of a minimum of 25 feet vertically along Vanowen Street.
- 5. Street Standards Improvements and Dedications. Vanowen Street is designated as a Major Highway Class II and shall be in compliance with Table 2, which requires on the north side of the east/west section a 52-foot half right-of-way, a 40-foot half roadway, an eight-foot sidewalk, eight-foot parkway, and a four-foot easement. Alabama Avenue is designated as a Local Street and is not noted on Tables 1 of 2 of the Specific Plan. As directed by the Bureau of Engineering, the Project shall comply with the dedications and improvements for street standards on Tables 1 and 2 of the Specific Plan as follows: (DOT/BOE/DCP)

a. Dedications.

- i. Vanowen Street: A 9-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way in accordance with Warner Center Specific Plan 2035 and a 20-foot radius property line return at the intersection with Alabama Avenue. In addition, provide a 4-foot sidewalk easement along the property frontage. (BOE)
- ii. Alabama Avenue: None. (BOE)

b. **Improvements**

- i. Vanowen Street: Construct additional surfacing to join the existing improvements to provide a 40-foot half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and an 8-foot wide concrete sidewalk adjacent to the easement line in a 16-foot border in accordance to Warner Center Specific Plan 2035. Construct an access ramp at the intersection with Alabama Avenue to comply with ADA requirements. These improvements should suitably transition to join the existing improvements. (BOE)
- ii. Alabama Avenue: Reconstruct the concrete sidewalk to provide a 12-foot wide concrete sidewalk along the property frontage. Repair all broken and off-grade concrete curb and gutter. Upgrade all driveways to comply with ADA requirements or close unused driveways. (BOE)

iii. Street Trees:

- 1. The Project shall preserve to the greatest extent possible all existing Street Trees if the curb is not being relocated. In the event that the street trees cannot be preserved, 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. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077. The Project proposes the removal of three street trees and the preservation of one. (BSS)
- Trees: That Board of Public Works approval shall be obtained, prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees. (BSS)
- 3. Pursuant to the Specific Plan Section 6.2.6.2.8 and Appendix F, Section 3, Guideline A.7, any new street trees along Vanowen Street and Alabama Avenue shall be of the species indicated on Figure 8 in the Specific Plan. The Project shall plant a row of *Tabebuia impetiginosa* (Pink Trumpet Tree) and/or *Quercus ilex* (Holly Oak) within the parkway along Vanowen Street, in compliance with the street tree requirements in Figure 8 of the Specific

- Plan. Species of street trees along Alabama Avenue shall be decided upon by the Urban Forestry Division. (BSS/DCP)
- 4. Replacement. All street trees shall be replaced at a ratio of 2:1. The Project proposes 11 new street trees. Replacement trees on Vanowen Street are to be taken from Figure 8 of the Specific Plan. The street tree replacement is subject to further review and approval from the Division of Urban Forestry, which may supersede this condition. A copy of the Tree Removal Permit from the Division of Urban Forestry shall be submitted to the subject case file prior to final signoff. Final landscape plans shall show these required replacement trees. (BSS/DCP)
- 5. Permit Issuance. Prior to issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. Should the applicant need the removal or planting of any tree in the public right-of-way, approval is required from the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works. (BSS)
- 6. Bonding (Tree Survival). The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of the street trees required to be maintained, replaced, or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new street tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's street tree bond may be exonerated. (BSS)
- 7. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the street trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years. (BSS)
- iv. Notes: Street lighting and streetlights relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551. **(BSL)**
- v. Additional Requirements. Department of Transportation may have additional requirements for dedication and improvements. See BOE Report dated July 19, 2018 for additional instructions regarding other improvements requested. (DOT)
- vi. Refer to the Department of Transportation regarding traffic signals, signs and equipment (818) 374-4699. **(DOT)**
- vii. Refer to the Department of Water and Power regarding power pole (213) 367-2715. **(DWP)**

- viii. Refer to the Fire Department regarding fire hydrants (818) 374-5005. (LAFD)
- ix. No major drainage problems are involved. (BOS)
- x. Sewer lines exist in Vanowen Street. Extension of the 6-inch 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. (BOS)
- xi. The Bureau of Sanitation may need to investigate the existing public sewers for sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090. (BOE/BOS)

6. Active Street Frontage.

- a. The Project shall be permitted parking on the ground floor so long as at least eighty percent (80%) of the ground floor frontage on any side of the above-grade parking structure, which is adjacent to a public street (except an alley) or adjacent to a public open space/plaza, includes ground floor non-residential use subject to the provisions herein.
- b. The Project along Vanowen Street shall be limited to Non-Residential uses to a depth of 25 feet from the building frontage along the street and at least 75 percent of the building facade located between 30 inches and 84 inches from the ground floor devoted to transparent windows and/or doors. Dark tinted reflective or opaque glazing shall not be counted towards the minimum percentage.
- c. The Project along Vanowen Street, moving east along the property starting from the southwestern most part of the building, shall have floor-to-floor heights as measured from the ground as follows: for the first approximately 105 feet and four inches, the Project shall have a minimum floor-to-floor height of 12 feet and six inches; for the next approximately 133 feet and four inches of the property to the east, the Project shall have a minimum floor-to-floor height of 13 feet and six inches; for the last approximately 71 feet and six inches of the property to the east, the Project shall have a minimum floor-to-floor height of 14 feet.
- d. The ground floor interior shall maintain the floor-to-floor height at the levels indicated in this section by not incorporating improvements that create a false ceiling.
- e. The Project shall maintain a 15-foot high regulating line in place of a 15-foot floor-to-floor height as measured from the Ground Floor upwards, using materials and design in substantial conformance with that proposed in "Exhibit A."
- f. Permitted Residential uses in the Ground Floor shall be limited to Work-Live Units professional offices or residential common spaces and shall be designed to include wall openings comprised of a minimum of fifty percent (50%) of the street level Building Facade located between 30 inches and 84 inches from the ground floor.

- g. Ground floor Work-Live units oriented to Vanowen Street shall be accessed individually and directly from Vanowen Street with individual front stoops or porches.
- h. Fence and wall heights along Vanowen Street shall not exceed 42 inches, as measured from the highest adjacent grade. Fences and walls shall include latticework, ornamental fences, screen walls, hedges or thick growth of shrubs or trees.
- i. The project shall have a primary entrance for the building located on a public street that is connected and visible from the street.
- **7. Front Setbacks.** The Project shall have a front setback on Vanowen Street of not less than 12 feet and no more than 15 feet.
- **8. Publicly Accessible Open Space (PAOS)**. The Project shall provide a minimum of 6,170 square feet of PAOS that is:
 - a. contiguous, remaining unfenced and ungated;
 - b. integrated into the overall design of the Project;
 - c. integrated with neighboring buildings or structures and any existing, or approved, PAOS, if applicable;
 - d. maintained in good condition;
 - e. open to the public, at minimum, from 6:00 a.m. to 10:00 p.m., seven days a week. There shall be at least two signs stating the hours of operation of the PAOS, including in the focal point unobstructed from public view. PAOS identification signage shall indicate that the PAOS is available for use by the public from, at minimum, 6 a.m. to 10 p.m., seven days a week. Supporting documentation of signage and placement shall be submitted to the subject case file prior to final signoff and to be kept with the file for this case. This identification signage shall not be counted against a Project's signage limitation;
 - f. based on 6,732 square feet of PAOS provided, containing a minimum of 6,059 square feet of PAOS that is open to the sky, excluding shade structures and other features or elements that are not calculated as Floor Area;
 - g. containing a minimum of 50 percent of PAOS that is landscaped (3,366 square feet);
 - h. containing a minimum of 14 seats in the PAOS that is a ratio of no less than one seat per 500 square feet of the provided PAOS. Seating shall include but not be limited to chairs, benches, and planters. Seating shall be permanent or moveable. For benches, two linear feet of bench or seat-wall shall equal one seat;
 - i. seating placed with consideration to noontime sun and shade;

- j. including of a focal point or gathering space of 1,099 square feet near the main entrance at the southwest portion of the property;
- k. inclusive of required setbacks along a public way;
- I. excludes the following uses: surface parking areas, open storage areas, private open space areas not accessible to the general public, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit areas, sidewalks and parkways in the public right-of-way as of the date of the adoption of the Plan, and detached utility areas/pads;
- m. includes a mix of passive and active recreational facilities designed to serve residents, employees, and visitors to Warner Center. PAOS shall include amenities for all ages such as one or more tot lots, community gardens, or other physical activity facilities to integrate shared spaces designed for gathering yearround; and
- n. prior to the issuance of any building permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department binding the land for the Project and all successors. It shall include a detailed, dimensioned site plan and landscape plan demonstrating the required and provided PAOS areas and a comprehensive summary table showing compliance with the regulations contained in the applicable PAOS conditions herein. It should include information regarding the ongoing maintenance and operation of the open space areas and on-going public access through easement. A copy of the Covenant and Agreement shall be submitted to the case file prior to final signoff and kept with the file for this case.
- **9. Park Fees and Land Dedication**. As applicable, the applicant shall provide documentation that LAMC Section 12.33 Park Fees and Land Dedication requirements were satisfactorily arranged with the Department of Recreation and Parks.

Note: Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, pursuant to Los Angeles Municipal Code (LAMC) 12.33, and issuing the fee calculation letters to applicants. RAP will also be responsible for calculating the required fees for vested projects that are not subject to a park fee pursuant to LAMC 12.33 but were subject to the Recreation and Park Fee provisions that were effective prior to January 11, 2017 (Quimby Fee). The Quimby Fee is calculated on a per dwelling unit basis with the per unit fee determined by the zone in which the dwelling unit is located. (RAP)

10. Automobile Parking

a. Residential Parking. For the Project's Residential use, the Project is approved to provide 249 Residential spaces, including 122 standard-sized spaces, 84 compact-sized spaces, 36 tandem-sized spaces, and no less than seven ADA-accessible spaces. Sizes of spaces are to follow the Los Angeles Municipal Code requirements. If modified, the Project shall provide no fewer than 193 Residential parking spaces and shall not exceed 386 Residential parking spaces total for the development. These spaces shall be counted separately from Non-Residential spaces.

- b. Non-Residential Parking. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide parking in the amounts required per the Specific Plan regulation in effect at such time. Sizes of spaces shall follow the Los Angeles Municipal Code requirements at the time of the issuance of the new Certificate of Occupancy. These spaces shall be counted separately from the Residential spaces.
- c. **Alternative-Fuel Vehicle Parking.** The Project shall provide EV Parking spaces that can be counted concurrently with the total number of parking spaces provided on site for Residential and Non-Residential so as long as they do not exceed 10% of the maximum number of all parking spaces allowed on the site.
- d. Disabled Parking. The accessible spaces associated with the Residential and Non-Residential uses shall not be calculated into the Project's total parking count if the amount of spaces being provided equals the maximum amount of parking allowed for the Project.
- e. **Setback Parking.** The project shall not include surface parking in the setbacks.

11. Bicycle Parking.

- a. **Residential Bicycle Parking.** The Project shall provide a minimum of 12 short-term and 121 long-term bicycle parking spaces for Residential use.
- b. Non-Residential Bicycle Parking. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate bicycle parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide long-term and short-term bicycle parking in the amounts required per the Specific Plan regulation in effect at such time. The Non-Residential bicycle parking spaces shall be counted separately from Residential spaces and follow size and design regulations as outlined in the LAMC.
- **12. Landscape.** Prior to signoff, revised landscape plans or proof of compliance shall be provided to show:
 - a. Compliance with the instructions on Form CP-6730 including
 - i. The dimensions of all open space areas;

- ii. All plants indicated as proposed on the landscape plan;
- iii. Height of trees at planting;
- iv. Notes indicating a mature height and spread of at least 35 feet within 10 years for street trees proposed;
- v. WUCOLS classification for all plants;
- b. Setbacks indicated, to show a minimum of 30% of the required setback areas landscaped;
- c. Dimensions to show trees planted at a ratio of every 30 linear feet in the setback area adjacent to the parking structure at the north-, west-, and east- facing portion of the Project;
- d. Species of climbing vine on green screen planted on the façade of the parking structure on the north-facing portion of the Project;
- e. The use of shrubs, vines, green, screen, or trees to screen blank walls on the north elevation at the above-grade parking level;
- f. The labeling of the transformer at the southwest part of the property;
- g. On the south elevation at the live-work units, landscaped setbacks with any or all of the following: walkways, porches, raised planters and other solid walls up to three feet above sidewalk elevation, and transparent fences up to four feet above sidewalk elevation:
- h. All planted areas within a Project serviced by automatic irrigation systems and conforming to the City's water conservation requirements as prepared by a licensed landscape architect;
- i. Use of a high-efficiency "smart" irrigation system, which includes a weather-based controller, and, where feasible, in-line drip and bubblers, rather than overhead spray. Where overhead spray is used, heads should have low-precipitation nozzles to reduce run-off;
- j. Plants identified as California Friendly by the Metropolitan Water District's Be Water Wise program (www.bewaterwise.com) for at least 50 percent of the plant materials used. The landscape plan shall incorporate Southern California native plant species. Please refer to the Theodore Payne Foundation (www.theodorepayne.org) to access their Native Plant Database;
- k. Indigenous Plants per the County's Los Angeles River Master Plan (LARMP) Landscaping Guidelines and Plant Palettes' short list for at least 25% of the plant materials used;
- I. At least 50% of the trees as canopy trees that provide shade. Native, drought tolerant, species with a low WUCOLS level are preferred. Bamboo and Palm tree varieties shall not be counted toward this requirement, and, unless otherwise

- indicated the Conditions of Approval, plant deciduous trees in the PAOS areas as the most effective means of providing comfortable access to sun and shade;
- m. Notes or cut sheets that indicate that the Project treats 100 percent of the 85th percentile storm and provide detentions capacity to retain a rainfall intensity of 0.5 inches/hour or other Code requirement if the latter is more restrictive, to the satisfaction of the Bureau of Sanitation. On-site infiltration is the preferred method of treatment; and
- n. Additionally, permeable paving for at least 75 percent of all hardscape areas.
- **13. Supplemental Urban Design Standards.** Prior to signoff, revised plans shall be provided as follows:
 - a. Lighting and Security. The applicant shall submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. Additionally, the Project's security lighting should be integrated into the architectural and landscape lighting system and should not be distinguishable from it.
 - b. Articulation of Building Facades. The applicant shall submit revised elevations that
 - i. show the parking structure on the north elevation with a change of depth for at least 15% of the length of the facade and at least 5 feet in horizontal length. The façade shall incorporate ornamentation techniques such as materials, textures, apparent wall thickness, or fenestration;
 - ii. clarify that the glass on the second floor of the south elevation will be opaque in a way to screen the parking facility.
 - c. Landscaping Requirements for Parking Facilities. The applicant shall submit revised plans and elevations:
 - for the portions of the structure used for parking on the west-, north-, and east-facing elevations that show a minimum landscaped setback of five feet;
 - ii. indicating that the landscaping within the setback area shall include a berm, hedge or combination of hedge and berm, measuring at least 36 inches in height that may contain openings as necessary to address potential safety and security concerns and the material proposed for screening.
- **14. LEED Silver**. Prior to Planning clearance, the Project shall submit proof that the project is designed to meet the equivalent green standards of LEED (Leadership in Energy and Environmental Design) at the Silver Level, in addition to the City's Green Building and any other applicable regulations relating to sustainability standards. (Note: the project is subject to the most current version of LEED at the time of the Planning clearance on the building permit).
- 15. Green Building Ordinance. Prior to Planning clearance, the Project will submit

evidence that it complies with the City's Green Building Ordinance No. 182,849. **(B&S/DCP)**

16. Solar Reflectance Index (SRI). Prior to Planning clearance, an updated roof plan shall be submitted showing the slope of the roof as having a maximum slope of 2:12, and illustrating the percentage of the roof with an SRI equal to or greater than 78 for at least 75 percent of the roof area. **(B&S)**

17. Design Guidelines.

- a. Blocks. The Project shall locate parking garages that serve the development or district underground, in a podium wrapped by habitable uses, or in above-ground structures with active ground floor uses along street frontages to the extent possible.
- b. **Street Wall and Ground Floor Active Ground Floor Retail.** The Project shall locate the primary entrance to each street-level tenant space that has its frontage along Vanowen Street from that street.
- c. Street Wall and Ground Floor All Ground Floor Uses. The Project shall locate the building's primary entrance, defined as the entrance which provides the most direct access to the building's main lobby and is kept unlocked during business hours, on Vanowen Street or on a courtyard, plaza or pathway that is connected to and visible from Vanowen Street.
- d. **Parking and Access Visibility.** Except for the ground-level frontage required for access to parking, no parking or loading shall be visible on the ground floor of the Project's facade that faces the public right-of-way.
- e. **Parking and Access Location.** The Project shall locate parking and loading access a minimum of 25 feet from the primary building entrance on Vanowen Street.
- f. Architecture Horizontal and Vertical Variation. The Project shall:
 - i. Vary details and materials horizontally to provide scale and threedimensional qualities to the building.
 - ii. Have a ground floor of the building with different architectural treatment than the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
 - iii. Use materials and color to reinforce the building's massing and not just be applied as unrelated surface treatment. They should suggest form changes and turn corners so there is a substantive reading of form and material together.
- g. **Neighbor Impacts.** Prior to final signoff, the Project shall submit revised plans showing:
 - i. The location on the exterior of all mechanical equipment including the roof,

with screens shielding it from public view.

- ii. The location of the ventilation intakes and exhausts on the exterior located more than 20 vertical and horizontal feet from the sidewalk and directing air flow away from the public realm.
- iii. Metal surfaces on the exterior noted as having a matte finish or other finish that minimizes glare or reflection.
- iv. Antennas and satellite dishes screened. Cable and satellite services should be provided through a single source that serves individual units throughout the entire complex through wired connections that are contained within building walls.

h. Architectural Design - Mid-Rise Buildings.

- i. The Project's balconies shall be a minimum of 50% transparent and may integrate metal railing or glass guardrail systems. Opaque glass can count towards the transparency requirement.
- ii. The Project shall integrate glass window bay systems to add variation in the facade where appropriate.
- i. **On-Site Trees**. The Project proposes to remove 11 on-site trees, as shown in the Tree Report, dated February 12, 2017. Pursuant to the Specific Plan, as replacement for the loss of any on-site trees, replace trees greater than 10 centimeters (4 inches) in diameter at breast height (DBH) (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. Prior to Planning clearance, an updated tree report of less than a year old shall be provided by a Landscape Architect or Certified Arborist showing trees to be removed with their DBH, and plans shall be revised to show a replacement ratio of 2:1 for the planting of the on-site trees proposed in "Exhibit A".
- **18. Site Access and Internal Circulation.** Prior to the issuance of any building permit for the Project, a site plan shall be submitted to the DOT's Valley Development Review Section (6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA) for review and approval of driveways, loading/unloading areas, parking, and internal circulation. **(DOT)**
- 19. Mobility Fee. Per the 2020 Mobility Fee Ordinance update (Ord. No. 186,498), the final determination to pay the Project's Mobility Fee will be calculated at building permit issuance using the annually adjusted rates of the Appendix D Mobility Fee Table that are in effect for projects deemed complete prior to 3/10/2020. The Project is entitled to a credit against the Mobility Fee for the previous use that existed on the site on January 1, 2008. The final Mobility Fee, including these credits, will be calculated after final square footage totals for the Project uses are determined through the Plan Check process by Building and Safety. (B&S/DOT)
- **20. Transportation Demand Management (TDM) Options.** Prior to the issuance of any building, foundation, grading, demolition, change of use or use of land permit for the Project, the Applicant and/or property owner(s) shall provide a Transportation Demand

Management Plan or show proof of joining a Transportation Management Organization (TMO) or an equivalent organization. If joining a TMO, Proof of membership in good standing shall be required at the time of building permit clearance. A member in good standing shall include minimum specifications outlined in Section 7.8.1.2 of the Specific Plan, which implement the TMO's overall TDM goals and objectives. **(DOT)**

21. Warner Center Cultural Amenities Development Fee. The Project shall be assessed a Warner Center Cultural Amenities Development Fee if the building permit for any land use is \$500,000 or more. The applicant shall be assessed a Warner Center Cultural Amenities Development Fee at the same rate as the Citywide Arts Development Fee, LAMC Section 91.107.4.6. All fees collected from the Applicant shall be conveyed by the Department of Building and Safety to the Treasurer for deposit into the Warner Center Cultural Amenities Trust Fund (Fund 577), pursuant to Ordinance No. 184,838, which is to be administered by the Warner Center Cultural Amenities Committee per Section 9.5. A record of such conveyance shall be provided by the applicant to the Department of City Planning following the issuance of building permit(s) and the payment of the fee. Prior to the issuance of building permits, should the project wish to provide on-site cultural amenities in-lieu of the fee, the cultural amenities proposed at that time shall be consistent with the Warner Center Cultural Affairs Master Plan, and be provided at a value equal to or greater than the amount of the Warner Center Cultural Amenities Development Fee. The cultural amenity or amenities consistency with the Master Plan shall be determined by the Director of Planning and approved by the Department of Cultural Affairs. If at that time there is no Master Plan with which to determine consistency with the proposed on-site cultural amenities, the Project shall pay the set fee. (B&S/DCP)

Environmental Conditions (Addition or New Construction)

- AES-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Director of Planning or his designee.
- **AES-2** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.
- **AES-3** The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to LAMC Section 91.8104.15.
- **AES-4** Multiple temporary signs in the store windows and along the building walls are not permitted.
- **AES-7** All signs in the SIGN DISTRICT Plan area shall meet the following criteria:
 - a) The building and ground area around signs shall be properly maintained at all times. All unused mounting structures, hardware and wall perforations from any previous sign shall be removed and building surfaces shall be restored to their original condition.
 - b) All signage copy shall be properly maintained and kept free from damaged sign

- material and other unsightly conditions, including graffiti.
- c) Any sign structure shall be at all times kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.
- d) Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.
- e) The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling or when marred or damaged by graffiti.
- f) No access platform, ladder, or other service appurtenance, visible from the sidewalk, street or public right-of-way, shall be installed or attached to any sign structure.
- g) Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building facades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.
- **AES-8:** The material, construction, mounting, and adhesive methods of all proposed signage shall be subject to the approval of the Fire Department and the Department of Building and Safety.
- **AES-9** All lighting related to construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the construction area boundaries that is improved with light sensitive uses.
- **AES-10** Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.
- **AES-11** Lighting of individual projects shall comply with LAMC Section 93.0117. As such, lighting shall not cause more than two foot candles of lighting intensity or direct glare from the light source at any residential property.
- AES-12 All buildings, parking structures, and signage within Warner Center shall be prohibited from the using highly reflective building materials such as mirrored glass in exterior façades. Examples of commonly used non-reflective building materials include cement, plaster, concrete, metal, and non-mirrored glass, and would likely include additional materials as technology advances in the future.
- **AES-13** Buildings shall not include large areas of reflective surfaces that could reflect light from signage into surrounding areas. No high brightness special effects lighting with brightness levels that shall exceed the lighting levels of permitted signage would be allowed. Buildings, signage or thematic elements shall not incorporate reflective building materials or provide a source of auto headlight-related glare in proximity to glare sensitive uses.
- **AES-14** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential uses.
- **AES-15** The exteriors of buildings shall be constructed of materials such as high performance

- tinted non-reflective glass and/or pre-cast concrete or fabricated wall surfaces.
- **AES-16:** Prior to issuance of a building permit for signage displays, a lighting design expert shall develop plans and specifications for the proposed lighting displays, to identify maximum luminance levels for the displays. The City and lighting expert shall review and monitor the installation and testing of the displays, in order to insure compliance with all City lighting regulations and these mitigation measures
- AES-17: Each applicant (and successor) and/or its lighting design expert shall implement the following protocol to determine compliance with all City lighting regulations and these mitigation measures no later than 6 months after certificate of occupancy: a) A representative testing site shall be established on or next to those light sensitive receptors that have the greatest exposure to signage lighting on each facades of a development. b) A light meter mounted to a tripod at eye level, facing project buildings, should be calibrated and measurements should be taken to determine ambient light levels with the sign on. c) An opaque object (a board) should be used to block out the view of the sign from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading should be taken to determine the ambient light levels with the sign off. d) The difference between the two would be the amount of light the sign casts onto the sensitive receptor. e) An alternate acceptable method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage. This method takes more coordination, but is more accurate.
- **AES-18**: All displays shall have a wattage draw not to exceed 12 watts/sq. ft. to meet Title 24 2008 requirements.
- **AES-19:** All displays shall be fully dimmable, and shall be controlled by a programmable timer so that luminance levels may be adjusted according to the time of day. Displays shall also include an automatic light level meter, with the intensity of the illumination not to exceed 0.3 footcandles above ambient light levels, in addition to the other illumination restrictions of these mitigations.
- **AES-20:** All displays shall have a maximum total lumen output of no more than 20 lumens per square foot.
- **AES-27** Each applicant (or successors as appropriate) shall submit a conceptual signage and lighting design plan to the Department of City Planning to establish lighting standards and guidelines.
- AES-28 As applicable, individual discretionary projects will conduct further site-specific analysis to determine whether adjacent sensitive uses could be impacted by proposed structures. The City shall require' that proposed structures be designed to minimize shade/shadow impacts to sensitive uses to the extent reasonable and feasible.
- AQ-1 During the project's construction, the applicant (or successors as appropriate) shall use soil binders on soils exposed for extended periods of time (more than two weeks) to reduce fugitive dust. In addition the project is required to include the following measures as applicable and feasible:
 - a) Provide temporary traffic controls such as a flag person, during all phases of

construction to maintain smooth traffic flow.

- b) Provide dedicated turn lanes for movement of construction trucks and equipment, on-and off-site.
- c) Reroute construction trucks away from congested streets or sensitive receptor areas. Ongoing monitoring of construction activities by project applicants required as condition of project permit.
- d) Appoint a construction relations officer to act as a community liaison concerning onsite construction activity including resolution of issues related to PM10 generation.
- e) Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- f) Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113s.
- g) Construct or build with materials that do not require painting.
- h) Require the use of pre-painted construction materials.
- i) Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export).
- j) During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher, according to the following:
 - Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
 - Encourage construction contractors to apply for AQMD "SOON" funds. Incentives
 could be provided for those construction contractors who apply for AQMD "SOON"
 funds. The "SOON" program provides funds to accelerate clean-up of off-road
 diesel vehicles, such as heavy-duty construction equipment. More information on
 this program can be found at the following website:
 http://www.aqmd.gov/tao/lmplementation/SOONProgram.htm.
- k) Other measures as applicable on a project by project basis and as may be recommended by SCAQMD on their web site or elsewhere: www.aqmd.gov/cega!handbook/mitigation/MM intro.html.

- **AQ-2** Ground cover shall be reestablished on construction sites through seeding and watering on completion of construction (or if sites are to remain undeveloped for more than a year).
- **AQ-3** Trucks leaving the construction site shall be washed to reduce track-out dirt and dust.
- **AQ-4** The applicant (or successors as appropriate) shall provide rideshare and transit incentives to construction personnel.
- AQ-5 The applicant (or successors as appropriate) shall configure construction parking to minimize interference with traffic lanes.
- AQ-6 The applicant (or successors as appropriate) shall minimize the obstruction of throughtraffic in the vicinity of construction sites.
- AQ-7 The applicant (or successors as appropriate) shall use flag people during construction to guide traffic properly.
- **AQ-8** Construction activities that could affect roadways shall be scheduled for off- peak periods.
- AQ-9 The applicant (or successors as appropriate) shall ensure that construction vehicles avoid, to the extent feasible, travel on streets immediately adjacent to Canoga Park High School, Woodland Hills Academy Middle School and Hart Elementary School throughout the construction phase of each project to reduce potentially significant project-specific and cumulative construction-related air quality impacts. The City shall ensure that haul routes are designed to comply with this measure.
- AQ-15 If the project were to identify potential significant interior air quality impacts at any school the developer shall provide funding (into the Warner Center Air Quality Trust Fund) for the replacement of air filters at the affected school site. Further, the applicant (or successors as appropriate) shall contribute a fair share to fund air conditioners at the school to the extent that air conditioners are not present and/or are in need of replacement.
- **AQ-19** Goods movement in to and out of the WCRCCSP area be scheduled for off-peak periods.
- AQ-20 The City shall promote efficient parking management; as parking demand decreases (as anticipated with smart growth), the City shall change parking requirements to reflect such changes and provide for re-use of parking lots and structures.
- AQ-21 Any new or replacement streetlights shall use energy-efficient lighting.
- AQ-22 All landscaping installed as part of the project shall be drought tolerant to reduce water consumption and provide passive solar benefits.
- BIO-1 Any development on the project site shall avoid the disturbance of any nests protected

by the Migratory Bird Treaty Act: If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project shall implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:

- a) No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
- b) If active nests are found during preconstruction surveys, the project shall create a no disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.
- c) If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.
- BIO-3 For development in the Specific Plan area the City shall require replacement of loss of any protected trees in accordance with the Los Angeles Protected Tree Ordinance: Replace all on-site trees to ensure continuation of the urban forest. Replace all nonnative trees greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance.
- CUL-2 In the event that a future development project is proposed on a site containing a potential historic property (more than 45 years in age), the City shall require, as part of the environmental review of the project, a site-specific historic resources assessment to determine whether the property is a historic resource under CEQA. If the historic resources assessment determines that the potential historic property is a historic resource, the City shall undertake the analysis and impose mitigation measures required under CUL 1.
- CUL-3 Archaeological monitoring shall be required, by a qualified archaeologist, of grading of subsurface materials not previously disturbed shall be undertaken. If buried cultural resources are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. If during cultural resources monitoring the qualified archaeologist determines that the sediments being

- excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.
- **CUL-4** If cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures are implemented.
- CULT-5 If human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts, and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.
- **CULT-6** A qualified paleontological monitor shall monitor excavation activities below previously disturbed materials. The qualified paleontological monitor shall retain the option to reduce monitoring if, in his/her professional opinion, potentially fossiliferous units, are not found to be present or, if present, are determined by qualified paleontological personnel to have low potential to contain fossil resources.
- **GEO-1** The project shall prepare detailed geotechnical investigations that address site-specific geologic constraints of the site including soil conditions (including liquefaction and expansive soils) and stability. The study shall include recommendations related to erosion control and other site-specific conditions including seismicity for construction of individual projects.
- **GEO-2** The project shall be constructed in compliance with the Los Angeles Municipal Code and California Building Code and other applicable regulations.
- GEO-3 Unless otherwise specified by the City of Los Angeles, the project shall demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in a site-specific geotechnical study, to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.
- **GEO-4** The project shall comply with the following Department of Building and Safety requirements (if not already covered by mitigation measure GEO-3), prior to issuance of a grading permit for the project:
 - Prior to the issuance of a grading permit by the Department of Building and Safety, the consulting geologist and soils engineer for each project shall review and approve

- project grading plans. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.
- Prior to the commencement of grading activities, a qualified geotechnical engineer
 and engineering geologist shall be employed for the purpose of observing earthwork
 procedures and testing fills for conformance to the recommendations of the City
 Engineer, approved grading plans, applicable grading codes, and the geotechnical
 report approved to the satisfaction of the Department of Building and Safety.
- On each project, during construction, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Los Angeles Municipal Code and California Building Code and to the satisfaction of the City Engineer and the Superintendent of Building and Safety.
- Any recommendations prepared by the consulting geologist and/or soils engineer for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the project.
- Grading and excavation activities shall be undertaken in compliance with all relevant requirements of the California Division of Industrial safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act.
- **GEO-5** The project shall conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.
- **GEO-6** The seismic design for structures and foundations shall comply with the parameters outlined in the 2013 California Building Code as designated for site-specific soil conditions.
- GEO-7 The project shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Los Angeles Municipal Code and California Building Code and Grading Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval on each building.
- **GEO-8** The structural design of each building shall comply with the seismic standards of the most recent applicable California Building Code according to the seismic zone and construction type.
- GEO-9 The applicant (or successors as appropriate) shall be required during inclement periods of the year, when rain is threatening (between December 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), to provide an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.

- **GEO-10** Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Department of Building and Safety in to every project within the Specific Plan area. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.
- **GEO-11** If temporary excavation slopes are to be maintained during the rainy season, all drainage shall be directed away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.
- **GEO-12** Provisions shall be made for adequate surface drainage away from areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.
- **GEO-13** The project shall comply with National Pollutant Discharge Elimination System (NPDES) permit requirements, including preparation of Storm Water Pollution Prevention Plans. As part of each SWPPP, Best Management Practices would be identified for construction to reduce soil erosion and pollutant levels to the maximum extent possible.
- HAZ-1 The applicant (or successors as appropriate) shall conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measures for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead-based paint.
- HAZ-2 The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should the Phase 2 site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate).
- **HAZ-3** The project applicant and/or contractor shall ensure that no hazardous materials are transported along Topanga Canyon Boulevard or Burbank Boulevard or within one-quarter mile of a public or private K-12 school.
- HAZ-4 The project applicant and/or contractor shall coordinate in advance of construction with the City of Los Angeles Department of Transportation and Fire Department to ensure that road closures (temporary or permanent) are identified and that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.
- **HAZ-5** Any construction site and/or permanent facility storing hazardous materials shall comply with applicable regulations regarding storage, transport and disposal of hazardous materials and wastes.
- HYDRO-1 Development shall be in compliance with the Low Impact Development (LID) Ordinance. Construction contractors shall be required to control erosion and runoff as necessary through the use of site appropriate grading practices. Specifically, the construction contractor shall plan for and implement Best Management Practice (BMP) during construction to the satisfaction of the Department of Public Works, Bureau of Engineering, Stormwater Management Division City of Los Angeles, and/or other

- designated responsible agencies/departments. (LID measures also require review and approval of the Watermaster or appropriate agency.)
- HYDRO-2 The structural design of individual projects shall be modified when possible to avoid the need for a permanent dewatering system. When a permanent dewatering system is necessary, one or more of the following measures as per the Department of Building and Safety shall be followed:
 - Pumping water to a beneficial use on site (landscaping, decorative fountains or lakes, toilet flushing, cooling towers); or
 - Returning water to the groundwater basin by an injection well.
- **HYDRO-3** Sufficient area shall be available so that runoff can be collected in roadside vegetated swales as appropriate and directed to existing curb and gutter or storm drains. In other areas, runoff shall be collected in gutters and directed to the storm drain systems. Swale design shall be coordinated with on-site hazardous materials issues as necessary.
- HYDRO-4 The applicant (or successors as appropriate) shall develop in compliance with applicable NPDES permit requirements, including preparation and implementation of a Stormwater Pollution Prevention Plan and Standard Urban Stormwater Mitigation Plan (SUSMP) in accordance with the Los Angeles Municipal Strom Water permit. The SUSMP shall identify post development peak runoff, conserve natural areas, minimize storm water pollutants, protect slopes and channels, and post construction Best Management Practices (BMPs) and other items as required by the permit. (SUSMP measures require review and approval of the Watermaster or appropriate agency.)
- **HYDRO-5** Runoff from parking lots shall be treated, as required by SUSMP regulations, prior to discharging into existing storm drain systems.
- HYDRO-6 All wastes from construction shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- **HYDRO-7** Leaks, drips, and spills be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- **HYDRO-8** Material spills are prohibited from being hosed down on the pavement. Dry cleanup methods shall be required wherever possible.
- **HYDRO-9** All dumpsters shall be properly covered and maintained, including immediate emptying when full. Uncovered dumpsters shall be required to be placed under a roof or covered with tarps or plastic sheeting.
- **HYDRO-10** Where project truck traffic is frequent, gravel approaches and dirt tracking devices shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- **HYDRO-11** All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be required to be conducted at an appropriate location. Drip pans or drop cloths shall be required to catch drips and spills.

- HYDRO-12 Short-term water quality impacts may result from the construction of the proposed project. Project construction shall comply with the General Construction Activity Stormwater Permit (General Permit) and the City's Development Construction Program pursuant to the NPDES Permit (Permit No. CA00401). Implementation of the General Permit and NPDES Permit programs will mitigate potential impacts to a level of insignificance.
- HYDRO-13 Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. The applicant (or successors as appropriate) shall meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/.
 - The project applicant shall implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
 - Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
 - Clearing and grading of native vegetation at the project site shall be limited to the minimum needed to build lots, allow access, and provide fire protection.
 - Trees and other vegetation at each site shall be maximized by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
 - Natural vegetation shall be promoted by using parking lot islands and other landscaped areas.
 - Any identified riparian areas shall be preserved.
 - Appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code will be incorporated.
 - Outlets of culverts, conduits or channels from erosion by discharge velocities shall be protected by installing a rock outlet protection. Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Sediment traps shall be installed below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
 - Any connection to the sanitary sewer will have authorization from the Bureau of Sanitation.

- Impervious surface area will be reduced by using permeable pavement materials where appropriate. These include pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Roof runoff systems will be installed where site is suitable for installation.
- Messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets shall be painted.
- All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an
 enclosure such as, but not limited to, a cabinet, shed, or similar stormwater
 conveyance system; or (2) protected by secondary containment structures such as
 berms, dikes, or curbs.
- The storage area will be paved and sufficiently impervious to contain leaks and spills.
- The storage area shall have a roof or awning to minimize collection of stormwater within the secondary containment area.
- An efficient irrigation system shall be designed to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Cleaning of oily vents and equipment will be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connect sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- Trash dumpsters will be stored both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Containers will be washed in an area with properly connected sanitary sewer.
- Wastes, including paper, glass, aluminum, oil and grease will be reduced and recycled.
- Liquid storage tanks (drums and dumpsters) will be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. A secondary containment system such as berms, curbs, or dikes shall be installed. Drip pans or absorbent materials whenever grease containers are emptied will be used.

- The owner(s) of the property shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- NOI-3 All construction activities shall be restricted to hours between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. No noisegenerating construction activities shall take be allowed on Sundays or national holidays.
- NOI-4 Noise-generating construction equipment shall be equipped with the most effective state-of-the-art noise control devices, i.e., mufflers, lagging, or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- **NOI-5** The project shall use effective temporary noise barriers to be used and relocated, as needed, to block line-of-sight (sound) between the construction equipment and any noise-sensitive receptors within 500 feet of a construction site.
- NOI-6 Truck deliveries and haul routes, to the extent feasible, shall be directed away from the three LAUSD schools in the vicinity of Warner Center and not access construction sites from De Soto Avenue, along the lot line of Woodland Hills Academy Middle School or from Topanga Canyon Boulevard and Vanowen Street along the lot line of Canoga Park High School, or use Variel north of Warner Center to access project sites in Warner Center.
- **NOI-7** The applicant shall notify schools in advance of construction activities. The construction manager's (or representative's) telephone number shall be provided with the notification so that each school may communicate any concerns.
- **PS-1** The City shall ensure that adequate fire protection service levels shall be maintained through the addition of personnel and facilities as necessary to meet anticipated demand, and, where appropriate, through project-specific on-site features that reduce the demand for such personnel and facilities.
- **PS-2** Applicants shall submit for review and approval all future project plans to the LAFD to ensure that all new structures would comply with current fire codes and LAFD requirements.
- **PS-3** Project building plans shall include the submittal of a plot plan for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit.
- **PS-4** The applicant shall consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of each project.
- **PS-5** Project plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of the project.

- **PS-6** Fire hydrants shall be installed as appropriate that shall be fully operational and accepted by the Fire Department prior to any building construction above grade.
- **PS-7** Plot plans indicating access driveways and roads and turning areas shall be reviewed and approved by the Fire Department, prior to the issuance of a building permit.
- **PS-8** During the construction phase of each project, emergency access shall remain clear and unobstructed.
- **PS-9** The project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan of the City of Los Angeles.
- **PS-10** All project access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
- PS-11 The applicant (or successors as appropriate) shall be required to provide a Fire Flow analysis. The purpose of the analysis will be to determine whether the proposed public water system could deliver required fire flows to the public fire hydrants located in the area. Should fire flow be found to be inadequate each applicant shall be required to comply with the requirements of LADWP (including construction of additional water supply lines within the Specific Plan area, payment of a fee to cover fair share costs and/or other measures as deemed necessary by LADWP and/or LAFD) to ensure adequate fire flow.
- **PS-12** During project construction, the applicant shall implement security measures including security fencing, lighting, locked entry, and security patrol on the site.
- **PS-13** During project construction, the applicant shall provide adequate through access and emergency access to adjacent uses as necessary.
- **PS-14** The applicant shall consult with the Police Department and comply with recommended security features for each construction site, including security fencing, locked entrances, lighting, and the use of a seven-day, 24-hour security patrol.
- **PS-15** Adequate police protection levels shall be maintained in Warner Center through provision of personnel and facilities, and, where appropriate, through project-specific onsite monitor who shall complete and submit reports documenting compliance to DCP.
- PS-16 The applicant shall consult with the LAPD Crime Prevention Unit regarding crime prevention features appropriate for the design of the project and subsequently, shall submit plot plans for review and comment. The plans shall incorporate design guidelines relative to security sand semi-public and private spaces which may include but not be limited to access control to buildings, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public and private spaces, which may include access control to buildings, secured parking facilities, walls/fences with key systems, well-illuminated 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 provisions of security guard patrol if need. These measures shall be approved by the LAPD prior to the issuance of building permits.
- **PS-17** Upon completion of each project, the applicant shall provide the local Commanding Officer with access routes and other information that might facilitate police response, as requested by the LAPD.
- **PS-18** The applicant shall provide project plans to the LAPD Crime Prevention Unit to determine any additional crime prevention and security features appropriate to the design of the project. Any additional design features identified by the LAPD Crime Prevention Unit shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.
- **PS-19** The project shall incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, 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.
- PS-20 Prior to issuance of a building permit, the project developer shall pay to the LAUSD the prevailing State Department of Education Development Fee to the extent allowed by State law. School fees exacted from residential and commercial uses would help fund necessary school service and facilities improvements to accommodate anticipated population and school enrollment within the LAUSD service area, and would allow for the LAUSD to allocate these funds as they deem necessary.
- PS-21 The project shall comply with the open space regulations of the Specific Plan and, for projects that involve a residential subdivision, also undertake one of the following: (1) dedicate additional parkland to meet the requirements of Los Angeles Municipal Code Section 17.12; (2) pay in-lieu fees for any land dedication requirement shortfall; or (3) provide on-site improvements equivalent in value to said in lieu fees. If any fees are collected, they should be spent within the Specific Plan area including for example within opportunity areas along the Los Angeles River.
- PS-22 The project shall offset the burden on the existing libraries through one of the following: (1) payment of a fee based on an established nexus between the new development, demand and the need for additional personnel and facilities; (2) provision of on-site facilities commensurate with the demand generated; or (3) some combination of the foregoing. If any fees are collected, they should be spent within the Specific Plan area.
- **TR-100** The applicant shall be required to develop and, if necessary, implement a construction traffic management plan, subject to DOT approval. The construction traffic management plan will identify potential interim construction impacts and mitigation measures.
- U-1 The applicant shall coordinate with the Department of Public Works, Bureau of Sanitation in order to ensure that existing and/or planned sewer conveyance and treatment facilities are capable of meeting wastewater flow capacity requirements. In coordination with the Bureau of Engineering, each Applicant/Contractor shall be required to identify specific on- and off-site improvements needed to ensure that impacts related to wastewater conveyance capacity are addressed prior to issuance of plans. Sewer

capacity clearance from the Department of Public Works will be required at the time that a sewer connection permit application is submitted.

- U-2: The applicant shall coordinate with the City of Los Angeles Department of Water and Power (LADWP) in order to ensure that existing and/or planned water supply and water conveyance facilities are capable of meeting water demand/pressure requirements. (In accordance with State Law, a Water Supply Assessment shall be required for projects that meet the size requirements specified in the regulations.) In coordination with the LADWP, each applicant will identify specific on- and off-site improvements needed to ensure that impacts related to water supply and conveyance demand/pressure requirements are addressed prior to issuance of a certificate of occupancy. Water supply and conveyance demand/pressure clearance from the LADWP will be required at the time that a water connection permit application is submitted.
- U-3 The applicant shall coordinate with the City of Los Angeles Fire Department and Building Safety Department in order to ensure that existing and/or planned fire hydrants are capable of meeting fire flow demand/pressure requirements. The issuance of building permits will be dependent upon submission, review, approval, and testing of fire flow demand and pressure requirements, as established by the City of Los Angeles Fire Department and Building Safety Department prior to occupancy.
- **U-4** The applicant shall implement water conservation measures in new development that shall include but not be limited to the following:
 - Installation of high-efficiency toilets (1.28 gallons per flush or less, includes dual flush.
 - High-efficiency urinals (0.125 gallons per flush or less, includes waterless)
 - Restroom faucet flow rate of 1.5 gallons per minute or less
 - Public restroom faucet flow rate of 0.5 gallons per minute or less and self-closing
 - Showerhead flow rate of 2.0 gallons per minute or less
 - Limit of one showerhead per shower stall
 - High efficiency clothes washers (water factor of 4.0 or less)
 - High efficiency dishwashers (Energy Star rated)
 - Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible
 - Cooling towers must be operated at a minimum of 5.5 cycles of concentration
 - Install on-site water recycling as feasible
 - Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary)

- Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines)
- Irrigation shall include: Weather-based irrigation controller with rain shutoff; Flow sensor and master valve shutoff (for large landscaped areas); Matched precipitation (flow) rates for sprinkler heads; Drip/microspray/subsurface irrigation where appropriate; Minimum irrigation system distribution uniformity of 75 percent; Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and Use of landscape contouring to minimize precipitation runoff
- U-5 Prior to the issuance of a building permit, the applicant shall consult with LADWP to identify feasible and reasonable measures to reduce water consumption, including, but not limited to, systems to use reclaimed water for landscaping (should reclaimed water become available in Warner Center), drip irrigation, re-circulating hot water systems, water conserving landscape techniques (such as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, automatic irrigation systems, clustered landscaped areas to maximize the efficiency of the irrigation system), water conserving kitchen and bathroom fixtures and appliances, thermostatically controlled mixing valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.
- **U-6** The project shall incorporate Phase I of the City of Los Angeles Emergency Water Conservation Plan including prohibiting hose watering of driveways and associated walkways; requiring decorative fountains to use recycled water, and repairing water leaks in a timely manner.
- **U-7** The project shall comply with any additional mandatory water use restrictions imposed as a result of drought conditions.
- **U-8** Automatic sprinkler systems shall be installed to irrigate landscaping during morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation.
- **U-9** Prior to issuance of building permits, the applicant shall pay any appropriate fees imposed by the Building and Safety Department. A percentage of building permit fees is contributed to the fire hydrant fund, which provides for Citywide fire protection improvements.
- U-10 Development within Warner Center must remain within Citywide water budgets established by LADWP. As required by LADWP projects may be required to provide for new water supply through a combination of water conservation (on and potentially offsite) and recycled water, such that the net increase in water demand (not including demand for recycled water) from Warner Center does not exceed the calculated demand anticipated for the City and/or Warner Center as appropriate and as documented in the City's most recent Urban Water Management Plan.
- U-11 Any pumping and discharge or disposal of groundwater is considered to be a consumptive use. Any pumping of groundwater shall be reported to the Watermaster and LADWP shall be compensated for any loss of groundwater. In addition, reasonable efforts shall be used by project applicants to beneficially use any extracted groundwater

(for example cooling or irrigation).

- U-12 The project shall recycle and/or salvage at least 75 percent of non-hazardous construction and demolition debris, and each applicant shall prepare a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled shall be developed and implemented. Excavated soil and land-clearing debris do not contribute to the amount of recycled/salvaged debris. Calculations can be done by weight or volume, but must be consistent throughout.
- U-13 The project shall institute a recycling program to reduce the volume of solid waste going to landfills in compliance with the City's current goal of a 62 percent reduction in the amount of waste going to landfills, with the 2020 goal of a 70 percent reduction of waste going to landfills. Additionally, recycling bins shall be provided at appropriate locations on each site to promote recycling. The project shall comply with the City's standard requirement that, all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more, are required to set aside a recycling area or room for on-site recycling activities.
- U-14 The applicant shall coordinate with the City of Los Angeles' Department of Water and Power in order to ensure that existing and/or planned electrical facilities are capable of meeting electrical demand requirements. In coordination with the Department of Water and Power, the applicant will be required to identify specific on- and off-site improvements needed to ensure that impacts related to electrical facility requirements are addressed prior to operation. Electrical facility design clearance from the LADWP will be required as established by the LADWP.
- **U-15** The applicant shall, during the design process, consult with the Department of Water and Power, Energy Services Subsection and the Southern California Gas Company, the Commercial, Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures.
- U-16 The applicant shall coordinate with the Gas Company in order to ensure that existing and/or planned natural gas facilities are capable of meeting natural gas demand requirements. In coordination with the Gas Company, the applicant will identify specific on- and off-site improvements needed to ensure that impacts related to natural gas facility requirements are addressed prior to operation. Natural gas facility design clearance from the Gas Company will be required as established by the Gas Company.

Administrative Conditions

- 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.
- 2. **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.
- 3. **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.
- 4. 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.
- 5. Covenant and Agreement. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for attachment to the subject case file.
- 6. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 7. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
- 8. **Expiration**. In the event that this grant is not utilized within **three years** of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 9. 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 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 the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

The proposed Project involves the demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residence building. The project includes a maximum of 193 dwelling units including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan. The Project includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way. The project is located in the River District of the Specific Plan, is subject to the requirements of the Specific Plan for Activity Nodes and Active Street Frontages and does not claim any Incentivized Uses bonuses.

The Project also seeks a Project Permit Adjustment to permit a minimum 12 foot and six-inch floor-to-floor height for the "Work" portion of the Work-Live units in an Active Street Frontage-identified area of in lieu of the 15 feet otherwise required in Section 6.2.4.2.1(a) of the Warner Center 2035 Specific Plan.

Project Permit Compliance Findings

1) The Project substantially complies with the applicable regulations, findings, standards, and provisions of the Warner Center 2035 Specific Plan.

Based on a review of the plans labeled "**Project Plans - Exhibit A**" attached to the administrative file, and as modified by the conditions contained herein, the Director of Planning makes the following findings in accordance with Section 11.5.7.C.2 of the Los Angeles Municipal Code (LAMC) and the applicable review criteria of the Warner Center 2035 Specific Plan:

Section 6.1.2.6.1: Uses

The Project's proposes the use of a multi-family residential development with 11 Work-Live Units, both of which are permitted uses. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. Thus, the project is approved for a total of 161,549 square feet of Residential Floor Area and 5,446 square feet of Non-Residential Floor Area. As such, the project complies with Section 6.1.2.6.1 of the Specific Plan.

Section 6.1.2.6.2: Intensity

The project will have a Floor Area Ratio of 4.06:1 as shown in "Exhibit A". As per Section 6.1.2.6.2 of the Plan states, a base maximum FAR of 4.5:1 shall be permitted for all lots within the River District. Therefore, the project complies with Section 6.1.2.6.2 of the Specific Plan.

Section 6.1.2.6.3: Permitted Development by Floor Area

There are no use restrictions on any Project by floor area in the River District. The project is approved for a total of 161,549 square feet of Residential Floor Area and 5,446 square feet of Non-Residential Floor Area. Therefore, the project complies with Section 6.1.2.6.3

Section 6.1.2.6.4: Building Height

The project proposes a building height of approximately 85 feet. As per Condition of Approval Number 4, the project will have a street wall height of a minimum of 25 vertical feet along Vanowen Street.

Additionally, the project is subject to Environmental Condition AES-28 which requires that proposed structures be designed to minimize shade/shadow impacts to sensitive uses to the extent reasonable and feasible. There are currently no single-family dwellings in close proximity to the Project site. The abutting and adjacent properties to the project to the north are multi-family dwellings that are existing. The properties to the east comprise a new multi-family dwelling structure. The properties to the west are comprised of a commercial office building complex. The property to the south is a vacant, unimproved, lot that used to be an industrial use.

All projects within the River District are permitted an unlimited Building or Structure height and the street wall of all Projects with frontage along a public street or highway must have a minimum building height of 25 feet along the public street or highway. In addition, any Project over 75 feet in height is subject to additional requirements as set forth in the Mitigation Monitoring Program (MMP). As such, the project complies with Section 6.1.2.6.4 of the Specific Plan.

Section 6.1.2.6.5: River Frontage.

The Project is not on a lot with frontage along the Los Angeles River. As such, Section 6.1.2.6.5 of the Specific Plan does not apply to this Project.

Sections 6.1.2.6.6: Street Standards and 7.7: Street Improvements and Dedications

Street standards in the River District are established in Appendix H, Tables 1 and 2, of the Specific Plan. Vanowen Street is designated as a Major Highway Class II and per Condition of Approval Number 5, it will be in compliance with Table 2, which requires on the north side of the east/west section a 52-foot half right-of-way, a 40-foot half roadway, an eight-foot half sidewalk, eight-foot half parkway and a four-foot half easement. Alabama Avenue is designated as a Local Street. Conditions for both streets were directed by the Bureau of Engineering in their memo dated July 19, 2018.

As conditioned, the Project on Vanowen Street will dedicate a 9-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way in accordance with Warner Center Specific Plan 2035 and a 20-foot radius property line return at the intersection with Alabama Avenue. In addition, the Project will provide a 4-foot sidewalk easement along the property frontage on Vanowen Street. The Project will also construct on Vanowen Street additional surfacing to join the existing improvements to provide a 40foot half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and an 8-foot wide concrete sidewalk adjacent to the easement line in a 16-foot border in accordance to Warner Center Specific Plan 2035. On Alabama Avenue, the Project will reconstruct the concrete sidewalk to provide a 12-foot wide concrete sidewalk along the property frontage. If the Project relocates streetlights, it will be to the satisfaction of the Bureau of Street Lighting. The Project is also directed to contact the Department of Water and Power regarding power poles, Bureau of Sanitation for sewers, and the Fire Department regarding fire hydrants. The Project will repair on Alabama Avenue all broken and off-grade concrete curb and gutter. The Project will also upgrade all driveways to comply with ADA requirements or close unused driveways, and per Environmental Condition HYDRO-3, construct vegetated swales as appropriate in sufficient area to direct offsite runoff to existing curb and gutter or storm drains. As such, the Project complies with Section 6.1.2.6.6 of the Specific Plan and applicable parts of Section 7.7.(**BOE**)

Section 6.1.2.6.7, Section 6.1.2.6.8, and Section 6.2.4: Activity Nodes and Active Street Frontages

The proposed Project is located within an Active Street Frontage area, according to Map 10: Activity Nodes, New Streets, and Active Frontage Streets of the Specific Plan. The Specific Plan states that the requirements for Projects in an Activity Node and/or Active Street Frontages are established in Section 6.2 of the Plan.

The Project requested a Specific Plan Adjustment for the height requirements of Section 6.2.4, and the findings required for the Adjustment are found later in this determination. As per Condition of Approval Number 6 and the regulations of Section 6.2.4 of the Specific Plan on Activity Nodes and Active Street Frontage, the Project along Vanowen Street will be limited to Non-Residential uses to a depth of 25 feet from the building frontage along the street. The Project is granted a Specific Plan Adjustment for floor to floor height on the ground floor as follows: starting from the southwestern point of the building, and moving east, for the first approximately 105 feet and four inches, the Project shall have a minimum floor-to-floor height of 12 feet and six inches; for the next approximately 133 feet and four inches of the property to the east, the Project shall have a minimum floor-to-floor height of 13 feet and six inches; for the last approximately 71 feet and six inches of the property to the east, the Project shall have a minimum floor-to-floor height of 14 feet. Also, per Condition of Approval Number 6, the Project will have at least 75 percent of the building facade along Vanowen Street located between 30 inches and 84 inches from the ground floor devoted to transparent windows and/or doors. Dark tinted reflective or opaque glazing will not be counted towards the minimum percentage. Additionally, ground floor Work-Live units oriented to Vanowen Street will be accessed individually and directly from Vanowen Street with individual front stoops or porches, and fence and wall heights along Vanowen Street will not exceed 42 inches, as measured from the highest adjacent grade. Finally, the Project will have a primary entrance for the building located on a public street that is connected and visible from the street.

Section 6.2.4 requires that parking on the ground floor will be permitted so long as at least eighty percent (80%) of the ground floor frontage on any side of the above-grade parking structure, which is adjacent to a public street (except an alley) or adjacent to a public open space/plaza, includes ground floor non-residential use subject to the provisions of Section 6.1.2.2.4 (a) and (b). As such, the Project is condition to the following additional regulations for the remaining portions where residential use on the ground floor is permitted:

- a) Permitted Residential uses in the Ground Floor shall be limited to Work-Live Units professional offices or residential common spaces and shall be designed to include wall openings comprised of a minimum of fifty percent (50%) of the street level Building Facade located between 30 inches and 84 inches from the ground floor.
- b) Ground floor Work-Live units oriented to Vanowen Street shall be accessed individually and directly from Vanowen Street with individual front stoops or porches.
- c) Fence and wall heights along Vanowen Street shall not exceed 42 inches, as measured from the highest adjacent grade. Fences and walls shall include latticework, ornamental fences, screen walls, hedges or thick growth of shrubs or trees.

As such, the Project complies with Sections 6.1.2.6.7, 6.1.2.6.8, and 6.2.4 of the Specific Plan.

Section 6.1.2.6.9: Setbacks

Per Section 6.1.2.6.9, all Projects in the River District with an Active Street Frontage shall have a front setback of no less than 12 feet, and no more than 15 feet. Per "Exhibit A", the Project proposes a setback of 12 to 15 feet along Vanowen Street. Lastly, Condition of Approval Number 12 requires the Project to submit an updated landscape plan which shows a minimum of 30% of the required setback areas landscaped. As such the Project complies with Section 6.1.2.6.9 of the Specific Plan.

Section 6.2.2: Publicly Accessible Open Space (PAOS)

The Project is required to provide PAOS that has a minimum square-footage equal to 15 percent of the net site area after dedication, and which satisfies a set of required standards set forth in Section 6.2.2.2 Per this Section, the Project would be required to dedicate a minimum of 6,170 square feet, based on a site that is 41,132 square feet after dedications. The Project proposes 6,732 square feet of PAOS per "Exhibit A" and per Condition of Approval Number 8. Additionally, the project complies per "Exhibit A" and Condition of Approval Number 8 with Section 6.2.2.2 as follows:

- a. The PAOS will be contiguous and internally integrated into the overall design of the Project and is directly accessible from Vanowen Street and Alabama Avenue. To maintain contiguity, the PAOS is conditioned to remain unfenced and ungated.
- b. The PAOS will be internally and externally integrated with neighboring buildings or structures and any existing, or approved, PAOS.
- c. The PAOS will be accessible to the public from 6:00 am to 10:00 pm seven days a week, with two signs posted that are unobstructed from public view indicating public accessibility as per Condition of Approval Number 10;
- d. The Project will have a minimum of 6,588 square feet of PAOS, or approximately 98% of the total provided, open to the sky, which complies with the requirement that 90% of PAOS be open to the sky:
- e. The Project will have a minimum of 3,376 square feet of PAOS, or 50%, landscaped., which complies with the requirement that at least 50 percent of the PAOS be landscaped.
- f. The Project is conditioned to provide a minimum of 14 seats for the 6,732 square feet of PAOS, which complies with the requirement to provide at least one (1) seat per 500 square feet of PAOS, per Section 6.2.2.2.7 of the Specific Plan. Additionally, the Project will count two linear square feet of bench or seat wall as equal to one (1) seat;

As per Condition of Approval Number 9, in addition to the PAOS requirement, the Project will satisfy the LAMC, Section 12.33 Park Fees and Land Dedication requirement as applicable.

The Project, per Condition of Approval Number 8 and in satisfaction of Section 6.2.2.4.1, will prepare and execute a Covenant and Agreement that will bind the land for the Project and all successors to ensure the PAOS area will be maintained and made available and accessible to the public. Additionally, the per Condition of Approval Number 8 and in satisfaction of Section 6.2.2.4.4, setbacks required along the right of way will be counted as PAOS.

The PAOS will include a focal point of 1,099 square feet near the southwester portion of the property as shown in Exhibit A, which satisfies the requirement of Section 6.2.2.4.3, that states

that the PAOS have at least one focal point or gathering space with a minimum of 500 square feet.

Furthermore, per Condition of Approval Number 8, the Project does not count toward the PAOS requirement any of the following: surface parking areas, open storage areas, private open space areas not accessible to the general public, swimming pools and spas not open to the general public, loading docks and parking, driveway entrances and exits, sidewalks and parkways that are already in the public right of way, and detached or attached utility areas or pads, therefore satisfying Section 6.2.2.5 of the Specific Plan.

As such, the Project complies with Section 6.2.2 of the Specific Plan.

Section 6.2.3: Parking

All parking spaces will be in compliance with applicable parking provisions set forth in the Section 6.2.3 of the Specific Plan and LAMC Section 12.21 A.4. The Project is designed with four levels of parking, two of which are subterranean parking, one on the ground floor and the other on the second level. The Project proposes to provide 249 parking spaces per "Exhibit A" and per Condition of Approval Number 10.

The project complies per "Exhibit A" and Condition of Approval Number 10 with Section 6.2.3 as follows:

- a) Residential Automotive Parking (Including Work-Live Units). The Project is approved for 249 Residential parking spaces and will provide a minimum of 193 and no more than 386 Residential parking spaces for the 193 Residential units proposed. Therefore, the Project complies with Section 6.2.3.2.1(a), which requires that the Project provide parking for residents at the rate of at least one parking space per unit but not more than two spaces per unit.
- b) Non-Residential Automotive Parking. The Project has 5,446 square feet of Non-Residential Floor Area in eleven Work-Live units. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide parking in the amounts required per the Specific Plan regulation in effect at such time. Sizes of spaces shall follow the Los Angeles Municipal Code requirements at the time of the issuance of the new Certificate of Occupancy. These spaces shall be counted separately from the Residential spaces. As such, the Project complies with Section 6.2.3.2.2 of the Specific Plan.
- c) <u>General Parking Provisions.</u> The Project complies as follows with Section 6.2.3.3 of the Specific Plan, which contains provisions that establish parking standards for all Projects in the Plan.
 - i) Alternative Fuel Vehicle Parking. Condition of Approval Number 10 allows for Electric Vehicle parking spaces to be counted concurrently with the total number of parking spots. Overall, the Project proposes 249 parking spaces, which is less than the

maximum of 386 parking spaces allowed for this Project based on use. Therefore, the Project complies with Section 6.2.3.3(a) of the Specific Plan which states that the Alternative Fuel Vehicle Parking can be counted above the total maximum parking allowed for the site by 10% or less.

- ii) *Tandem Parking.* The Project does not propose tandem parking and as such, Section 6.2.3.3(b) of the Specific Plan does not apply.
- iii) Unbundled Parking. The Project does not propose off-street parking for other projects within the same or adjacent Districts within the Plan. As such, Section 6.2.3.3(c) of the Specific Plan does not apply to this Project.
- iv) New Street Parking. The Project does not propose any new streets. As such, Section 6.2.3.3(d) of the Specific Plan does not apply to this project.
- v) Disabled Parking. The Project proposes overall 249 parking spaces, below the maximum of 386 parking spaces allowed for the site for the uses proposed. Nonetheless, Condition of Approval Number 10 includes provisions to exclude the counting of disabled parking spaces from the total numbers should the total amount of parking spaces being provided equal the maximum amount of parking allowed for the Project. As such, the Project complies with Section 6.2.3.3(e).
- vi) Bicycle Parking. Per Condition of Approval Number 11, the Project will provide 12 short-term and 121 long-term bicycle parking spaces for Residential use. The Project has 5,446 square feet of Non-Residential Floor Area in eleven Work-Live units. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate bicycle parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide bicycle parking in the amounts required per the Specific Plan regulation in effect at such time. Sizes of spaces shall follow the Los Angeles Municipal Code requirements at the time of the issuance of the new Certificate of Occupancy. These spaces shall be counted separately from the Residential spaces and follow size and design regulations as outlined in the LAMC. As such, the Project complies with Section 6.2.3.3(f).

Per the reasons stated above, the Project complies with Section 6.2.3 of the Specific Plan on Parking.

Section 6.2.5: New Streets and Pedestrian Adapted Pathways

The Project is not located in the area where new streets are noted on Map 10 of the Specific Plan. Additionally, the Project does not propose any Pedestrian Adapted Pathways. As such, the Project is not subject to Section 6.2.5 of the Specific Plan.

Section 6.2.6: Urban Design Guidelines and Supplemental Urban Design Standards

Section 6.2.6 requires that projects comply with a set of Supplemental Urban Design Standards. The Project is also encouraged to comply with Urban Design Guidelines, and the optional Design

Guidelines that the project incorporates into the design are addressed in a separate section herein. The applicable required standards and the Project's compliance with them are as follows:

- a) Parking in Required Setbacks. Per "Exhibit A", the Project does not propose surface parking. Condition of Approval Number 10 also does not permit the Project to provide surface parking in the setbacks. As such, the Project is not subject to Section 6.2.6.2.1, which limits surface parking in the front setback area.
- b) Architecture. Per "Exhibit A", the Project has a variety of architectural treatments that break up the façade, using materials such as laminated panel cladding, glass, and medium dash exterior plaster on the first two floors, as well as detailing like storefront window systems on the first floor, recessed balconies on floors above the first floor, and articulation. As such, the Project complies with Section 6.2.6.2.2, which requires projects that are three or more stories in height to have a different architectural treatment on the ground floor than the upper floors of the building.
- c) <u>Lighting and Security.</u> Per Condition of Approval Number 13, the Project will submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. As such, the Project complies with Section 6.2.6.2.3, which requires projects to integrate exterior lighting with the building's design and shield it to reduce glare.
- d) <u>Utilities.</u> As the Project is not a Master Planned Project as defined by the Specific Plan, it is not subject to Section 6.2.6.2.4, which regulates the placement of utilities.
- e) <u>Articulation of Building Facades.</u> The Project proposes a building horizontal length of approximately 310 feet and two inches on the south and north elevations each. Therefore, the Project is subject to Section 6.2.6.2.5 of the Specific Plan, which regulates the articulation of buildings over 250 feet measured horizontally.

Per Condition of Approval Number 13, the Project will submit revised elevations that show the parking structure on the north elevation with a change of depth for at least 15% of the length of the facade and at least 5 feet in horizontal length. The facade shall incorporate ornamentation techniques such as materials, textures, apparent wall thickness, or fenestration.

Additionally, per "Exhibit A" on Vanowen Street, the first floor uses a storefront window system broken up by the laminated panel cladding as offsets, and per Condition of Approval Number 13, the second floor uses a storefront of opaque glass. Per "Exhibit A," the third through eighth floors feature recessed bays of balconies alternating with bays of floor-to-ceiling glass windows, and alternating as a unit as slightly projecting and recessing from the facade, as well as additional variation where the building steps back to accommodate the third-floor's south courtyard.

On the north elevation, per Condition of Approval Number 12 and per "Exhibit A", the Project will provide a green screen with a climbing vine to disguise the portion of the building dedicated parking on the first floor. Additionally, per "Exhibit A," the Project proposes a natural fiber compound screen on the second floor where the exterior wall encloses that level's parking. Additionally, on the north elevation the third through eight floors feature recessed bays of balconies alternating with bays of floor-to-ceiling glass

windows as well as an additional variation where the building steps back to accommodate the third-floor's north courtyard.

The variation in the depth of the facade continues above 35 feet in height as shown in "Exhibit A." The facades incorporate ornamental techniques in their design for example, using a variety of materials like plaster, glass, aluminum window bays, backlit opaque glass, and laminated panel cladding. The Project's use of opaque glass on the second floor and laminated panels also offers subtle accents to add depth and a pop of color. Fenestration is used to change the articulation vertically and horizontally. Additionally, the parking structure is designed to be incorporated into the building, wrapping parts of it with usable spaces like work-live units and common areas. For the areas where it is not wrapped into the structure, it is shielded from public view using materials that are compatible with the overall design of the building, including opaque glass, green screen, climbing vines, and a natural fiber compound screen.

As such, the Project complies with Section 6.2.6.2.5, which regulates the articulation of the building facade.

- f) General Landscape Requirements for all Projects Landscape and Irrigation Plans. Per Condition of Approval Number 12, the applicant will submit revised landscape plans that show all planted areas within the Project serviced by automatic irrigation systems and conforming to the City's water conservation requirements as prepared by a licensed landscape architect. Additionally, per Environmental Condition HYDRO-3, the Project will dedicate area in the parkway so that runoff can be collected in vegetated swales and directed to existing curb and gutter or storm drains .As such, the Project complies with Section 6.2.6.2.6, which requires automatic irrigation systems that conformance to the City's water conservation requirements.
- g) Landscaping Requirements for Parking Facilities. Section 6.2.6.2.7 of the Specific Plan states that any building or structure used for parking shall have a minimum landscaped setback of five feet on any portion of a building used for parking at or above grade when it is not next to a street. Any portion of a structure used for parking adjacent to a street shall meet the requirements for setbacks for the District in which it resides. The area within the setbacks shall be landscaped with a berm and/or hedge of at least 36 inches in height. Additionally, trees shall be planted in the setback at a ratio of one tree every 30 linear feet for the length of the parking area. Finally, the parking areas in the structure that are at or above grade shall be designed with screening techniques to minimize vehicle headlight and noise impacts on adjacent properties and include climbing vines to provide landscaped screening and exterior amelioration to the walls.

Per Condition of Approval Number 13, the applicant will submit revised plans and elevations that show for the parking structure on the west, north, and east elevations on the first and second floors a width of at least five feet in the landscaped setbacks. Per "Exhibit A," the Project shows a screening material of laminated panel cladding for the areas dedicated to parking at or above grade in the structure. Per Condition of Approval Number 12, the applicant will submit revised landscape plans that show all plants proposed, trees planted at a ratio of every 30 linear feet in the setback area adjacent to the parking structure on the north, west, and east elevations of the structure dedicated to parking; the species of climbing vines planted on the facade of the parking structure on the north elevation; the use of shrubs, vines, green, screen, or trees to screen blank walls at the north elevation for the portion of the structure above-grade and dedicated to parking.

With the clarification of landscape plans through the two aforementioned Conditions of Approvals, the Project complies with Section 6.2.6.2.7.

- h) Street Trees. Section 6.2.6.2.8 requires that new street trees be of the species indicated for street trees as set forth in Appendix F of the Specific Plan. The Specific Plan, however, is silent on the replacement ratio for street trees that are to be removed as part of a Project. When the Specific Plan is silent on a regulation that occurs in the LAMC, the LAMC prevails. As such, the Project is subject to the Street Tree requirements placed upon the project from the Urban Forestry Division. In this instance, the Urban Forestry Division will require a two to one replacement as appropriate. Appendix F of the Specific Plan requires street trees on Vanowen Avenue to be either Tabebuia impetiginosa (Pink Trumpet Tree) and/or Quercus ilex (Holly Oak) and has no such requirement for what species street trees shall be on Alabama Avenue. Condition of Approval Number 5 directs the Project to preserve street trees to the greatest extent possible, as the Tree Report submitted February 12, 2017 states three Street Trees are proposed for removal, but only one with a diameter of 4 inches or greater; the Landscape Plans in "Exhibit A" show a planting plan for new street trees. Existing Street Trees will be removed, and new ones planted only if the removal is necessary for sidewalk widening. If the Project requires the removal and replacement of street trees, according to "Exhibit A" Street trees will be planted with Holly Oak on Vanowen Street and a species to be determined on Alabama Avenue. Conditions were also directed by the Bureau of Engineering in their memo dated July 19, 2018 that include the installation of tree wells with root barriers and the planting of street trees. As such, Condition of Approval Number 5 requires the applicant to seek approval from the Division of Urban Forestry for compliance with their requirements. With further review and approval from the Division of Urban Forestry, the project will comply with Section 6.2.6.2.8 of the Specific Plan.
- i) Application of the Urban Design Guidelines and the Supplemental Urban Design Standards. Section 6.2.6.3 of the Specific Plan requires that Projects have a consultation with the City's Urban Design Studio before a Letter of Determination is to be issued. The Project had a review with the Urban Design Studio on August 22, 2018, and as such complies with Section 6.2.6.3 of the Specific Plan.

As such, the Project complies with Section 6.2.6 of the Specific Plan.

Section 6.2.7: Hybrid Industrial

The Project does not propose Hybrid Industrial uses. The Project therefore is not subject to Section 6.2.7 of the Specific Plan which regulates Hybrid Industrial use.

Section 6.2.8: Automobile Uses

The Project does not propose uses that include the servicing, purchasing, or maintenance of automobiles. The Project is therefore not subject to Section 6.2.8 of the Specific Plan which regulates auto-oriented uses.

Section 6.2.9: Establishment of Entertainment Uses

The Project does not propose Entertainment Uses, and it is not located in the Downtown or Uptown Districts of the Specific Plan. The Project is therefore not subject to Section 6.2.9 of the Specific Plan which regulates entertainment and nightlife uses in the Downtown and Uptown Districts of the Specific Plan.

Section 6.2.10: Sustainability Requirements for the Entire Plan Area

Per Condition of Approval Number 14, the Project will submit evidence the project is designed to meet the equivalent green standards of LEED (Leadership in Energy and Environmental Design) at the Silver Level, in addition to the City's Green Building and any other applicable regulations relating to sustainability standards. Additionally, per Conditions of Approval 15 and 16, the Project will submit evidence showing that it complies with the City's Green Building Ordinance and that the roof complies with the Solar Reflectance Index requirement in Appendix G of the Specific Plan. Appendix G provides three options for roofs to meet compliance with Section 6.2.10 according to the slope of the roof and the materials used. As such, the Project complies with Section 6.2.10, which requires Projects to incorporate environmentally-conscience design and construction.

Section 7.2: Department of Transportation Review

In Condition of Approval Number 5 in "Additional Requirements", the applicant is made aware that the Department of Transportation (DOT) may have additional requirements for dedication and improvements. As per Condition of Approval Number 18, the applicant will submit a site plan to DOT for review and approval. Additionally, the applicant at the time application is required to submit an Initial Site Assessment Form, which was signed as required by City Planning staff on May 11, 2018. As such, the Project complies with Section 7.2 on Transportation Review.

Section 7.3: Mobility Fee

As required, the Applicant concurrently filed the Warner Center 2035 Plan Preliminary WC2035 Plan Mobility Fee Calculation Application Form with the Department of City Planning and the Department of Transportation, signed on May 11, 2018 by City Planning staff.

The Specific Plan allows credit for any uses that were occupied on or subsequent to January 1, 2008 to be deducted from a Project's Mobility Fee. The Project Site is currently improved with a commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot. The existing building has a FAR of approximately 1.2:1 and falls within Category D of the Warner Center 2035 Plan – Mobility Fee Table (Appendix D).

The proposed Project includes a total of approximately 166,995 square feet of Floor Area with a FAR of approximately 4.06:1. According to the 2020 Mobility Fee Rate Table, the proposed use falls within Category A of Appendix D.

The Applicant anticipates that the proposed Project will be required to contribute to the traffic mitigation measures, if/where applicable as determined by the Department of City Planning and DOT, as outlined in Appendix E of the Specific Plan, and that the Project would be required to dedicate a nine-foot strip of land on Vanowen Street and a four-foot easement, as shown in Condition of Approval Number 5. Please refer to the associated Preliminary Mobility Fee Application for the Project for more details on the Preliminary Mobility Fee estimation. Per Condition of Approval Number 19, the final Mobility Fee, including any credits, will be calculated by DCP after the final square footage totals for the Project uses are determined through the Plan Check process by Building and Safety. With further review by the Department of Building and Safety and the Department of Transportation, and approval from the Department of City Planning, the project will comply with Section 7.3 of the Specific Plan.

Section 7.8: Transportation Demand Management Program

Per Condition of Approval Number 20, the Applicant and/or property owner(s) will provide a Transportation Demand Management Plan or proof of membership in good standing for a Transportation Management Organization (TMO). As such, the Project complies with Section 7.8

which requires that Projects greater than 30,000 square feet submit a Transportation Demand Management plan to the City or join a TMO.

Section 9: Cultural Amenities

Per Condition of Approval Number 21, the Project will be assessed a Warner Center Cultural Amenities Development Fee if the valuation of the Project's building permit is \$500,000 or more. The rate at which it will be assessed will be at the rate set by LAMC Section 91.107.4.6. Prior to the issuance of building permits, should the project wish to provide on-site cultural amenities inlieu of the fee, per Condition of Approval Number 21, the Project will have to demonstrate that the cultural amenities proposed at that time are consistent with the Warner Center Cultural Affairs Master Plan, and are being provided at a value equal to or greater than the amount of the Warner Center Cultural Amenities Development Fee. Should on-site cultural amenities be proposed, the Project is required to work with the Director of Planning and the Department of Cultural Affairs to determine consistency with the Master Plan. If, at the time prior to building permit issuance, there is no Master Plan with which to determine consistency with the proposed on-site cultural amenities, the Project will pay the set fee. As such, the Project complies with Section 9 of the Specific Plan.

Urban Design Guideline Section 2.5: Blocks and Height

Per "Exhibit A," the eight-story structure, a tall structure for the area, is located along Vanowen Street, a major corridor designated as a Modified Avenue I in the Mobility Plan. As such, the Project complies with Urban Design Guideline Section 2.5 which states that Projects should site taller structures along the major corridors where their visual presence can serve as focal points within the district and reinforce the street wall.

Urban Design Guideline Section 2 .6: Blocks and Density

Per "Exhibit A," the Project is located approximately 0.25 miles from the Canoga Bus Rapid Transit Orange Line Station, which is defined as a major transit stop per Section 21064.3 of the California Public Resources Code and includes 193 dwelling units. As such, the Project compiles with Urban Design Guideline Section 2.6, which states that Projects of greatest density, residential units, and employment centers should be located as close to a fixed transit station as possible.

Urban Design Guideline Section 2.7: Blocks

Per "Exhibit A," the parking garage that serves the development is wrapped by habitable uses along the street frontage of Vanowen Street. As such, the Project complies with Urban Design Guideline Section 2.7 which states that Projects should locate parking garages that serve the development or district underground, in a podium wrapped by habitable uses.

Urban Design Guideline Section 3.B.6: Street Standards Improvements

Per Condition of Approval Number 5, the Project will be making improvements to the street like installing tree wells and providing parkways. As such, the Project complies with Urban Design Guideline Section 3.B.6 which states that Projects should provide parkways, tree wells, street trees, and other streetscape improvements.

Urban Design Guideline Section 3.C.5: Street Setbacks

Per Condition of Approval Number 12, the project will include on the south elevation at the livework units, landscaped setbacks with any or all of the following: walkways, porches, raised planters and other solid walls up to three feet above sidewalk elevation, and transparent fences up to four feet above sidewalk elevation. As such, the Project complies with Urban Design Guideline Section 3.C.5, which states that adjacent to ground-floor residential units with individual entries or residential common areas the setbacks shall be landscaped with certain features.

Urban Design Guideline Section 3.C.6: Streets Setback Landscaping

Per Condition of Approval Number 12, the Project will provide updated plans that show landscaping in a minimum of 30% of the required setback areas. As such, the Project complies with Urban Design Guideline Section 3.C.6 which states that Projects should landscape setbacks adjacent to non-residential ground floor use.

Urban Design Guideline Section 3.C.7: Streets Setbacks

Per Condition of Approval Number 10, and per "Exhibit A", the project will not include surface parking in the setbacks. As such, the Project complies with Urban Design Guideline Section 3.C.7, which states that surface parking should not be located in the setbacks.

Urban Design Guideline Section 4.C.3: Active Ground Floor Retail

Per Condition of Approval Number 17, the Project will locate the primary entrance to each street-level tenant space that has its frontage along Vanowen Street from that street. As such, the Project complies with Urban Design Guideline Section 4.C.3, which states that projects should locate the primary entrance to each street-level tenant space that has its frontage along a public street from that street.

Urban Design Guideline Section 4.D.1: Street Wall and Ground Floor Uses

Per Condition of Approval Number 17, the project will have a primary entrance for the building located on Vanowen Street, a public street, that is connected and visible from said street. The entrance on Vanowen Street, as shown on "Exhibit A," is located on the street frontage of Vanowen Street towards the west side of the building and is directly accessible from the adjacent sidewalk and easement. As such, the Project complies with Urban Design Guideline Section 4.D.1, which states that a building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, should be located on a public street or on a courtyard, plaza, or pathway that is connected to and visible from a public street.

Urban Design Guideline Section 5.A.3: Parking and Access - Visibility

Per Condition of Approval Number 17, except for the ground-level frontage required for access to parking, no parking or loading will be visible on the ground floor of the Project's facade that faces the public right-of-way. As such, the Project complies with Urban Design Guideline Section 5.A.3 which states that except for the ground-level frontage required for access to parking, no parking or loading should be visible on the ground floor of any building facade that faces a public right-of-way or the Los Angeles River Greenway.

Urban Design Guideline Section 5.A.15: Parking and Access - Location

Per Condition of Approval Number 17, the Project will locate parking and loading access a minimum of 25 feet from the primary building entrance on Vanowen Street. As such, the Project complies with Urban Design Guideline Section 5.A.15 which states that Parking and loading access should be located a minimum of 25 feet from a primary building entrance, pedestrian pathway, or public outdoor gathering area.

Urban Design Guideline Sections 6.B.10, 6.B.13, and 6.B.19 : Architecture – Horizontal and Vertical Variation

Per Condition of Approval Number 17, the Project will Vary details and materials horizontally to provide scale and three-dimensional qualities to the building; have a ground floor of the building with different architectural treatment than the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level; and use materials and color to reinforce the

building's massing and not just be applied as unrelated surface treatment. As such, the Project complies with Urban Design Guideline Sections 6.B.10, 6.B13, and 6.B19 which deals with the use of materials to create variation in forms throughout the structure.

Urban Design Guideline Section 6.B.21: Color Palette

Per "Exhibit A," the Project uses a color palette of white and neutral tones throughout the structure that blends into the different forms and doesn't clash with them. As such, the Project complies with Urban Design Guideline Section 6.B.21 which states that projects should establish a simple color palette that reinforces the design concept and is not independent of the structural form.

Urban Design Guideline Section 6.B.29: Glazing

Per Condition of Approval Number 6, the Project will use transparent, non-reflective glazing on the ground floor windows and doors. As such, the Project complies with Urban Design Guideline Section 6.B.29 which states that Projects should Use transparent, non-reflective glazing in ground-floor windows and doors.

Urban Design Guideline Sections 6.B.35, 6.B.36, and 6.B44: Lighting and Security

Per Condition of Approval Number 13, the applicant will submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. As such, the Project complies with Urban Design Guideline Sections 6.B.35, 6.B.36, and 6.B.44 which states that exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky, nearby properties, and roadways; and integrated into the architectural and landscape lighting system and indistinguishable from it.

Urban Design Guideline Sections 6.B.38 and 6.B.41: Architecture Minimization of Impacts on Neighbors

Per Condition of Approval Number 17, prior to final signoff, the Project will submit revised plans showing the location on the exterior of all mechanical equipment including the roof, with screens shielding it from public view, and the location of the ventilation intakes and exhausts on the exterior located more than 20 vertical and horizontal feet from the sidewalk and directing air flow away from the public realm. As such, the Project complies with Urban Design Guideline Sections 6.B.38 and 6.B.41 which state that mechanical equipment should be screened or integrated with the design of the building and that intake and exhaust vents should be located to minimize effects on pedestrian comfort.

Urban Design Guideline Section 6.B.43: Architecture Screening of Telecommunications Per Condition of Approval Number 17, prior to final signoff, the Project will submit revised plans showing antennas and satellite dishes screened and Cable and satellite services encouraged to be provided through a single source. As such, the Project complies with Urban Design Guideline Section 6.B.43, which states that antennas and satellite dishes should be screened.

Urban Design Guideline Section 6.B.45: Architecture Minimization of Glare on Neighbors Per Condition of Approval Number 17, the Project will submit revised plans showing metal surfaces on the exterior noted as having a matte finish or other finish that minimizes glare or reflection. As such, the Project complies with Urban Design Guideline Section 6.B.45, which states that reflective materials or other sources of glare (like polished metal surfaces) should be designed or screened to avoid impacts on views and measurable heat gain on surrounding windows either within or adjacent to a project.

Urban Design Guideline Sections 6.D.3 and 6.D.9: Architectural Design – Mid Rise Buildings

Per Condition of Approval Number 17, the Project's balconies will be a minimum of 50% transparent and may integrate metal railing or glass guardrail systems and will integrate glass window bay systems to add variation in the facade where appropriate. As such, the Project complies with Urban Design Guideline Sections 6.D.3 and 6.D.9, which states that balconies should be a minimum of 50% transparent and that projects should integrate glass window bay systems to add variation in the facade where appropriate.

Urban Design Guideline Section 7.2: On-Site Open Space

Per Condition of Approval Number 8, the Project will include in its PAOS 90% of the designated space open to the sky, a minimum of 50% of the designated space as landscaped, and a focal point designed as a gathering place. Additionally, per Condition of Approval Number 12, The Project is required to use permeable pavers for at least 75% of all hardscaped areas. As such, the Project complies with Urban Design Guideline Section 7.2.

Urban Design Guideline Section 7.5: On-Site Open Space Landscaping

Per Condition of Approval Number 12, prior to signoff, revised landscape plans or proof of compliance will be provided to show 50% of the trees as canopy trees that provide shade. As such, the Project complies with Urban Design Guideline Section 7.5, which states that at least 50% of the required trees should be canopy trees that shade open spaces, sidewalks and buildings, unless City Planning approves a less percentage to accommodate recreational facilities.

Urban Design Guideline Section 7.10: On-Site Open Space Seating

Per Condition of Approval Number 12, the Project will provide seating placed with consideration to noontime sun and shade. Additionally, the Project is encouraged in the PAOS areas to plant deciduous trees as the most effective means of providing comfortable access to sun and shade. As such, the Project complies with Urban Design Guideline Section 7.10, which states that plazas and courtyards are encouraged to incorporate seating to facilitate their enjoyment and use, with consideration paid toward the noontime sun and shade, and to use deciduous trees.

Urban Design Guideline Section 7.13: On-Site Open Space Scale and Continuity

Per Condition of Approval Number 12, the Project will provide updated landscape plans according to the instructions on CP-6730 that include: a revised north arrow pointing north and not west; the name, address, phone number and email address of the landscape professional who prepared the plans; the denotation of street trees existing and replacement; the dimensions of all open space areas; height at planting; and a portion of the proposed trees showing a height of at least 35 feet at 10 years from the time of planting, denoting the height at and age to maturity. As such, the Project complies with Urban Design Guideline Section 7.13, which states that landscape elements should establish scale and reinforce continuity between indoor and outdoor spaces, as well as Projects should plant canopy trees that will achieve a height of 35 feet in 10 years in open spaces.

Urban Design Guideline Section 7.15: On-Site Open Space Screening

Per Condition of Approval Number 12, the Project will provide updated landscape plans that show the use of shrubs, vines, green, screen, or trees to screen blank walls at the north elevation at the above grade parking level. As such, the Project complies with Urban Design Guideline Section 7.15, which states Landscaping should be used to screen or break up the mass of blank walls.

Urban Design Guideline Section 8.A.1: Landscape and Stormwater Treatment and Management

Per Condition of Approval Number 12, the Project will provide updated landscape plans that show that the Project treats 100 percent of the 85th percentile storm and provides detentions capacity to retain a rainfall intensity of 0.5 inches/hour or other Code requirement if the latter is more restrictive, to the satisfaction of the Bureau of Sanitation. On-site infiltration is the preferred method of treatment. As such, the Project complies with Urban Design Guideline Section 8.A.1 which encourages Projects to reduce storm water runoff entering the storm drainage system and increase on-site treatment and infiltration of storm water.

Urban Design Guideline Section 8.B.2: Landscape and Stormwater Treatment

Per Condition of Approval Number 12, the Project will provide updated landscape plans that show use of a variety of 50% of the plants have a low or very low WUCOLS classification or are identified as California Friendly on www.bewwaterwise.com. As such, the Project complies with Urban Design Guideline Section 8.B.2 which encourages all projects to select and install plants identified as California Friendly by the Metropolitan Water District's Be Water Wise program (www.bewaterwise.com) for at least 50% of the plant materials used.

Urban Design Guideline Section 8.B.3: Landscape and Stormwater Treatment - Indigenous Plants

Per Condition of Approval Number 12, the Project will submit revised plans that show the use of indigenous plants per the County's Los Angeles River Master Plan (LARMP) Landscaping Guidelines and Plant Palettes' short list for at least 25% of the plant materials used. As such, the Project complies with Urban Design Guideline Section 8.B.3 which states that projects located north of Victory Boulevard are encouraged to select and install indigenous Plants per the County's Los Angeles River Master Plan (LARMP) Landscaping Guidelines and Plant Palettes' short list for at least 25% of the plant materials used.

Urban Design Guideline Section 8.B.5: Landscape and Stormwater Treatment – Irrigation Per Condition of Approval Number 12, the Project will provide updated landscape plans that show use of a high-efficiency "smart" irrigation system, which includes a weather-based controller, and, where feasible, in-line drip and bubblers, rather than overhead spray. As such, the Project complies with Urban Design Guideline Section 8.B.5 which encourages use of a high-efficiency "smart" irrigation system.

Urban Design Guideline Section 8.B.6: Landscape and Stormwater Treatment – Permeable Paving

Per Condition of Approval Number 12, the Project is encouraged to provide updated landscape plans that show the use of permeable paving for at least 75 percent of all hardscape areas. As such, the Project should comply with Urban Design Guideline Section 8.B.5 which encourages the use of use permeable paving.

Urban Design Guideline Section 9.B.3: Streetscape Improvements – Responsibilities of Developer

Per Condition of Approval Number 8, prior to the issuance of any building permit, the applicant will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department that includes information regarding the ongoing maintenance and operation of the PAOS areas. Additionally, per Condition of Approval Number 5, the applicant will post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of street trees required to be maintained, replaced, or relocated in such

a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. As such, the Project complies with Urban Design Guideline Section 9.B.3, which states that applicants should Execute a Maintenance Agreement with the City by which the Applicant agrees to maintain the streetscape improvements and accepts liability for them.

On-Site Trees. The Project proposes to remove 11 on-site trees as shown in the Tree Report, dated February 12, 2017, and "Exhibit A." Per the Specific Plan, the Project will replace any loss of on-site trees by replacement greater than 10 centimeters (4 inches) in diameter at breast height (DBH) (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio to show compliance with this mitigation measure. Per Condition of Approval Number 17, prior to Planning clearance, an updated tree report of less than a year old will be provided by a Landscape Architect or Certified Arborist showing trees and to be removed and their corresponding DBH, and updated landscape plan that shows a replacement ratio of 2:1 to replace the on-site trees proposed for removal in "Exhibit A" that have a DBH of 4 inches or greater. In addition, prior to the issuance of a permit for the project, satisfactory arrangements will be made with the Urban Forestry Division of the Bureau of Street Services for the construction of tree wells and planting of on-site trees.

Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan

The Project as proposed will provide 193 new multifamily residential units approximately 0.25 miles from a fixed transit station and within Warner Center, a Specific Plan overlay area focused on providing residential and non-residential on mixed use lots in a Regional Center Commercial land use designation. As such, the Project conforms to the local Community Plan's objectives to 1) achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010, and 2) reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Project Permit Adjustment Findings

2) There are special circumstances applicable to the project or project site which make the strict application of the specific plan regulation(s) impractical.

The Project is situated on a wide lot with a very narrow depth, with approximately 312 feet of frontage along Vanowen Street and a depth of approximately 133 feet. The Subject property is bounded by two public rights of way, Vanowen Street and Alabama Avenue to the south and east, a private drive, Remmet Avenue, to the west, and a multi-family residential development to the north. Additionally, the Project is located within an Active Street Frontage along Vanowen Street, and per Section 6.2.4.2 of the Specific Plan, the Project is required to provide Non-Residential uses that are at least 15 feet in height as measured from floor-to-floor and to a depth of 25 feet as measured from the building line. Additionally, the topography of the site has a gradual slope, with the site sloping down from the west (Remmet Avenue) to the east (Alabama Avenue).

Given the narrow depth of the lot, as well as the requirement that ground floor parking be wrapped by non-residential uses to a minimum depth of 25 feet in an Active Street Frontage, and in order to scale the building appropriately to the adjacent multi-family use, parking for the proposed Project is provided across two subterranean levels, one partial on grade level, and one above grade level, with access from both Alabama Avenue and

Remmet Avenue. Subterranean parking is accessed directly from Alabama Avenue, with above grade parking accessed directly from Remmet Avenue. Dual access to the provided parking is proposed in consideration of neighboring and adjacent residential uses.

The varying reduction in required ground floor height by approximately 6.6% to 16.6% as it relates to the sloping of the lot permits an average ground floor height of approximately 13 feet and 6 inches. At its lowest, the floor-to-floor height is measured at approximately 12 feet and 6 inches, and at its greatest extent it measures in height at approximately 14 feet. The reduced floor-to-floor height at the ground floor from the 15-foot standard provides a necessary accommodation to the structure's ramping system that provides access to and across the levels of parking proposed to serve the Project, taking into account the slope of the property. Specifically, approximately 34% of the Vanowen Street frontage will have a ground floor, floor-to-floor height of approximately 12 feet and 6 inches, approximately 43% of the Vanowen Street frontage will have a ground floor, floor-to-floor height of approximately 23% of the Vanowen Street frontage will have a ground floor, floor-to-floor height of approximately 14 feet. As the lot slopes from Remmett Avenue down to Alabama Avenue, the ground floor, floor-to-floor height of the Project will increase commensurate with the slope of the lot.

A 15-foot minimum floor-to-floor height at the ground floor would result in an infeasible, steep ramp connecting the ground floor with the above-grade parking level. The reduction in floor-to-floor height at the ground floor eases the angle of the ramp ensuring appropriate ingress and egress as well as vehicular circulation within the proposed parking. The variable ground floor, floor-to-floor height has been designed to accommodate the slope of the site as well as to assure that the ramping system be angled appropriately. Due to the unique geographic constraints of the lot and the narrow envelope within which parking can be provided within the proposed structure, as well as the provision of dual ingress/egress from Alabama Avenue and Remmet Avenue, it is infeasible to incorporate a regulation ramp angle without the granting of a reduction in floor-to-floor height.

3) In granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.

Active Street Frontages are defined by the Specific Plan as "designated streets where buildings incorporate features and elements that are human scaled and can be used and enjoyed by pedestrians." The Project has been designed with a 15-foot regulating line, created through the use of varied building materials strategically placed to create the appearance of additional height, between the first and second levels. The provision of the proposed regulating line creates a 15-foot ground floor, floor-to-floor façade delineation, maintaining the desired pedestrian scaled environment despite the reduction in the floor-to-floor height at the ground floor. The pedestrian environment is further enhanced through the provision of 11 work-live units on the ground floor along Vanowen Street, which will activate the Vanowen Street frontage while providing the opportunity for local serving commercial uses and businesses. It also creates an incentive for commercial uses at the ground floor through the 15-foot in height floor-to-floor regulation, as that is seen as an industry standard for commercial use.

The approval of the Project includes that the Project be in substantial conformance with "Exhibit A" during the permit and inspection process. Additionally, Condition of Approval Number 6 requires that the Project maintain the proposed 15-foot regulating line demonstrated in "Exhibit A," as well as a condition that prohibits the use of features that artificially lower the ceiling on the

interior. Furthermore, conditions of approval have been added to the Letter of Determination to "lock in" project design features so that the 15-foot regulating line is adhered to in materials and design during the Plan Check process. Per the Conditions of Approval and findings made in the preceding sections of this Letter of Determination, the Director of Planning has determined that, aside from the height requested to be adjusted, the Project substantially complies with the regulations of the Warner Center 2035 Specific Plan, and that the granting of the adjustment does not cause other parts of the Project to be out of conformance with the Specific Plan's regulations.

4) In granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public right-of way.

The Active Street Frontage regulation was added to the Specific Plan to create a human-scaled, walkable environment for visitors and residents of Warner Center. By adding the regulating line to the exterior of the Project, the Project proposes an appearance for the project that accomplishes the same goal. Additionally, the 15-foot regulation height was put in place because of industry standards of said height for commercial use.

The granting of a Specific Plan Project Permit Adjustment allows the Project to accommodate the slope of the site while providing a parking system of two subterranean levels, one partial on grade parking level, and one level of above -grade parking, as well as dual ingress/egress from Alabama Avenue and Remmet Avenue. The proposed parking configuration responds to adjacent uses and the input and request of the abutting residential condominium association, providing dual ingress and egress and limiting the number of above grade parking levels, while maintaining the desired pedestrian scaled environment along the Active Street frontage through the use of a 15-foot regulating line along the Vanowen Street frontage. The Conditions of Approval imposed on the project create an environment so that the goals of the original regulation that required a 15-foot floor-to-floor height at the ground floor are realized through other means.

Environmental Findings

5) The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

In compliance with requirements of the California Environmental Quality Act (CEQA), the Project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), certified on April 23, 2013 and recertified on October 23, 2013, for the General Plan Amendment to the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan and related Transportation Element amendments to allow for the implementation of the Warner Center 2035 Plan covering approximately 924 acres bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west. The environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required.

In general, the Program EIR identified measures to mitigate impacts in terms of aesthetics, light and glare, air pollution and noise during construction, nesting bird protection, archaeological and paleontological resource preservation, soil stability, seismic safety, hazard assessment, water quality and drainage, city services, water conservation, energy conservation, and waste reduction.

In addition, the Specific Plan sets sustainable building standards for LEED-certification at the Silver Level (or equivalent) and for rooftop Solar Reflectance. Conditions of approval require the Project to comply with these standards and all applicable mitigation measures and monitoring as set forth in the Program EIR, which would mitigate the Project's potential significant environmental impacts to the extent physically feasible. As stated on page 1-8 of the Certified EIR, the EIR is intended to function as a project-specific EIR for those projects that are consistent with the WC2035 Plan.

The Project has also been designed to substantially comply with the Warner Center 2035 Specific Plan's Section 6.2.6 Supplemental Urban Design Standards and Appendix F Urban Design Guidelines, which will help mitigate any potential impacts to adjacent properties and the environment.

Additionally as a designee of the Director of Planning, I have determined based on the whole of the administrative record, that the Project is statutorily exempt from CEQA pursuant California Government Code Section 65457 because it is a residential project consistent with the Warner Center Specific Plan Program EIR, certified on April 23, 2013 and recertified on October 23, 2013, and no event as specified in Public Resources Code Section 21166 has occurred that would require a supplemental EIR to be prepared prior to approval of the Project.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of this Director's Determination shall be complied with <u>before</u> the use may be established. This authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination. If such privileges are not utilized or substantial physical construction work has not begun and carried on diligently to completion, the authorization shall become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is sold, leased, rented, or occupied by any person or corporation other than yourself, you must advise them regarding the conditions of this grant.

VIOLATIONS OF THE CONDITIONS, A MISDEMEANOR

Section 11.00 M of the Los Angeles Municipal Code states: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

This Determination is not a permit or license, and any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this Determination is violated or is not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions, as stipulated in the Los Angeles Municipal Code.

Per LAMC Section 11.5.7 C.4(c), the Determination in this matter shall become effective 15 calendar days after the approval date, unless an appeal is filed. All appeals shall be filed pursuant to procedures established under LAMC Section 11.5.7 C.6. It is strongly advised that appeals be filed early during the appeal period and in-person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date to be accepted. Forms are available on-line at http://planning.lacity.org. The Department of City Planning public offices are located at:

Downtown Office Valley Office West Los Angeles Office Marvin Braude Building 1828 Sawtelle Boulevard, Figueroa Plaza 201 North Figueroa 6262 Van Nuys 2nd Floor Street. 4th Floor Boulevard. Suite 251 Los Angeles, CA 90025 Los Angeles, CA 90012 Van Nuys, CA 91401 (310) 231-2901 (213) 482-7077 (818) 374-5050

The time in which a party may seek judicial review of this determination is governed by California Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedures Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

BUILDING PERMIT SIGN-OFFS

All subsequent building permit sign-offs regarding this case must be by <u>appointment only</u> with the Department of City Planning Development Services Center staff through an online appointment system at http://planning.lacity.org. On the website, continue to "Development Services Center - Location & Appointments," located on the bottom-right-hand corner of the page to make an appointment request.

VINCENT P. BERTONI. AICP Director of Planning

Approved by:

Claudia Rodriguez, Senjor City Planner

cc: Department of Building and Safety
Department of Transportation
Abutting Property Owners
Council District No. Three
Canoga Park Neighborhood Council

Interested Parties

Prepared by:

Tim Fargo, City Planner

Exhibit C:

Project Plans and Materials

RECEIVED **CITY OF LOS ANGELES**

SEP 1 7 2019

CITY PLANNING VAN NUYS OFFICE



21515 VANOWEN STREET, CANOGA PARK | SANDSTONE PROPERTIES

PROJECT DIRECTORY

OWNER: SANDSTONE PROPERTIES 14724 VENTURA BLVD. PENTHOUSE SHERMAN OAKS, CA 91403 CONTACT: DAVID GARCIA (310) 393-9000

ARCHITECT: VAN TILBURG, BANVARD & SODERBERGH, AIA 1738 BERKELEY STREET SANTA MONICA, CA 90404 CONTACT: L. GUSTAF SODERBERGH, AIA, LEED AP (310) 394-0273

LANDSCAPE ARCHITECT: LRM 10335 JEFFERSON BLVD. CULVER CITY, CA 90232 CONTACT: CHARLES ELLIOTT (310) 839-6600

SHEET INDEX A0.0 Coversheet- Directory & Sheet Index

A0.1 Project Data

S-1 ALTA/NSPS Land Title Survey S-2 Topographic Survey

A1.1 Site Plan

A1.1a Open Space Diagram A1.1b Sustainability Plan

A2.1 Ground Floor Plan A2.2 Above Grade Parking Plan P2

A2.2a Subterranean Parking Plan 1 A2.2b Subterranean Parking Plan 2

A2.3 Podium Floor Plan

A2.4 Typical Residential Floor Plan A2.5 Roof Floor Pian A3.1 Building Sections

A4.1 Typical L/W unit plan A5.1 South & East Elevations A5.2 North & West Elevations

A5.3 Architectural Illustration A5.4 Architectural Illustration

A5.5 Architectural Illustration

A5.6 Architectural Illustration A5.7 Architectural Illustration

Overall Landscape Plan Ground Floor Landscape Plan

L3 Ground Floor Enlargement Plan

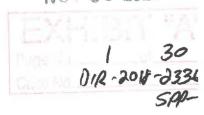
Podium Level Landscape Plan

L5 **Existing Tree Survey Existing Tree Survey**

Conceptual Plant Palette

A0.0 VAN TILBURG, BANVARD & SODERBERGH, AIA # 16039 09.17.2019

NOV 09 2020



ZONE: (WC) RIVER-SN-RIO EXISTING SITE AREA: 44,014 SF (1.01 AC) SITE AFTER DEDICATION: 41,132 SF (0.94 AC)

BUILDING FLOOR AREA SUMMARY

RESIDENTIAL: GROUND FLOOR AMENITY/ LOBBY/ LEASING/ MAIL CENTER 140,198 sf TOTAL RESIDENTIAL AREA PODIUM CLUB ROOM 1,388 sf PODIUM INDOOR/ POOL AREA 540 sf **CORRIDORS** 15,429 sf GROUND & 2ND FLOOR STORAGE & TRASH ROOM 770 sf NON RESIDENTIAL: L/W AREA 5,446 sf TOTAL BUILDING FLOOR AREA 166,995 sf (Floor area per WC20135 Plan Section 4, LAMC 12.21.1-A) FLOOR AREA RATIO CALCULATION (FAR)

PUBLICALLY ACCESSIBLE OPEN SPACE (PAOS)

PAO'S REQUIRED 41,132 @ 15% = 6,170 sf PAO'S PROVIDED = 6,732 sf see SHT L1 for additional data on the PAOS

PRIVATE AND COMMON OPEN SPACE

REQUIRED * 193 DU

31 STUDIOS X 100 sf = 3,100 sf 107 1-BR UNITS X 100 sf = 10,700 sf 55 2-BR UNITS X 125 sf = 6,875 sf TOTAL 20,675 sf

PROVIDED

PODIUM SOUTH COURTYARD
PODIUM NORTH COURTYARD
PRIVATE BALCONIES **
INTERIOR AMENITIES
PAOS AREA
1,858 sf
2,914 sf
6,100 sf
3,113 sf
6,732 sf
20,717 sf

Notes: * LAMC 12.21.G.2a is superceded by WC 2035

** Per 12.21.G.2b2 a maximum of 50sf/ DU is included in this number. 122 balconies comply with 12.21.G.2b

PARKING

REQUIRED 193 DU

MINIMUM 1 SPACE/ UNIT 193 STALLS MAXIMUM 2 SPACE/ UNIT 386 STALLS

PROVIDED

SUBTERRANEAN 2 83 STALLS
SUBTERRANEAN 1 80 STALLS
GROUND 21 STALLS
P2 ABOVE GRADE 65 STALLS
TOTAL PROVIDED 249 STALLS

 DU
 ST SPACES
 LT SPACES

 1-25
 1/10U=2.5
 1/1U=25

 26-100
 1/15U=5
 1/1.5U=50

 101-200
 1/20U=4.65
 1/2U=46.5

 BICYCLES
 REQUIRED / PROVIDED :

 12 SHORT TERM / 121
 LONG TERM



UNIT TYPE	S1	S2	S3	S4	S5	A1	A2	АЗ	A4	A5	A6	A7	A8	A9	A10	B1	B2	В3	B4	B5	B6	B7	LW 1	LW2	LW3	LW4	
AREA	510 sf	512 sf	501 st	543 s	f 633 sf	761 sf	720 sf	650 s	607 sf	638 sf	704 sf	656 sf	649 sf	766 sf	1,013 sf	1,237 sf	960 sf	964 sf	970 sf	1,087 s	f 843 sf	1,086 sf	824 sf	976 sf	928 sf	891 sf	
TOTAL UNITS	6	12	11	1	Ĩ	18	6	6	6	12	34	6	6	12	1	6	6	13	6	6	6	1	1	7	1	2	193 units / 248 bedrooms
AREA	3,060 s	of 6,144 s	sf 5,511	sf 543	sf 633 sf	13,698 s	f4,320 sf	3,900 s	f 3,642 st	7,656 sf	23,936 s	of 3,936 s	f3,894 s	f 9,192 sf	1,013 sf	7,422 sf	5,760 sf	12,532 s	sf 5,820	sf6,522	sf 5,058 s	of 1,086 sf	824 sf	6,832 sf	928 sf	1,782 sf	
	31 studio units 16.1%					107 1br units 55.4%									44 2br units 22.8%						11 L/W 2br units 5.7%				755 sf AVG.		

NOV 0.9 2020

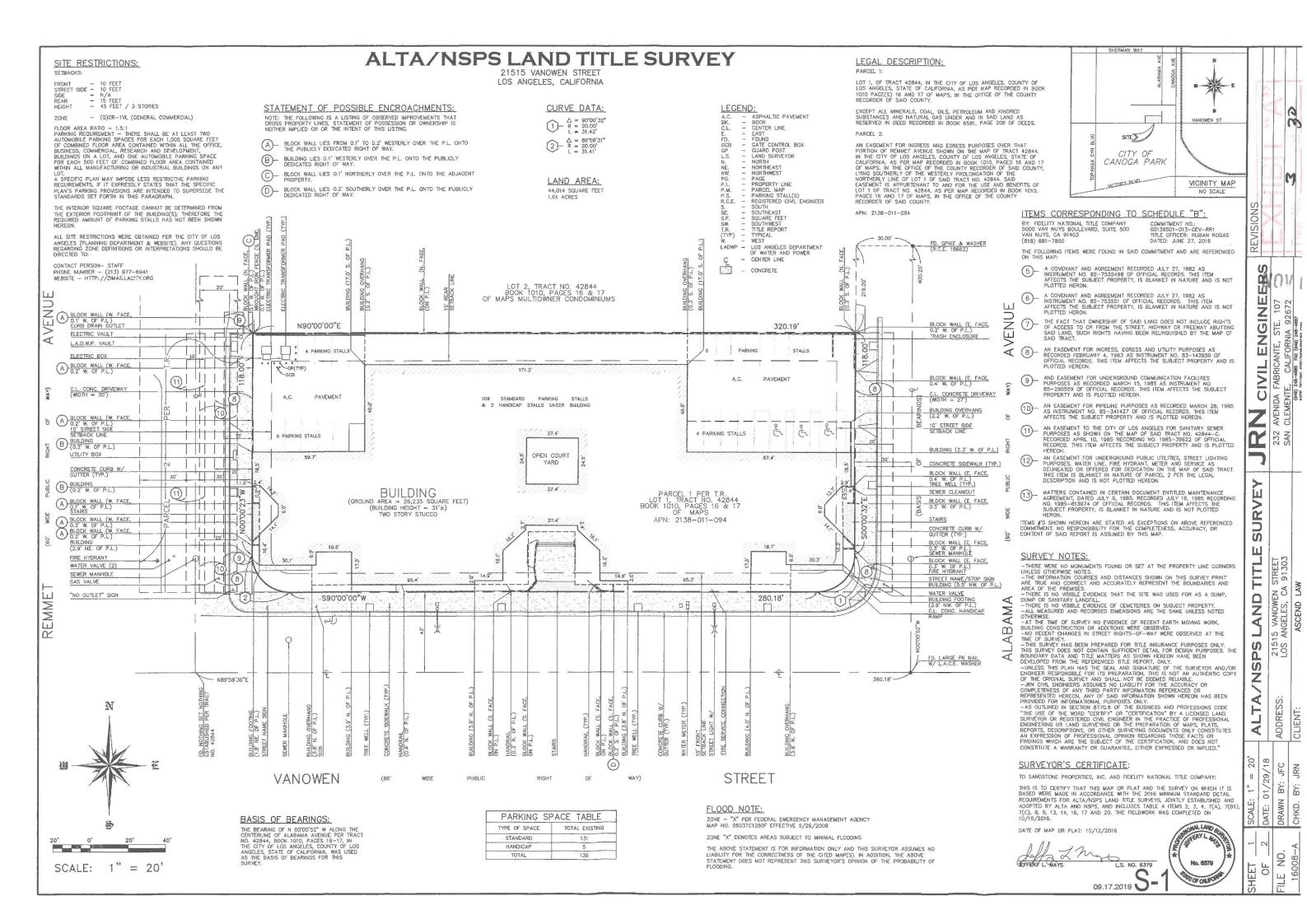
EXHIBIT "A"

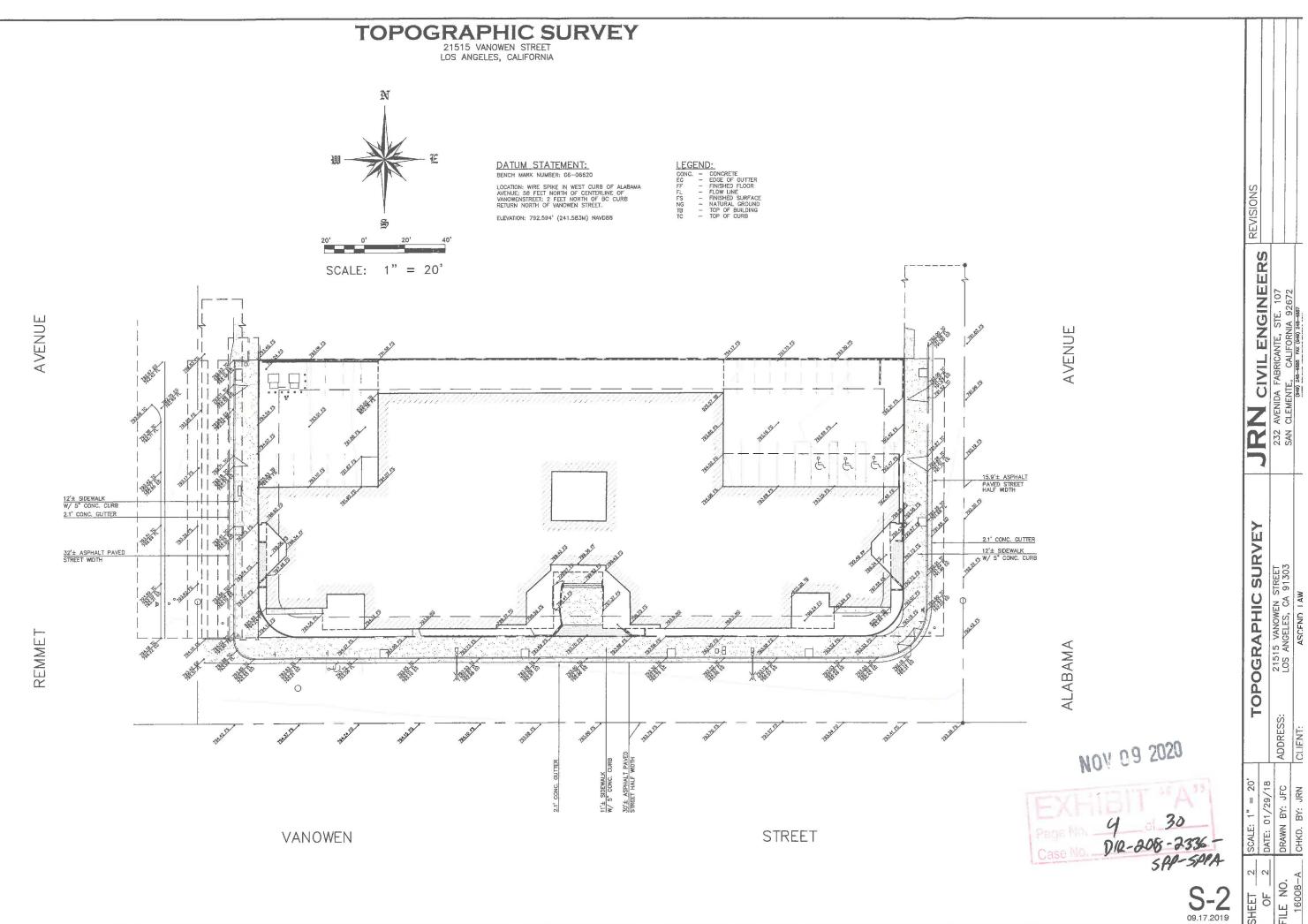
Page No. 2 of 30

Case No. DIR-2018-2336

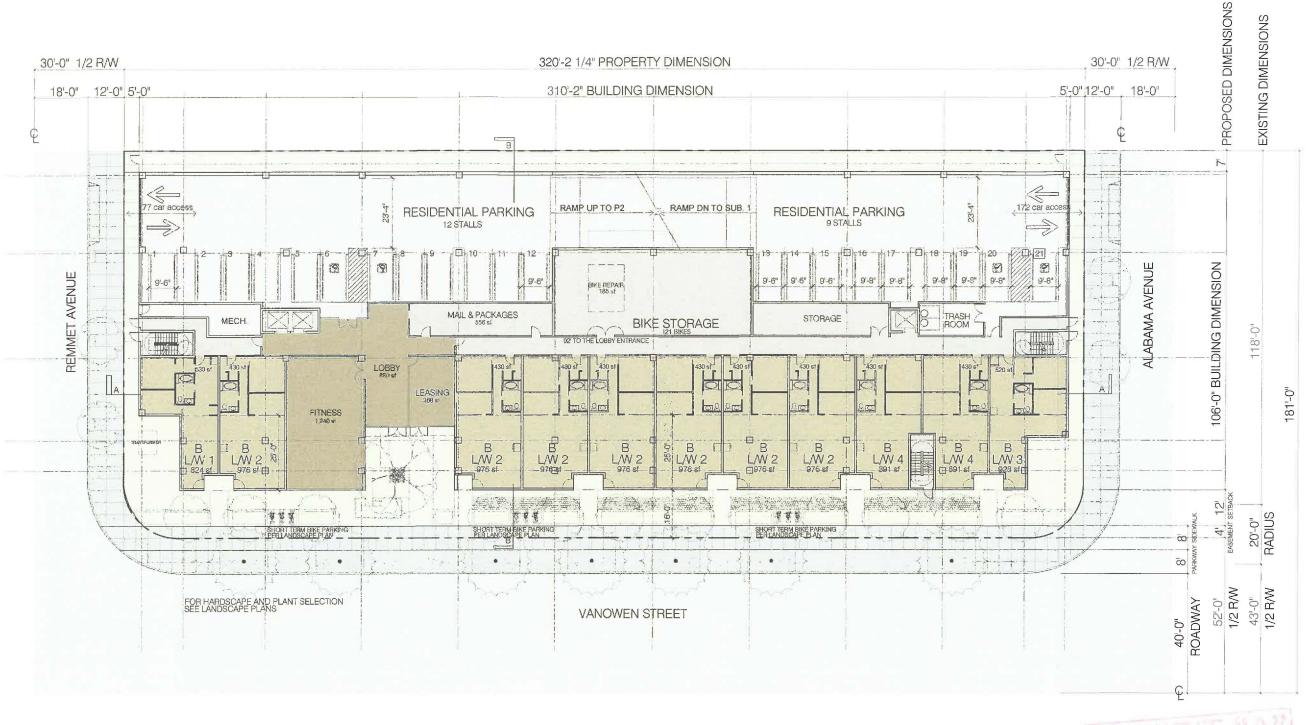
SRA-SRA

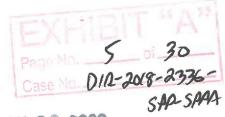
A0.1 PROJECT DATA





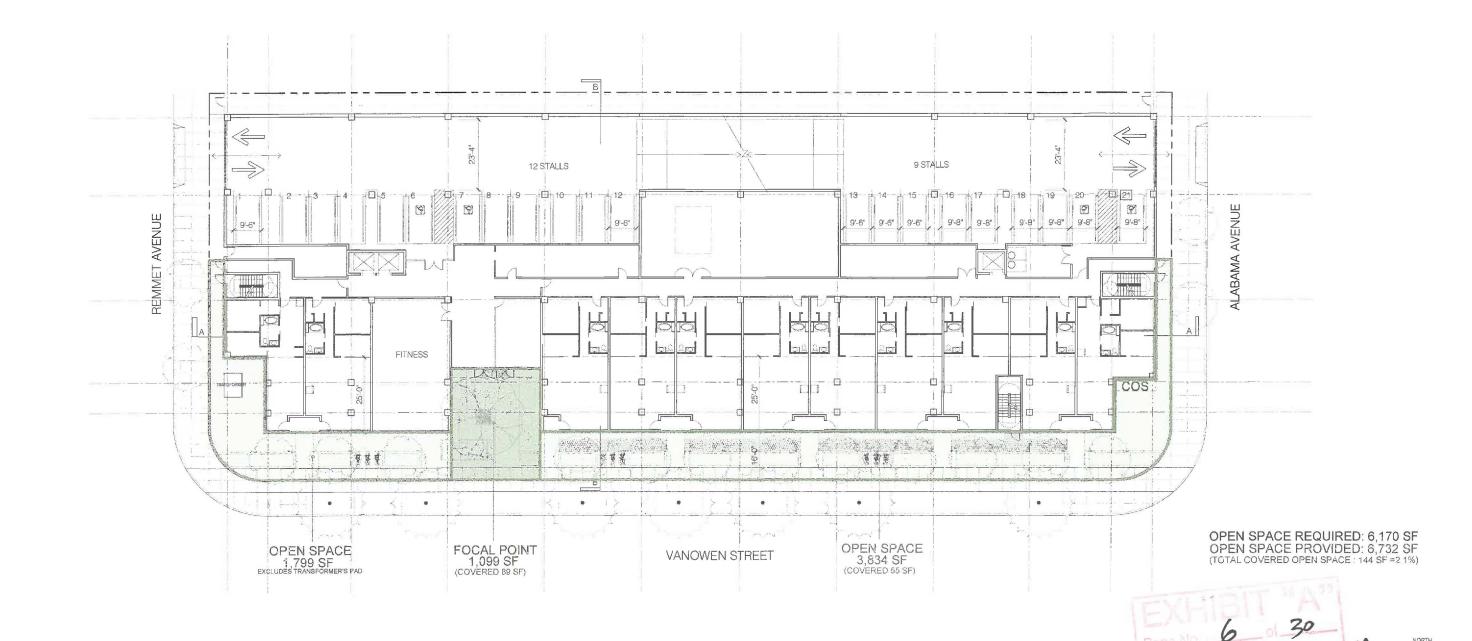
SHEET 2 OF 2 FILE NO. 16008-A





A1.1 SITE PLAN 09.17.2019 SCALE: 1/16" = 1'-0"

NOV 09 2020



SERKELEY STREET 16039
A MONICA CA 30404
S3404073 FAX 310 384 2424
com
MONICA - DENVER + SAN IGSE

VAN TILBURG, BANVARD & SODERBERGH, AIA

OPEN SPACE DIAGRAM

NOV 09 2020

		2009 for New Construction t Checklist	and Major Keno\	ations				Proje	ect Na D
CHICAGOTOWN BENESEE	Sustair	nable Sites	Possible Points:	26		Materi	als and Resources, Continued	N'S	3
? N	Prereg 1	Construction Activity Pollution Prevention			Y ? N	Credit 4	Recycled Content		1 to
	Credit 1	Site Selection		i	2	Credit 5	Regional Materials		1 to
Continued to Series	Credit 2	Development Density and Community Conn	ectivity	5	1-1-	Credit 6	Rapidly Renewable Materials		1
-	Credit 3	Brownfield Redevelopment	cocivity	1		Credit 7	Certified Wood		1
	-	Alternative Transportation—Public Transpo	rtation Access	6		1.00.00	out titled 11000		
Charles and Charles and		Alternative Transportation—Bicycle Storage		1	10	Indoor	Environmental Quality Possible Po	ints.	15
AL restaura	ŧ	Alternative Transportation—Low-Emitting a				1110001	Livito initial Quality 1 055 lbtc 1 0	111634	10
a second	đ.	Alternative Transportation—Parking Capaci		2	Y	Prereg 1	Minimum Indoor Air Quality Performance		
the lot the Assessment of the lot	į	Site Development—Protect or Restore Habi		1	Y	Prereg 2	Environmental Tobacco Smoke (ETS) Control		
of Delivery of the owner, where	á	Site Development—Maximize Open Space		1		Credit 1	Outdoor Air Delivery Monitoring		1
Designation of the Parketter	a de la companya de	Stormwater Design—Quantity Control		1	1	Credit 2	Increased Ventilation		1
-	{	Stormwater Design—Quality Control		1	1	Credit 3.1			1
The second second	i	Heat Island Effect—Non-roof		1	1	-	Construction IAQ Management Plan—Before Occupancy		1
winness of the same and	ž.	Heat Island Effect—Roof		1	1	4	Low-Emitting Materials—Adhesives and Sealants		1
more or many resources	Credit 8	Light Pollution Reduction		1	1	r-di	Low-Emitting Materials—Paints and Coatings		1
	1	Light Condition Headerson			1	4	Low-Emitting Materials—Flooring Systems		1
	Water	Efficiency	Possible Points:	10		- ₹	Low-Emitting Materials—Composite Wood and Agrifiber Produc	ts	1
1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	attraction of the state of the	1 Oddiolo I ollicor			Credit 5	Indoor Chemical and Pollutant Source Control		1
	Prereg 1	Water Use Reduction-20% Reduction			1	Credit 6.1	Controllability of Systems—Lighting		1
-	Credit 1	Water Efficient Landscaping		2 to 4	1	Credit 6.2	Controllability of Systems-Thermal Comfort		1
	Credit 2	Innovative Wastewater Technologies		2	1	-	Thermal Comfort—Design		1
(maring makes)	Credit 3	Water Use Reduction		2 to 4	1	14	Thermal Comfort-Verification		1
hamed man	3					Credit 8.1	Daylight and Views—Daylight		1
	Energy	and Atmosphere	Possible Points:	35		Credit 8.2	Daylight and Views—Views		1
	Prereq 1	Fundamental Commissioning of Building En	ergy Systems		1	Innova	tion and Design Process Possible Po	nts:	6
	Prereq 2	Minimum Energy Performance							
	Prereq 3	Fundamental Refrigerant Management				Credit 1.1	Innovation in Design: Specific Title		1
	Credit 1	Optimize Energy Performance		1 to 19		4	Innovation in Design: Specific Title		1
	Credit 2	On-Site Renewable Energy		1 to 7		4	Innovation in Design: Specific Title		1
	Credit 3	Enhanced Commissioning		2		4	Innovation in Design: Specific Title		1
	Credit 4	Enhanced Refrigerant Management		2		A	Innovation in Design: Specific Title		1
	Credit 5	Measurement and Verification		3	11	Credit 2	LEED Accredited Professional		1
	Credit 6	Green Power		2		ID	al Datastas Candiba		4
	Materi	als and Resources	Possible Points:	14		kegion	al Priority Credits Possible P	ints:	4
			· waterway to without			Credit 1.1	Regional Priority: Specific Credit		1
	Prereq 1	Storage and Collection of Recyclables				4	Regional Priority: Specific Credit		1
	TOTAL PROPERTY OF	Building Reuse—Maintain Existing Walls, Flo	ors, and Roof	1 to 3		ed.	Regional Priority: Specific Credit		1
man Chr S desiredan as	î	Building Reuse—Maintain 50% of Interior No		1	and one or production of the second		Regional Priority: Specific Credit		1
market and the same of	Credit 2	Construction Waste Management		1 to 2	harries have been been been been been been been be	A.			
	Credit 3	Materials Reuse		1 to 2	50	Total	Possible Po	ints:	110
	1				7 manufacture and a second	Cartifina	10 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to		

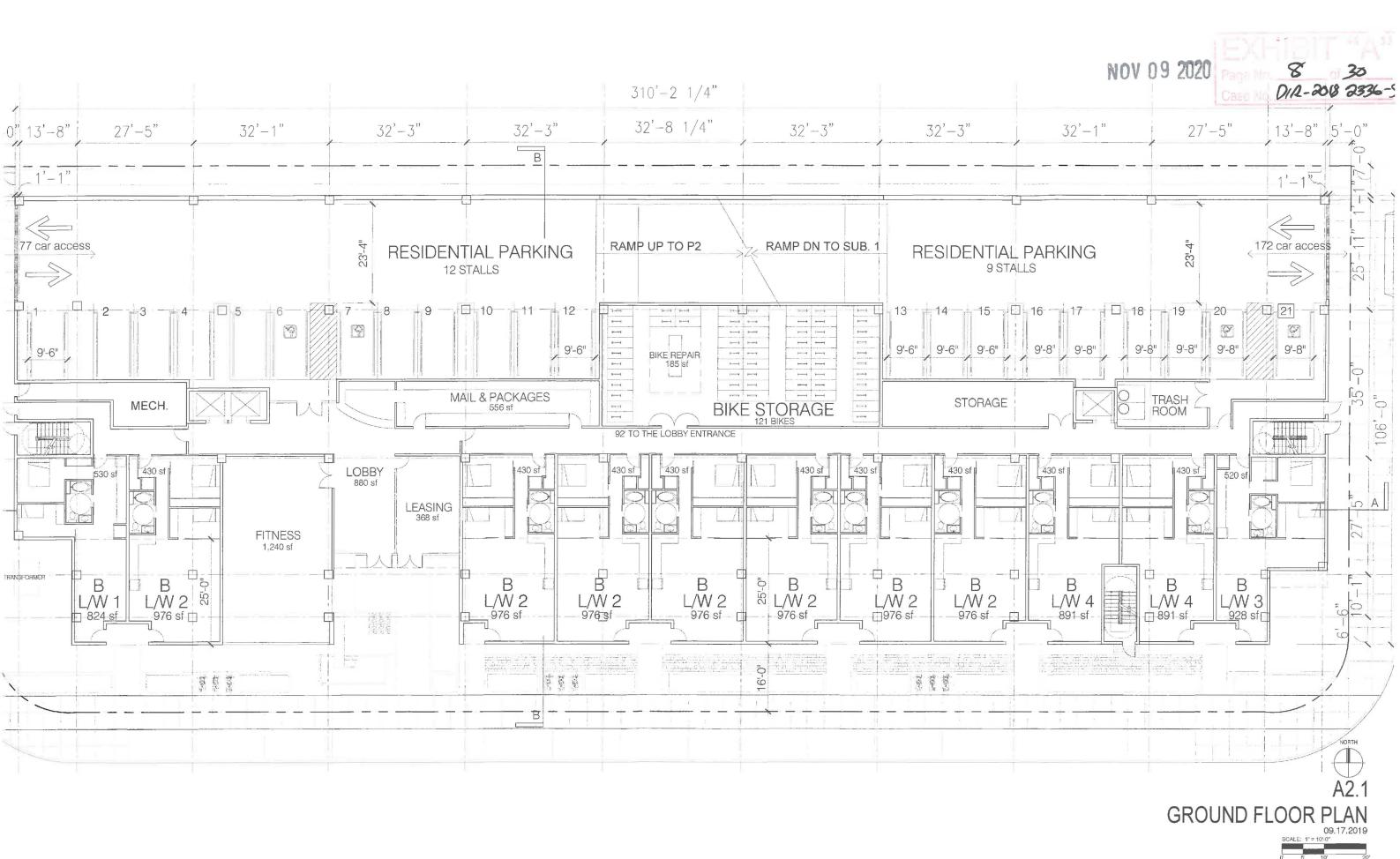
Sustainability Notes:

- 1 LEED list is preliminary. Project will comply with WC 2035 PLAN, section 6.2.10.1 and meet, at a minimum, the equivalent green standards of LEED silver.
- 2 Roofing materials to have an equal to or greater than Solar Reflectance Index of 78. Per WC 2035 PLAN 6.2.10.2, Appendix G.
- 3 Project shall meet CALGreen code requirements.
- 4 Sustainable Sites Credit 2 within 1/2 miles of 10 basic services:

Restaurant School Community Center Super Market Convenience Grocery Dental Office Fitness Center Beauty Salon Hardware Store

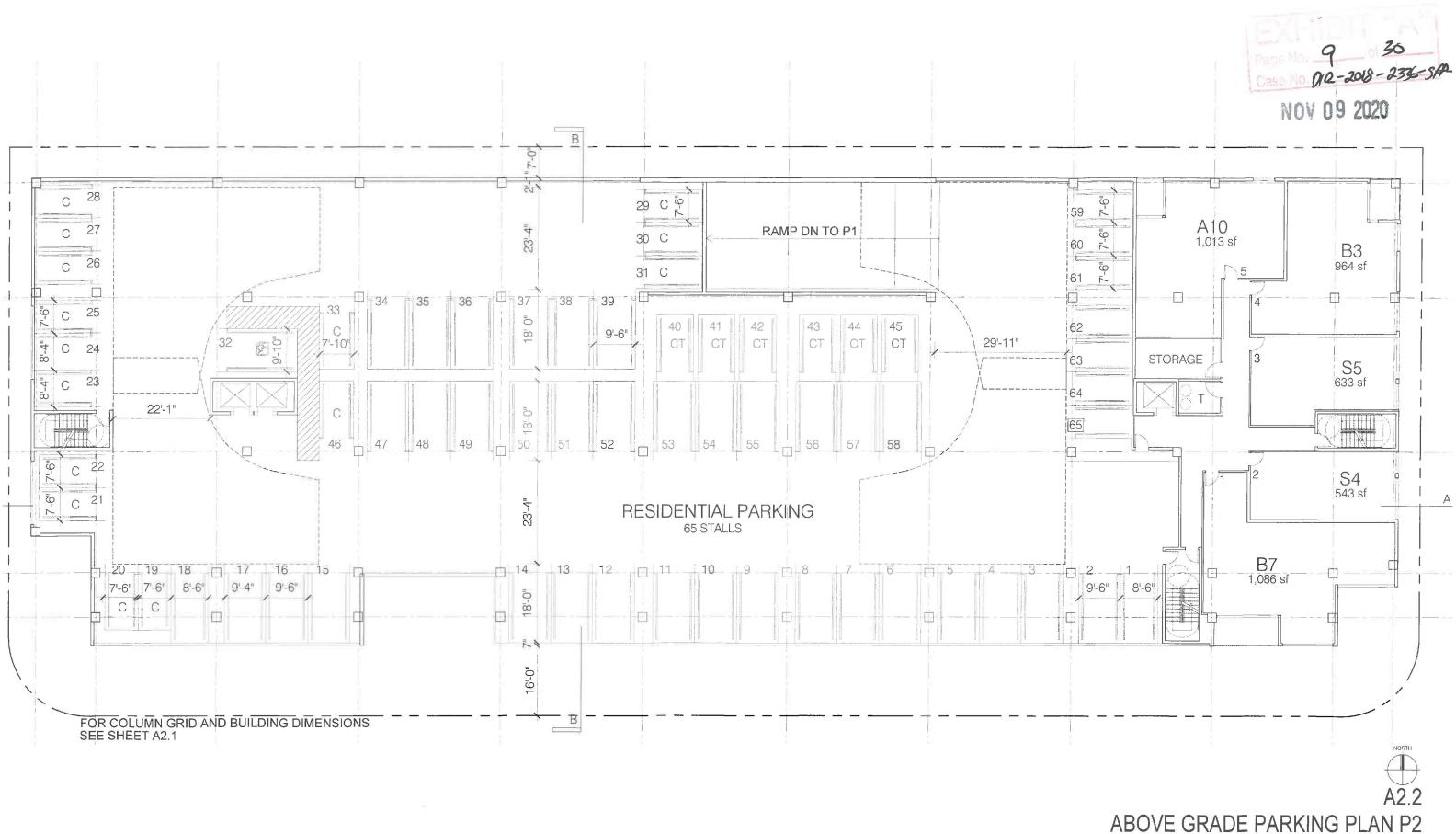
NOV 09 2020

SUSTAINABILITY PLAN

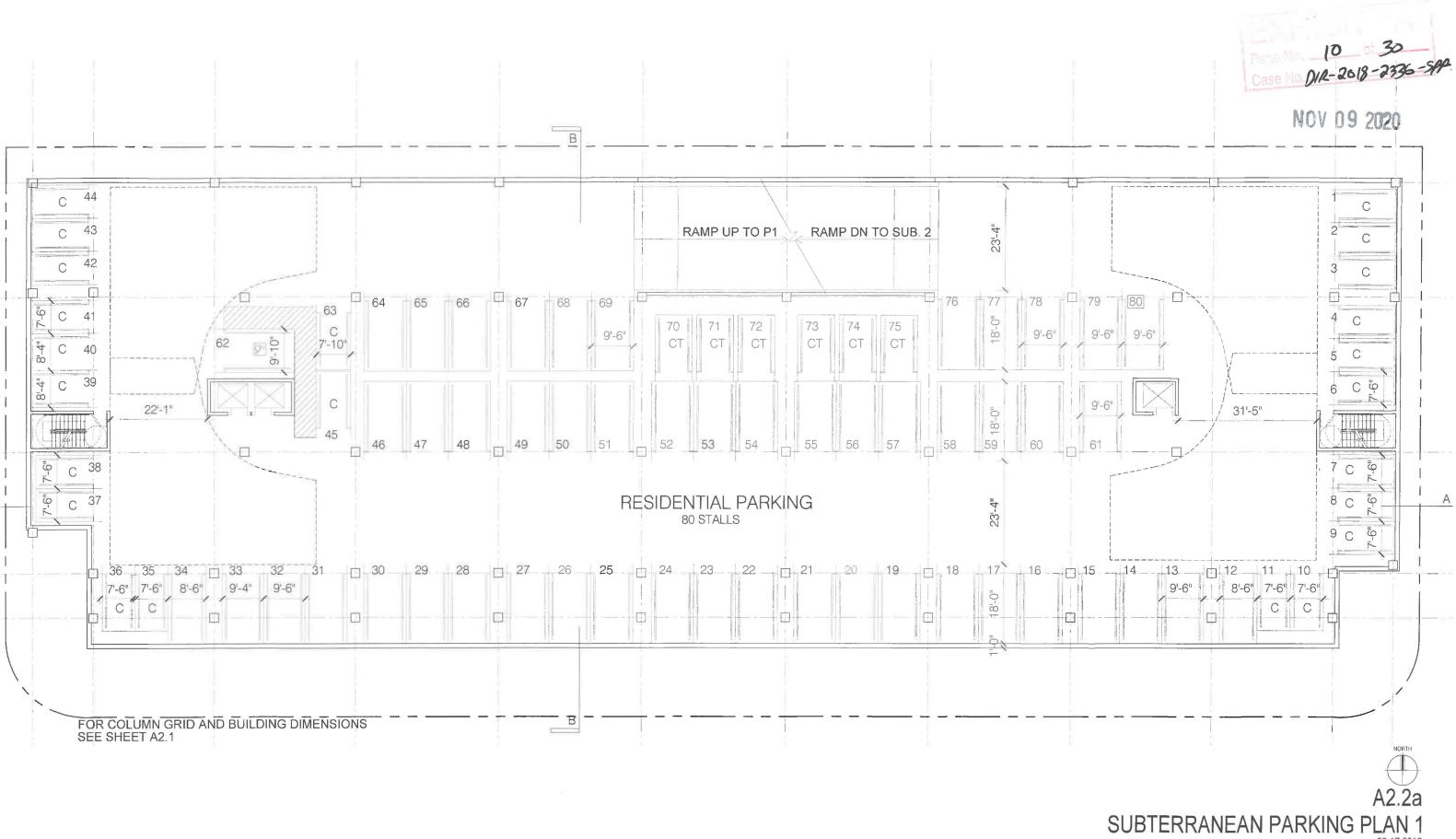


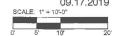
21515 VANOWEN STREET CANOGA PARK, CA

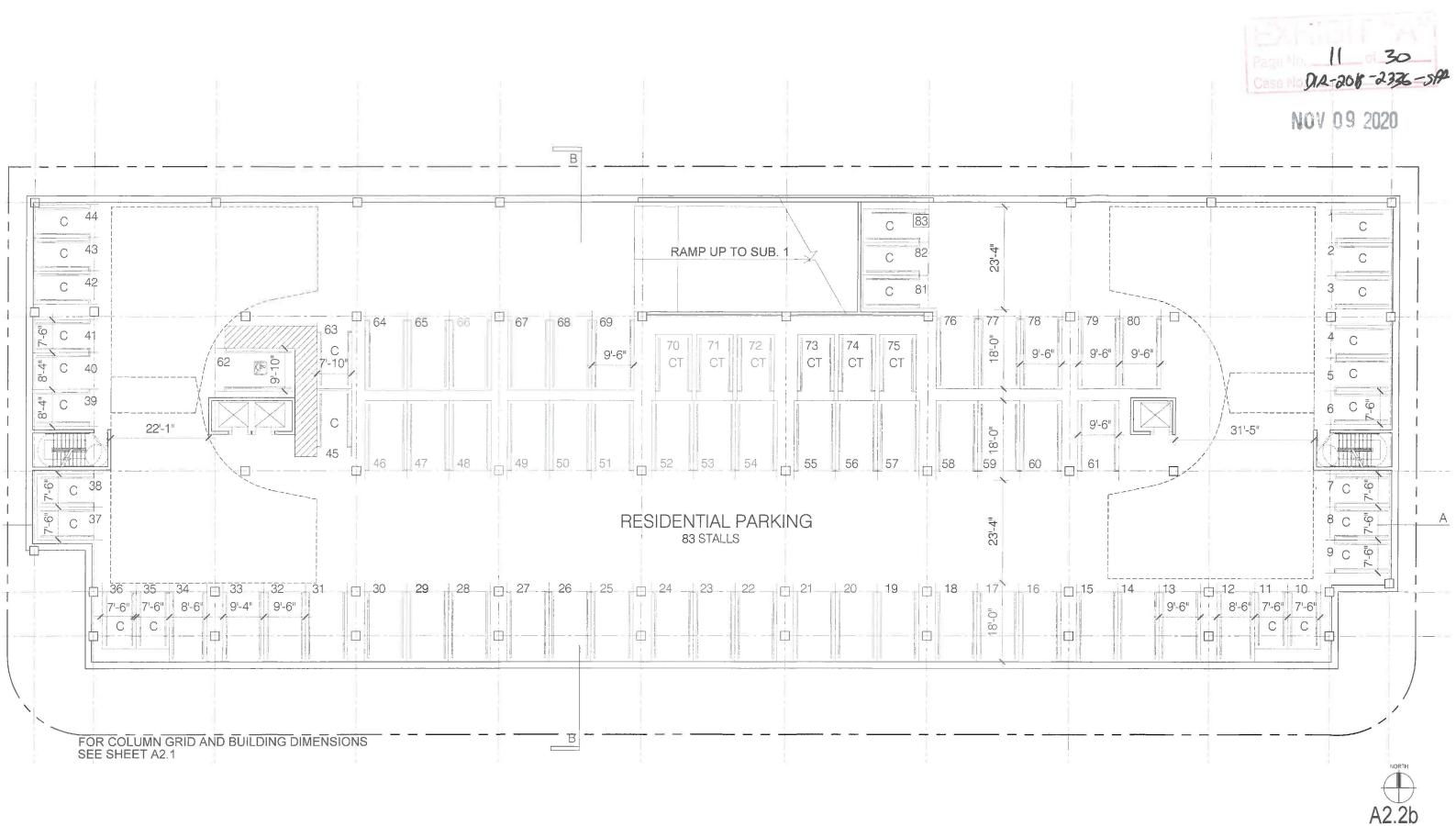








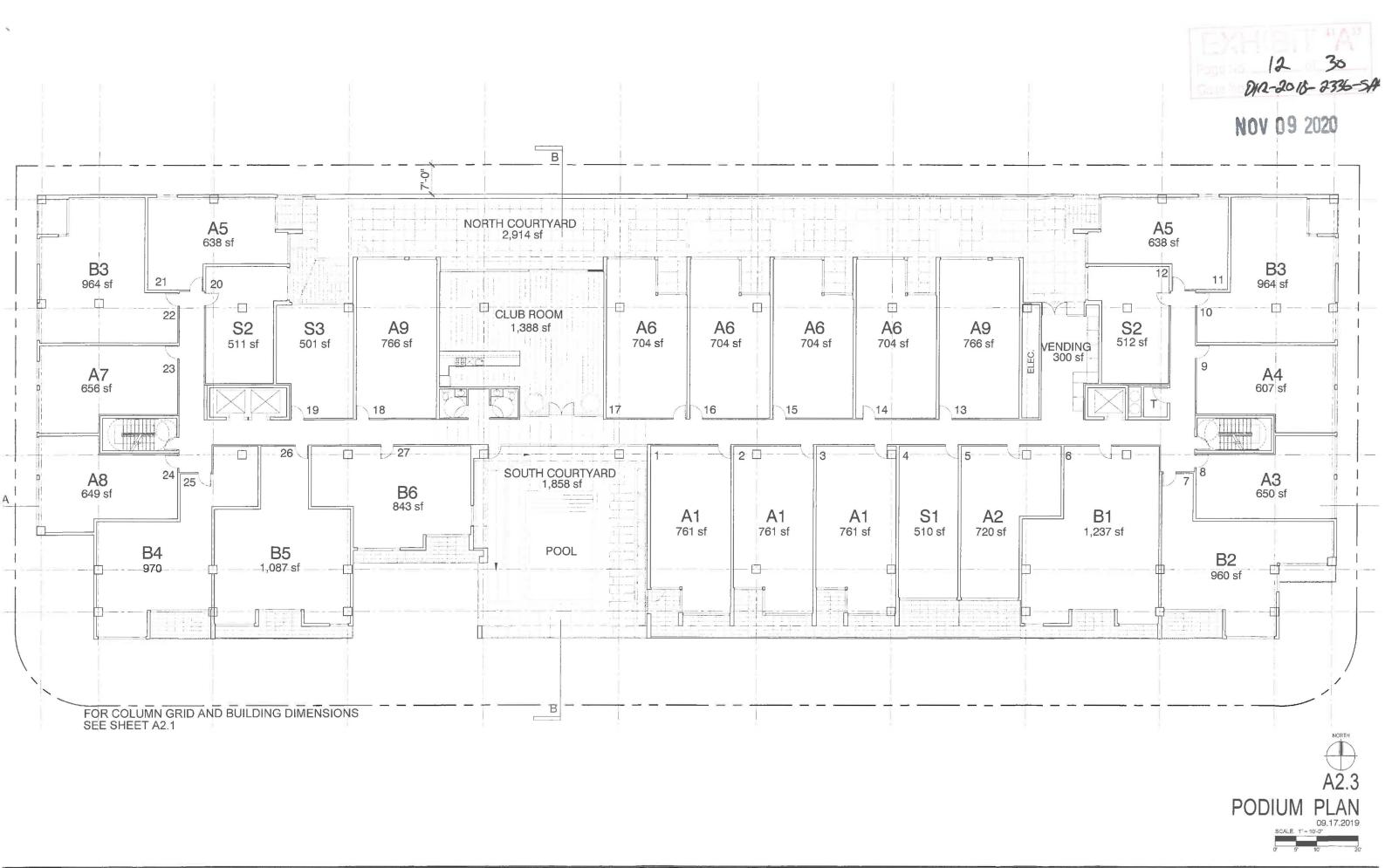




SUBTERRANEAN PARKING PLAN 2







PREPARED FOR OWNER: 21515 VANOWEN STREET ASSOCIATES, LLC

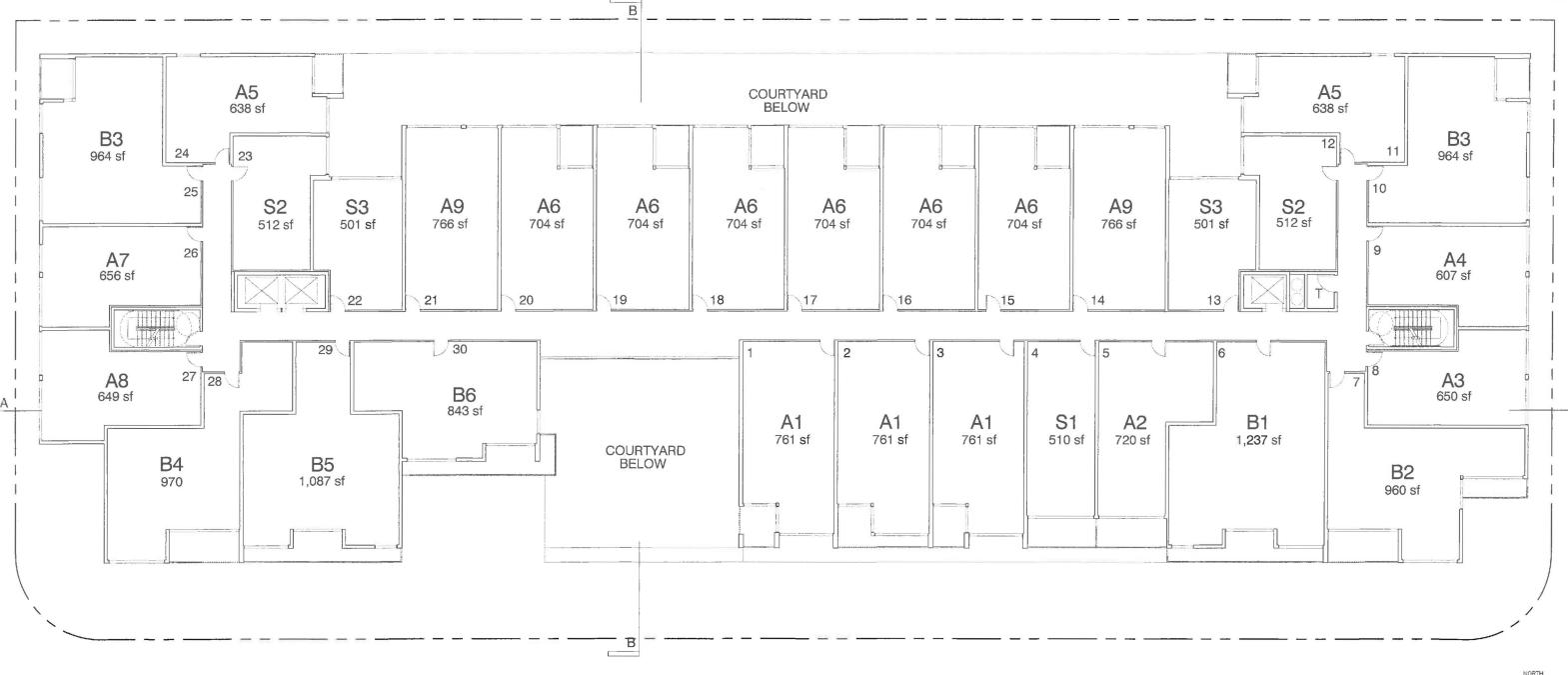
21515 VANOWEN STREET CANOGA PARK, CA 1738 BERKELEY STREET
SANTA MONICA. CA 90404
TEL 3103840279 FAX 310384244
WWW.708 com

SANTA MONICA - DENVER - SAN JCSE

VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE - FLANNING - URBAN DESIGN

13 30 DIR-2018-2336-

NOV 09 2020

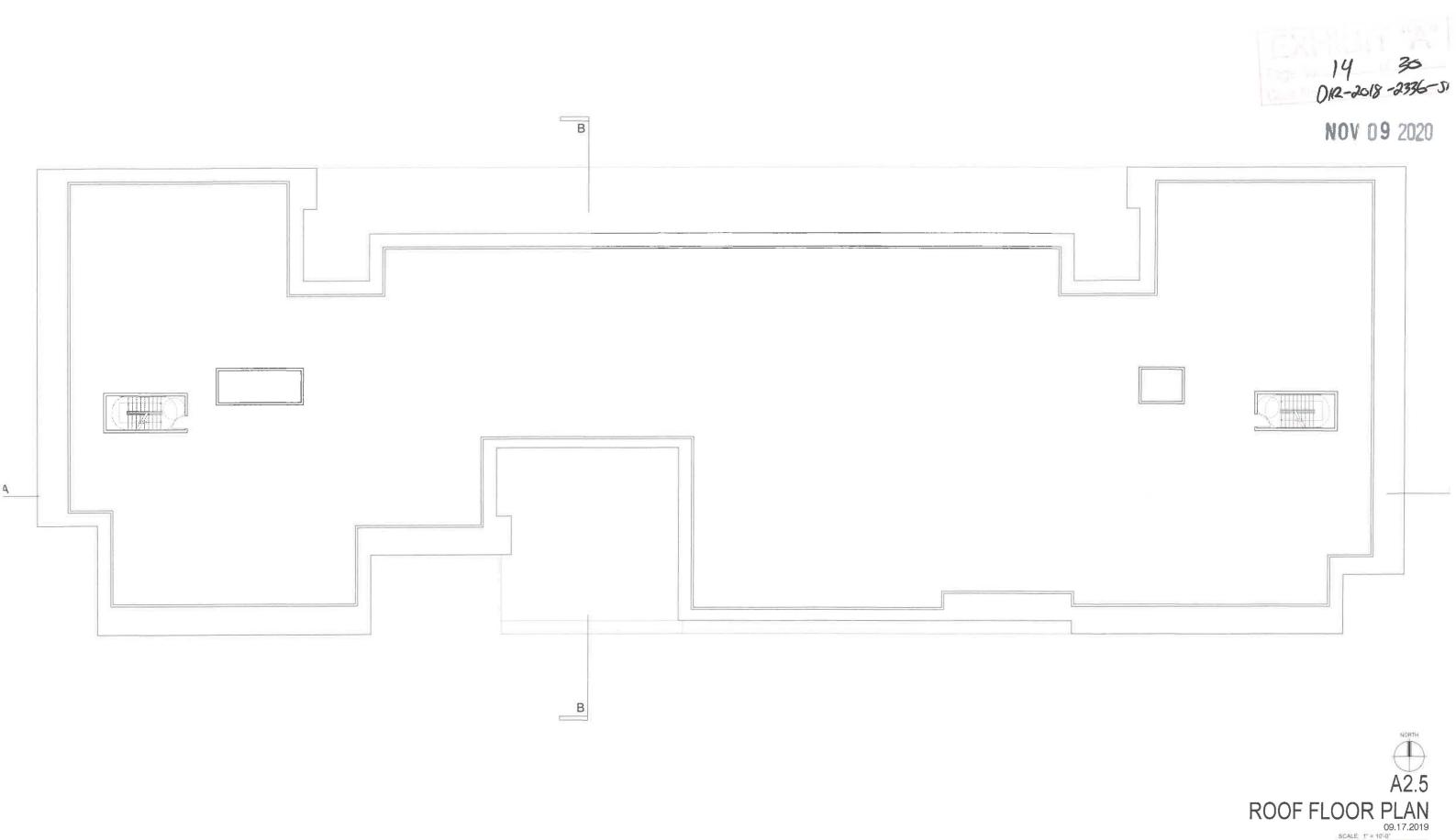


A2.4

TYPICAL RESIDENTIAL FLOOR PLAN





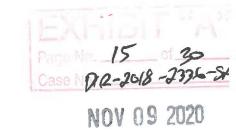


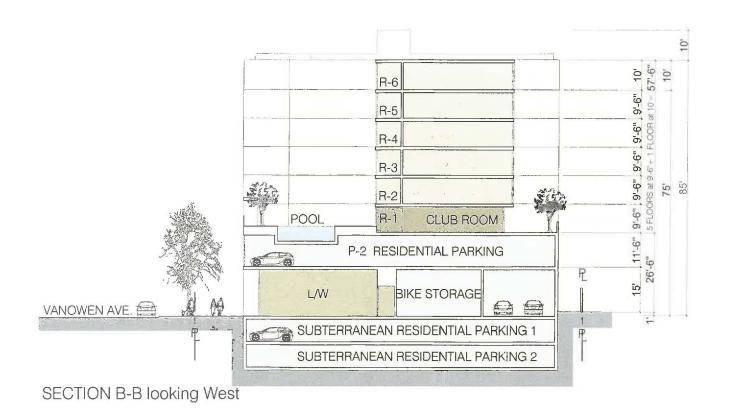
21515 VANOWEN STREET CANOGA PARK, CA

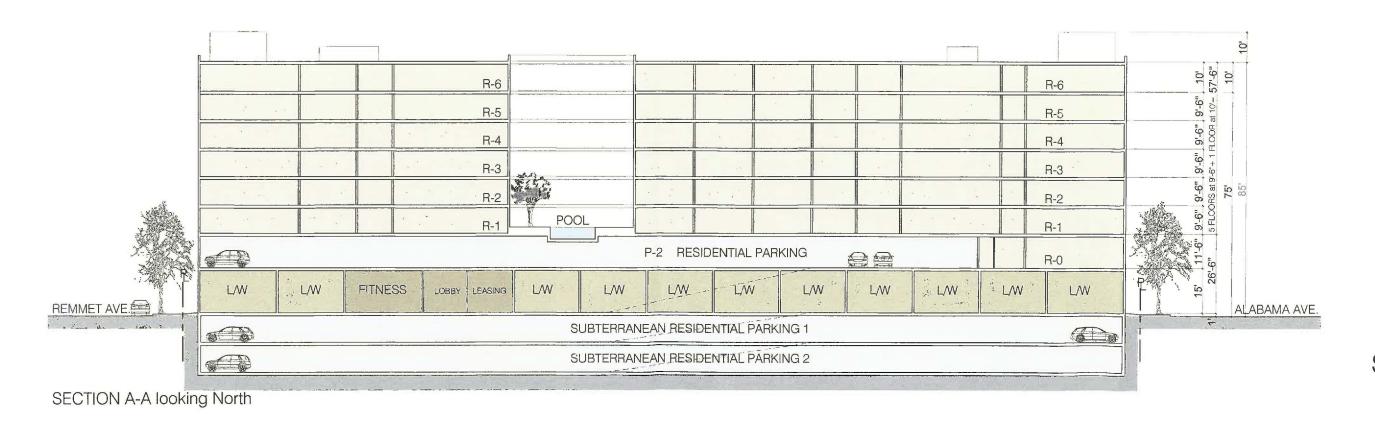
17.3 8 BERKELEY STREET
SANTA MONIGA. DA 90.504
TEL 310.394.0273 FAX 310.394.2424
www.xtbs.com

SANTA MUNICA - DENVER - SAN JOSE

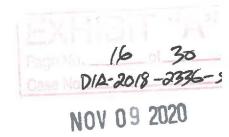
VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE - PLANNING - URBAN DESIGN

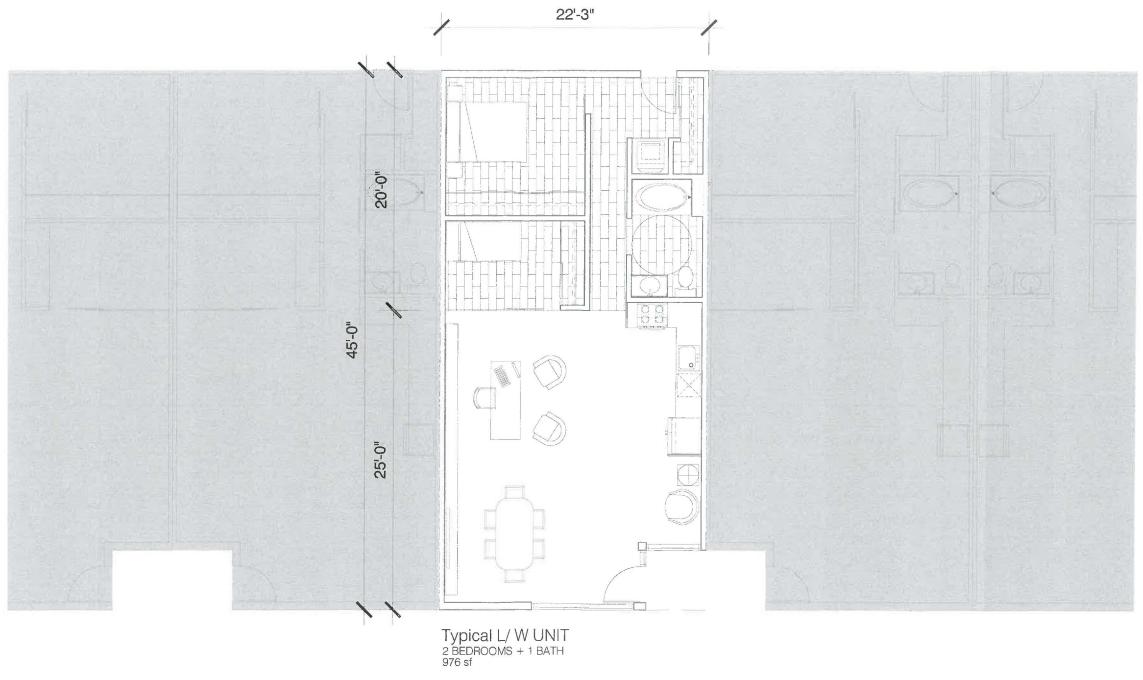




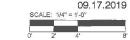


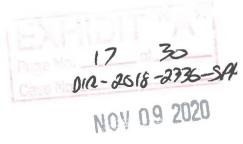
A3.1





A4.1 TYPICAL LIVE/ WORK UNIT



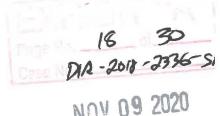




VANOWEN STREET (SOUTH) ELEVATION

ALABAMA AVENUE (EAST) ELEVATION

A5.1 ELEVATIONS 09.17.2019 SCALE: 1/16" = 1'-0"





A5.2 ELEVATIONS 09.17.2019 SCALE: 1/16"=1'-0"

VAN TILBURG, BANVARD & SODERBERGH, AIA



VANOWEN STREET -BUILDING ENTRANCE -LOOKING EAST

A5.3 ARCHITECTURAL ILLUSTRATION 09.17.2019

NOV 09 2020



VANOWEN STREET -L/W UNITS -LOOKING NORTHEAST

A5.4 ARCHITECTURAL ILLUSTRATION



VANOWEN STREET and ALABAMA AVENUE - LOOKING WEST

A5.5 ARCHITECTURAL ILLUSTRATION 09.17.2019



012 2018-2336-5A4 NOV 09 2020

VANOWEN ST. ABOVE PODIUM DETAIL



VANOWEN STREET - LOOKING NORTH

PREPARED FOR OWNER: 21515 VANOWEN STREET ASSOCIATES, LLC

A5.6 ARCHITECTURAL ILLUSTRATION
09.17.2019

AKCHITECTURE - PLANNING - URBAN DESIGN



ALABAMA AVENUE - LOOKING SOUTHWEST

A5.7 ARCHITECTURAL ILLUSTRATION
09.17.2019



WC 2035 REQUIREMENTS

PAOS REQUIRED (15% OF SITE AREA): 6,170 SF PAOS PROVIDED: 6,732 SF

30% MIN OF SETBACK ALONG STREET LANDSCAPED

1 SEAT FOR EVERY 500 SF OPEN SPACE (ONE SEAT=2LF OF BENCH/SEATWALL)

50% OF PAOS LANDSCAPED

ALL PLANTED AREAS WITHIN A PROJECT SHALL BE SERVICED BY AUTOMATIC IRRIGATION SYSTEMS AND CONFORM TO THE CITY'S WATER CONSERVATION REQUIREMENTS

LANDSCAPING	AREA	REQ'D	PROPOSED
SETBACK (30% MIN LANDSCAPING)	8,570 SF	2,571 SF	4,211 SF (49%)
SEATING (1 SEAT/500 SF PAOS)	6,732 SF	13 SEATS	13 SEATS
PAOS (50% MIN LANDSCAPING)	6,732 SF	3,366 SF	3,376 SF (50%)
PAOS COVERED(10% MAX)	6,732 SF	673 SF MAX	144 SF (2.1%)
PAOS OPEN TO THE SKY(90% MIN)	6,732 SF	6,059 SF	6,588 SF(97.9%)

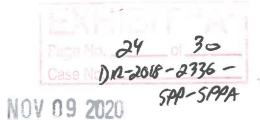
RIO DISTRICT REQUIREMENT

TOTAL SITE AREA: 41,132 SF NEW LANDSCAPE AREA: 4,211 SF (10.2%)

TREE REPLACEMENT

TYPE OF TREES	QTY
EXISTING STREET TREE TO REMAIN	1
EXISTING STREE TREE TO BE REMOVED	3
NEW STREET TREE TO BE PLANTED	11
EXISTING ONSITE TREE TO REMAIN	0
EXISTING ONSITE TREE TO BE REMOVED	11
NEW ONSITE TREE TO BE PLANTED	29

TOTAL NO. OF EXISTING TREES TO BE REMOVED: 14



OVERALL LANDSCAPE PLAN





21515 VANOWEN STREET CANOGA PARK, CA



VAN TILBURG, BANVARD & SODERBERGH, AIA ARCHITECTURE . PLANNING . URBAN DESIGN



LEGEND

- 1) WATER FEATURE (FOCAL POINT)
- (2) FOCAL POINT (SPECIMEN TREE)
- (3) ENHANCED PAVING
- (4) PERMEABLE PAVERS
- (5) DECORATIVE COBBLE
- 6 CAST IN PLACE CONCRETE BENCH (5.5 LF EACH, 5 BENCHES IN TOTAL)
- (7) 4'X4' TREE WELL WITH NEW STREET TREE

- STREET TREE IN 8'X16' TREE WELL (QUERCUS ILEX)
- ORNAMENTAL FLOWERING TREE (TABEBUIA IMPETIGINOSA)
- (10) GREEN SCREEN W/ SELF CLIMBING VINE
- 11) EXISTING PARALLEL PARKING
- EXISTING STREET TREE TO REMAIN (LAGESTROMIA INDICA)
- (13) MAINTENANCE PATH

- (14) 6' HIGH FENCE WITH GATE
- (15) SHORT TERM BIKE PARKING(18 TOTAL)
- (16) LOW PLANTER CURB
- (17) 6' HIGH PROPERTY LINE WALL
- (18) PROPOSED QUEEN PALM @ 30' O.C.

DIC-2018-2396-5AP-SAP NOV 09 2020

> **GROUND FLOOR** LANDSCAPE PLAN



VAN TILBURG, BANVARD & SODERBERGH, AI ARCHITECTURE . PLANNING . URBAN DESIGN

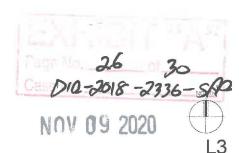


LEGEND

- (1) WATER FEATURE (FOCAL POINT
- (2) FOCAL POINT (SPECIMEN TREE)
- (3) ENHANCED PAVING
- (4) PERMEABLE PAVERS
- (5) DECORATIVE COBBLE
- 6 CAST IN PLACE CONCRETE BENC
- 7 STREET TREE IN 8'X16' TREE WEL (QUERCUS ILEX HOLLY OAK)
- 8 ORNAMENTAL FLOWERING TREE (TABEBUIA IMPETIGINOSA)
- (9) EXISTING PARALLEL PARKING
- (10) LOW PLANTER CURB
- (11) SHORT TERM BIKE PARKING



KEY MAP



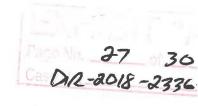
GROUND FLOOR ENLARGEMENT PLAN





LEGEND

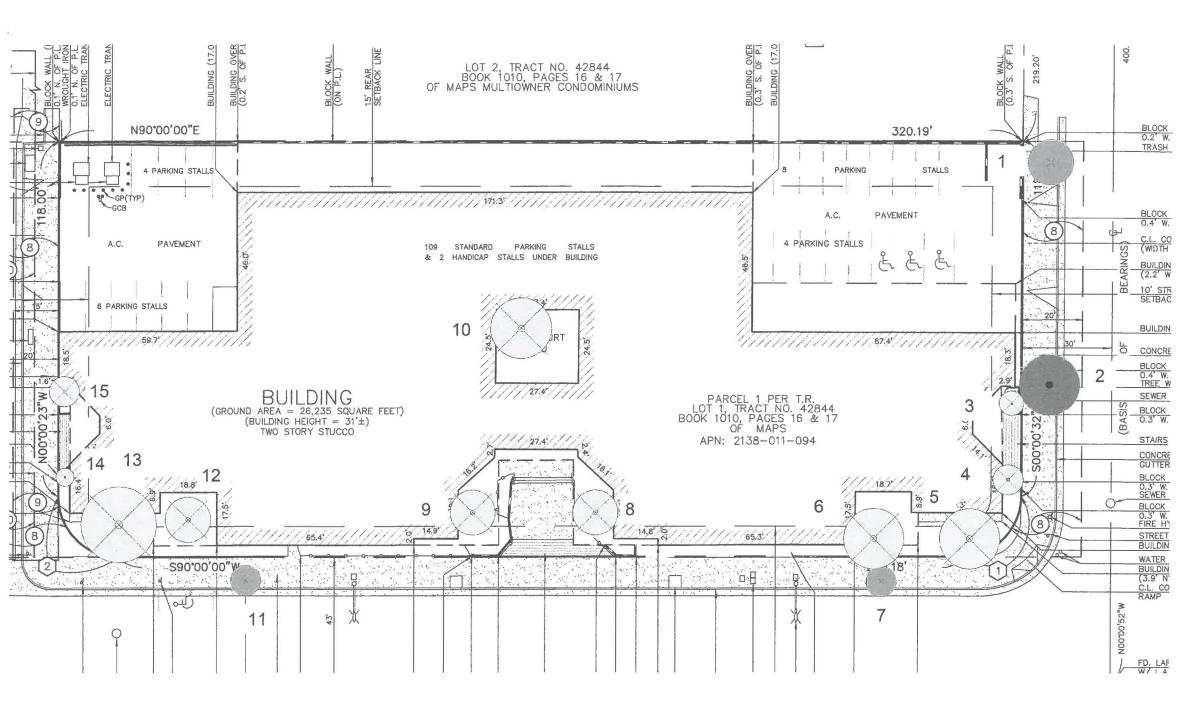
- 1) POOL
- (2) POOL ENCLOSURE
- (3) CHAISE LOUNGE
- (4) RAISED PLANTER
- 5 SOFT SEATING
- (6) PORTABLE POTS/PLANTERS
- (7) TABLE AND CHAIR SET
- (8) FIRE PIT (2 TOTAL)
- (9) PRIVATE TENANT PATIO, TYP.
- (10) ENHANCED PAVING PV01
- (11) ENHANCE PAVING PV02
- (12) ENHANCE PAVING PV03
- (13) 4' HIGH SCREEN WALL
- (14) 4' HIGH PATIO FENCE
- (15) SLIDING DOOR PER ARCH



NOV 09 2020



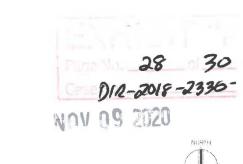






TREE SURVEY PREPARED BY: LRM LANDSCAPE ARCHITECTURE RLA #4226 FEBRUARY 12, 2017

	PLANT LEGEND - TREES	
	NOTE	QTY
	EXISTING STREET TREE TO REMAIN	1
	EXISTING STREET TREE TO BE REMOVED	3
(8)	EXISTING SITE TREE TO BE REMOVED	11







			CANOPY	HEIGHT				PROTECTED	REMOVE
TREE #	SPECIES NAME	COMMON NAME	SIZE (FT)	/BTH (FT)	DBH (IN)	STD/MULTI	OTHER NOTES	(Y/N)	(Y/N)
Tree 1	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15	15	5	STD		N	Υ
Tree 2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	20	20	7	STD		Υ	N
Tree 3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8	3	2	STD		N	Υ
Tree 4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	3	2	STD		N	Υ
Tree 5	HARPEPHYLLUM CAFFRUM	WILD PLUM	20	25	12,10,6	MULTI		N	Υ
Tree 6	OLEA EUROPAEA	OLIVE	20	20	5,5	STD		N	Υ
Tree 7	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10	6	3	STD		N	Υ
Tree 8	OLEA EUROPAEA	OLIVE	15	6	5	STD		N	Υ
Tree 9	OLEA EUROPAEA	OLIVE	15	15	3,5	STD		N	Υ
Tree 10	TUPIDANTHUS CALYPTRATUS	UMBRELLA TREE	20	18	6,5,5,3	MULTI		N	Υ
Tree 11	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10	3.5	3	STD		N	Υ
Tree 12	OLEA EUROPAEA	OLIVE	15	18	6	STD		N	Υ
Tree 13	HARPEPHYLLUM CAFFRUM	WILD PLUM	25	30	14,12,8	MULTI		N	Y
Tree 14	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6	3	1.5	STD		N	Υ
Tree 15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	3	2	STD		N	Υ

SUMMARY:

TOTAL NO. OF OFF-SITE TREE (STREET TREE) TO REMAIN - 1 TOTAL NO. OF OFF-SITE TREE (STREET TREE) TO BE REMOVED - 3 TOTAL NO. OF ON-SITE TREE TO BE REMOVED - 11

TOTAL TREES (BOTH ON-SITE AND OFF-SITE) - 15

TREE SURVEY PREPARED BY: LRM LANDSCAPE ARCHITECTURE RLA #4226 FEBRUARY 12, 2017

EXISTING TREES OVER 12" (ON-SITE 2 VS. STREET TREES 0) (2 TOTAL 12"+) EXISTING TREES OVER 12" TO BE REMOVED (ON-SITE 2 VS. STREET TREES 0) EXISTING TREES OVER 12" TO REMAIN (ON-SITE 0 VS. STREET TREES 0)

EXISTING TREES OVER 8" (ON-SITE 2 VS. STREET TREES 0) (2 TOTAL 8"+) EXISTING TREES OVER 8" TO BE REMOVED (ON-SITE 2 VS. STREET TREES 0) EXISTING TREES OVER 8" TO REMAIN (ON-SITE 0 VS. STREET TREES 0)

EXISTING TREES OVER 4" (ON-SITE 7 VS. STREET TREES 2) (9 TOTAL 4"+) EXISTING TREES OVER 4" TO 8E REMOVED (ON-SITE 7 VS. STREET TREES 1) EXISTING TREES OVER 4" TO REMAIN (ON-SITE 0 VS. STREET TREES 1)

09 30 010-2018-2336-NOV 09 2020 SAP-SA

EXISTING TREE SURVEY



DYMONDIA MARGARETAE silver carpet SODDED FROM FLATS



FESTUCA GLAUCA 'ELIJAH BLUE' 1 GAL @ 12" O.C.



MYOPORUM PARVIFOLIUM 'PUTAH CREEK' creeping myoporum 4" POTS @ 8" O.C.



CAREX PRAEGRACILIS slender sedge 4" POTS @ 8" O.C. NATIVE SPECIES



LESSINGIA FILAGINIFOLIA VAR. FILAGINIFOLIA california-aster
4" POTS @ 8" O.C.
NATIVE SPECIES LARMP WW



LEYMUS CONDENSATUS giant ryegrass 5 GAL @ 24" O.C. NATIVE SPECIES



LEYMUS TRITICOIDES creeping wild rye 5 GAL @ 24" O.C. NATIVE SPECIES LARMP



CALLISTEMON 'LITTLE JOHN' dwarf bottlebrush 5 GAL @ 18" O.C.



CHONDROPETALUM TECTORUM DIANELLA CAERULEA 'CASSA small cape rush BLUE' small cape rush 5 GAL @ 18" O.C.



blue flax lily 5 GAL @ 18" O.C



DIANELLA TASMANICA 'VARIEGATA' white striped tasman flax lily 5 GAL @ 18" O.C



LIRIOPE 'GIGANTEA' giant lily turf 5 GAL @ 18" O.C.



PENNISETUM SPATHIOLAslender veldt grass 1 GAL @ 12" O.C.



PHILODENDRON XANADU xanadu philodendron 5 GAL @ 18" O.C.



PODOCARPUS GRACILIOR fern podocarpus 15 GAL @ 24" O.C.



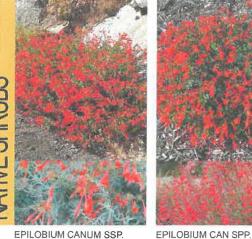
ROSMARINUS OFFICINALIS 'PROSTRATUS' trailing rosemary 5 GAL @ 18" O.C.



WESTRINGIA FRUTICOSA 'MORNING LIGHT' coast rosemary 5 GAL @ 24" O.C.



WESTRINGIA FRUTICOSA MUNDI mundi coast rosemary 5 GAL @ 24" O.C.



EPILOBIUM CANUM SSP. LATIFOLIUM california fuchsia 1 GAL @ 12" O.C NATIVE SPECIES LARMP WW



CANUM

hoary california fuchsia

1 GAL @ 12" O.C

NATIVE SPECIES LARMP * LARMP = LOS ANGELES RIVER MASTER PLAN



JUNCUS PATENS rush 5 GAL @ 18" O.C NATIVE SPECIES LARMP



MUHLENBERGIA RIGENS deergrass 5 GAL @ 18" O.C. NATIVE SPECIES LARMP



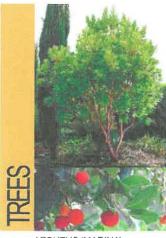
RHAMNUS CALIFORNICA SSP. CALIFORNICA california coffeeberry 15 GAL @ 30" O.C. NATIVE SPECIES LARMP



SALVIA APIANA white sage 5 GAL @ 18" O.C. NATIVE SPECIES LARMP WW



'BEE'S BLISS' bee's bliss sage 5 GAL @ 18" O.C. NATIVE SPECIES LARMP WW



ARBUTUS 'MARINA' marina strawberry tree 36" BOX MIN.



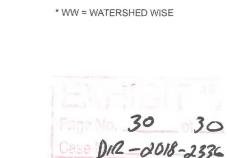
OLEA EUROPAEA 'SWAN HILL! swan hill olive



QUERCUS ILEX holly oak 36" BOX MIN.



TABEBUIA IMPETIGINOSA pink trumpet tree 36" BOX MIN.



RECOMMENDED PLANT

CONCEPTUAL PLANT

PREPARED FOR OWNER: SANDSTONE PROPERTIES

21515 VANOWEN STREET CANOGA PARK, CA

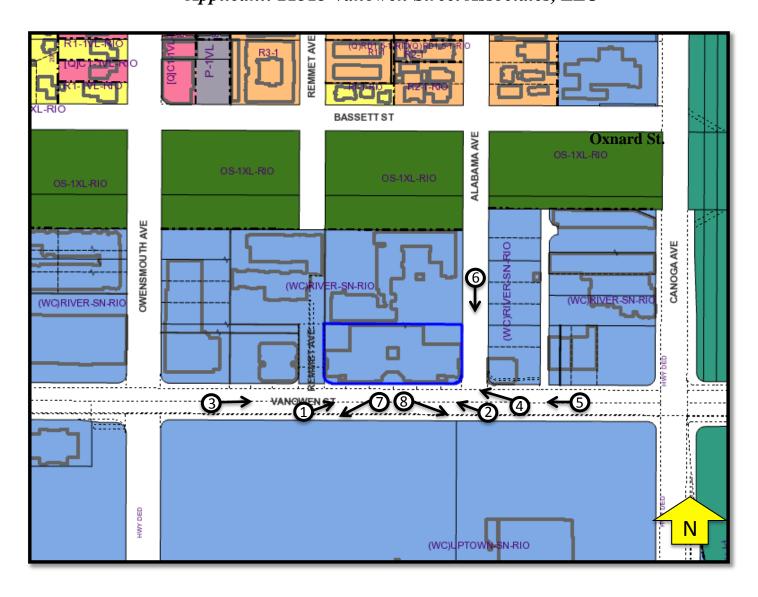


Address: 21507 - 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



INDEX MAP Address: 21507 – 21519 Vanowen Street Applicant: 21515 Vanowen Street Associates, LLC



Address: 21507 – 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



1) View of Subject Property from southwest corner.



2) View of Subject Property from southeast corner.

Address: 21507 – 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



3) View facing east along Vanowen Street.

Address: 21507 – 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



4) View of the Project Site, facing northwest along Vanowen Street.

Address: 21507 – 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



5) View facing west along Vanowen Street at Subject Property.

Address: 21507 – 21519 Vanowen Street Applicant: 21515 Vanowen Street Associates, LLC



6) View south along Alabama Avenue toward Vanowen Street.

Address: 21507 - 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



7) View southwest from the Subject Property across Vanowen Street.



8) View southeast from the Subject Property across Vanowen Street.

Exhibit D:

Los Angeles Regional Water Quality Control Board's Project Update:

Environmental Investigation and Cleanup, United Technologies Corporation Canoga Avenue Site



Irma Muñoz, Chair Rene Purdy, Executive Officer 320 West 4th St., Suite 200 Los Angeles, CA 90013

www.waterboards.ca.gov/losangeles



July 2020

PROJECT UPDATE:

Environmental Investigation and Cleanup
United Technologies Corporation Canoga Avenue Site
(Formerly Pratt & Whitney-Rocketdyne Site)
Canoga Park, California

This project update provides information about the environmental investigation and remediation activities being conducted at the United Technologies Corporation (UTC) Canoga Avenue Facility located at 6633 Canoga Avenue in the Canoga Park community of the City of Los Angeles (Site) under the oversight of the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board). Soil remediation via excavation at the Site has been completed in accordance with the Los Angeles Water Board approved Soil Management Plan (SMP) for the Site. Soil vapor mitigation is still required at the Site, and groundwater remediation activities will continue until such conditions meet applicable Los Angeles Water Board cleanup goals.

Site History

The Site was developed in 1955 for the manufacture of rocket engines and related systems. The Site occupies an area of approximately 47 acres and was originally owned by the United States Air Force and subsequently by North American Aviation, Rockwell International and The Boeing Company (Boeing), prior to being acquired by UTC in August 2005. Activities conducted on the Site have included metals molding, machining, cleaning/degreasing, plating and engine assembly. No testing of rocket engines or related systems were conducted at the Site. In 2013, UTC sold the Rocketdyne business entity to GenCorp-Aerojet but retained ownership of the Canoga Avenue property. All manufacturing activities were terminated in 2014 and the Site was vacated. In 2016-2017 all remaining on-Site buildings were demolished, and all known soil impacts were remediated in accordance with the SMP. The Site is currently vacant land.



Environmental Investigations

Extensive soil, soil gas and groundwater investigations have been conducted on and off the Site since 1984. These investigations focused on former underground storage tanks, process areas and chemical use and storage areas. Investigations included conducting Phase I Environmental Site Assessments (ESAs) to identify historical operations for assessment and follow-up investigations to define the extent of contamination in soil, soil vapor, and groundwater.

Soil and Soil Gas Assessment

Between 2005 and 2015, more than 1,400 soil and soil gas samples were collected and analyzed at the direction of the Los Angeles Water Board. Chlorinated volatile organic

compounds (CVOCs), primarily tetrachloroethene (PCE) and trichloroethene (TCE), were detected at various former operational areas of the Site. TCE and PCE are chemicals that were commonly used in the manufacturing processes for degreasing and cleaning of parts and other maintenance cleaning operations. Assessment, demolition and initial soil remediation of the northwest part of the Site (Building 038) were completed in 2007. In 2016 and 2017, the rest of the on-Site buildings were demolished in order to access all areas of potential concern.

Groundwater Assessment

Groundwater underlies the Site at approximately 16-19 feet below ground surface (bgs). Groundwater assessment and monitoring activities have been performed both on and off Site to determine the presence and migration of CVOCs from the Site. Early investigations identified that shallow groundwater was impacted with TCE, PCE and fuel hydrocarbons to depths of 50 feet bgs from both former on-Site operations and other potential upgradient sources. Later, deeper groundwater (depths from 50 to 120 feet bgs) was investigated. The on- and off-Site groundwater CVOC plumes have been delineated and are currently being remediated.

The underlying groundwater is monitored on a semi-annual basis using a network of groundwater monitoring wells strategically located on- and off-Site. Results of the groundwater monitoring activities are reported annually to the Los Angeles Water Board.

Remediation Activities

Soil Remediation

All soil remediation activities have been completed in accordance with the cleanup goals set forth in the approved SMP for the Site. Site-wide remediation of soil occurred in two phases:

- The northeast Building 038 area consisting of approximately 7 acres was remediated in 2007 during demolition of the building. Approximately 2,200 tons of soil contaminated with CVOCs and metals were removed from the Building 038 area and disposed off-Site.
- Soil remediation on the remaining 40 acres of the Site was conducted during building demolition in 2016 and 2017, when the main manufacturing building (Building 001) and remaining support buildings were demolished. A total of 48 areas of contaminated soil were identified and excavated. Approximately 8,910 tons of soil was excavated and disposed of off-site at appropriately permitted facilities. To verify that all impacted soil was removed, over 1,000 post-excavation confirmatory soil samples were collected and analyzed in accordance with the SMP.

Soil Vapor

CVOCs detected at the Site are a class of chemicals that tend to volatilize easily and form vapor which may migrate up from contaminated groundwater into overlying soil and potentially into buildings. This process is called vapor intrusion. Based on the human health risk assessment completed at the Site, and to control vapor, engineering controls are warranted to mitigate the potential vapor intrusion from migrating through the soil and into buildings, due to the presence of the residual CVOCs in shallow groundwater and soil vapor. A soil vapor mitigation plan is required to be submitted to the Los Angeles Water Board for review and approval in accordance with the Environmental Land Use Covenant (ELUC) filed on the property for any occupiable structures at the Site.

Groundwater Remediation Update

Remediation of groundwater has occurred in two phases and has not yet been completed.

 Initially a groundwater pump and treatment (remediation) system was operated at the Site from 1991 to 1998 to control migration of the primary CVOCs in the shallow upper groundwater zone (less than 50 feet bgs). Based on the collected data demonstrating adequate decreases in the CVOCs, the Los Angeles Water Board approved the initial shut-off of this shallow groundwater remediation system in 1998 and full decommissioning of the system in March 2005.

• Based on subsequent deeper groundwater investigations, an additional groundwater Remedial Action Plan (RAP) was prepared and approved in 2010 to further address the TCE and PCE impacted groundwater. UTC implemented the RAP using two technologies consisting of a focused groundwater extraction and treatment system which started in January 2012 and enhanced in-situ bioremediation (EISB) program initiated in May 2012. The extraction system recovered and treated approximately 5,000 gallons per day with a total of approximately 7,266,000 gallons during its period of operation. Injection activities for enhanced in-situ bioremediation to treat groundwater on-Site and off-Site occurred in 2012, 2015, 2018, and 2019. Groundwater sampling will continue to be conducted to evaluate the performance of these remedial actions, and to guide implementation of further remediation activities as necessary and appropriate. Groundwater remediation technologies are continuously being re-evaluated for this Site and groundwater remediation actions adjusted when appropriate.

Environmental Land Use Covenant and Soil Vapor Mitigation

While soil remediation via excavation at the Site has been completed, CVOCs remain in soil gas at the Site. These CVOCs are the result of vapors from contaminated groundwater that will continue to be remediated and monitored under the oversight of the Los Angeles Water Board. In order to address soil gas in a manner that will ensure that any redevelopment of the Site is protective of human health and the environment while groundwater remediation is ongoing, an environmental land use covenant (ELUC) was prepared and recorded with the County of Los Angeles in August 2019.

To protect against potential vapor intrusion risk to occupied buildings placed on the Site in the future, the ELUC requires all occupied structures to be equipped with Los Angeles Water Board-approved vapor intrusion engineering control systems. The ELUC also includes other protective restrictions, such as a prohibition on the installation of wells for the use of groundwater for drinking water and a requirement for the implementation of the inclusion of a soil management plan in the eventuality that any soil (above or below the water table) is disturbed as part of future Site activities. Authority for future site redevelopment activities belongs to the City of Los Angeles, which must require that these restrictions and mitigation measures be upheld in any approvals the City may grant for future land use. The Los Angeles Water Board will continue to work with the City of Los Angeles to ensure that the ELUC is enforced.

Next Steps

In accordance with cleanup activities approved for the Site, next steps planned for the Site include the submittal of a plan for and implementation of soil vapor mitigation measures by any party that develops the Site to address the potential soil vapor pathway for future buildings, and the continuation of the on-going monitoring and cleanup of groundwater.

The State Water Resources Control Board and the nine California Regional Water Quality Control Boards (the Water Boards) are continuing their efforts to protect public health, safety, and the environment consistent with all federal, state, and local public health directives and guidelines related to the COVID-19 emergency. Staff are developing solutions to allow for public meetings to proceed with opportunities for remote participation via various forms of teleconferencing, and will keep the public and all interested parties informed of these plans as soon as they are fully developed and ready to be implemented.

In accordance with this guidance, the Los Angeles Water Board is planning to host a meeting for this Site in an effort to promote clear understanding of the issues and address any questions and concerns the public may have at a yet to be determined date and time. The public will be given a minimum of 30 days' notice of this meeting, along with instructions on how to participate and additional pertinent information.

Information Resources and Contacts

The Los Angeles Water Board invites you to learn more about this Site. Work plans, sampling results, remediation progress reports for the environmental investigations and remedial actions are available for public review.

The administrative file for the project is available at the Water Board's office:

Los Angeles Regional Water Quality Control Board

320 West 4th Street, Suite #200

Los Angeles, CA 90013

By appointment, please call (213) 576-6636 or email at RB4-PublicRecords@waterboards.ca.gov.

Documents prepared as part of the Site investigation and remediation can also be viewed and retrieved at the Water Board's GeoTracker website here (click on the tab labeled "Site Maps / Documents"): http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL204281528

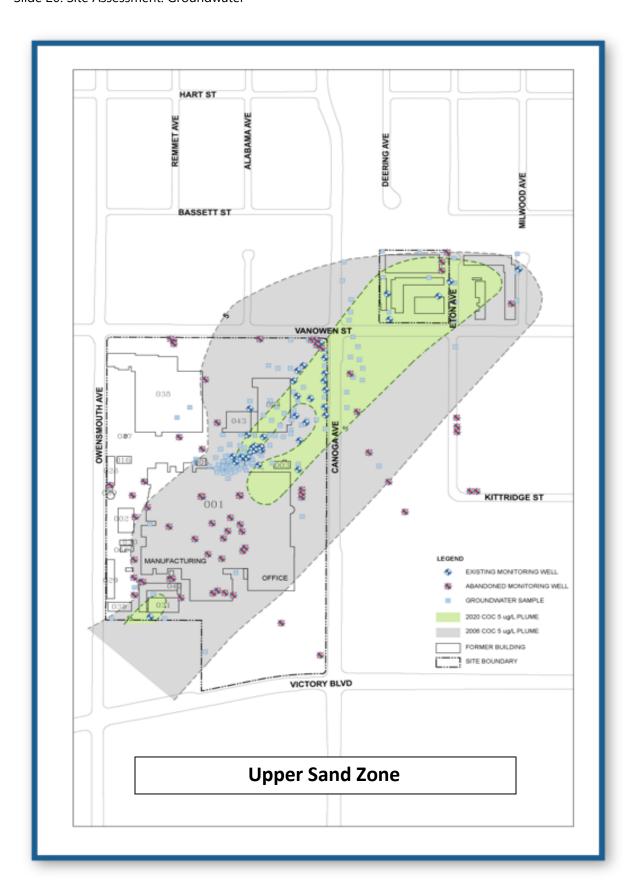
For more information, or if you have questions about this Site, please contact the Los Angeles Water Board:

Ana Townsend, Project Manager (213) 576-6738 or ana.townsend@waterboards.ca.gov

Susana Lagudis, Public Participation (213) 576-6694 or susana.lagudis@waterboards.ca.gov

Exhibit E:

Groundwater Site Assessment Maps prepared by Los Angeles Regional Water Quality Control Board

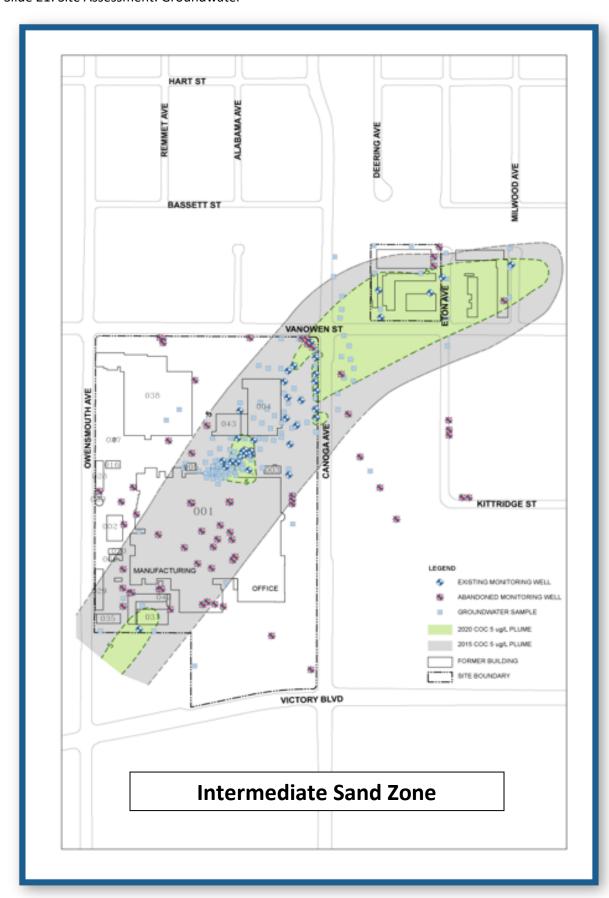


Three groundwater aquifers, called the Upper, Intermediate, and Deep Sand Zone aquifers are being investigated and cleaned up below the UTC Site.

We use data from over 140 permanent and 150 temporary monitoring wells to find and track contamination in these aquifers.

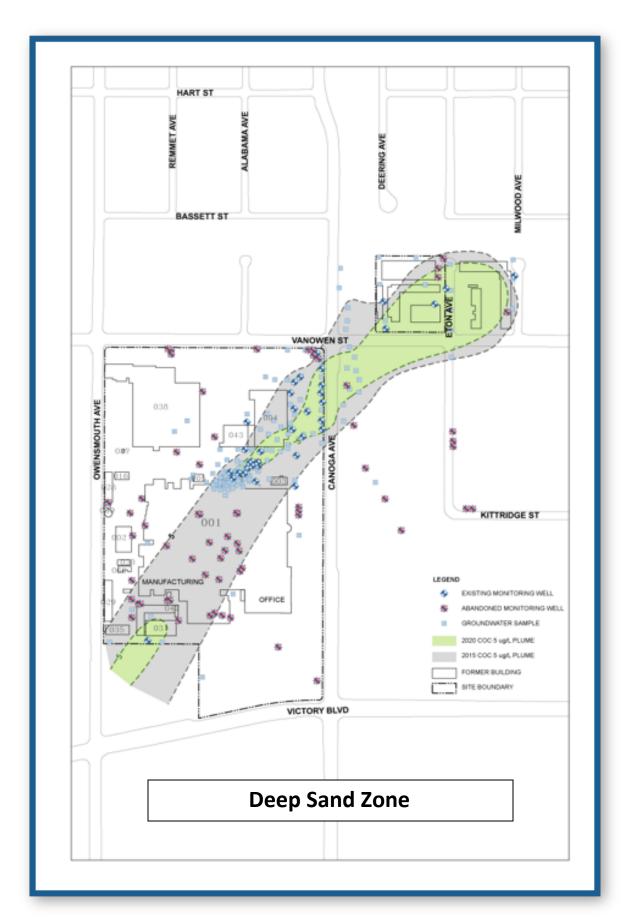
This map shows the current extent of the groundwater contamination in the shallow, or Upper Sand Zone aquifer, in green. The grey plume shows where it was eight years ago, so you can see that the groundwater is being cleaned up, with concentrations of contaminants dropping by 80% in the last eight years.

Slide 21: Site Assessment: Groundwater



These two maps show the current extents of the groundwater contamination in the Intermediate and Deep Sand Zone aquifers in green. Again, the larger grey plumes on the maps show the extent of the contamination eight years ago, so you can see the progress we are making in cleaning up these plumes in the groundwater.

The Intermediate Sand Zone map shown here has the highest remaining concentrations of the solvent TCE, because, historically, it starts where the biggest sources of contamination were located.



In the Deep Sand zone, contamination is limited to a narrow area and extends off site to the northeast.

However as seen on the map, the current conditions, shown by the green Plume tell us that groundwater cleanup operations are working.

Again, groundwater here is not currently used for any drinking water or agricultural purposes, and no municipal extraction wells are in the area. Drinking water in the area is provided by the Los Angeles Department of Water and Power (LADWP) and water quality reports may be found on the LADWP website.

Exhibit F-1 and F-2:

Approval of Work Plan for On-Site Soil Vapor Sampling, dated December 28, 2020, and

Approval Letter of Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater, dated December 28, 2020





Los Angeles Regional Water Quality Control Board

December 28, 2020

Mr. Brad Barquest Raytheon Technologies Corporation EH&S Department, Remediation Group 9 Farm Springs Road, MS 9FS101 Farmington, CT 06032

SUBJECT: APPROVAL OF WORK PLAN FOR ON-SITE SOIL VAPOR SAMPLING

SITE/CASE: PRATT & WHITNEY-ROCKETDYNE, THE FORMER BOEING CANOGA AVENUE, CANOGA PARK (SCP

NO. 0237A, SITE ID NO. 2040214)

Dear Mr. Barquest:

Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) staff reviewed the "Work Plan for On-Site Soil Vapor Sampling, Raytheon Technologies Corporation Canoga Avenue Facility, 6633 Canoga Avenue, Canoga Park, California" (Work Plan) dated December 17, 2020, prepared by your consultant Haley & Aldrich. Soil remedial excavations were completed at the Site in 2017. The Los Angeles Water Board requested that additional soil vapor assessment be completed in order to evaluate the current soil vapor conditions across the Site.

The Work Plan proposes to install 86 temporary soil vapor sampling probes at 49 locations throughout the Site. Soil vapor samples will be collected from 5 and 10 feet below ground surface and submitted for laboratory analysis of volatile organic compounds. The depths and locations of the proposed soil vapor sampling points were selected to obtain sufficient data to evaluate the current Site-wide soil vapor conditions.

Based on the review of the information provided in the Work Plan, Los Angeles Water Board staff concurs with the implementation of the soil vapor sampling activities proposed. As indicated in the Work Plan, based on the results from this soil vapor assessment additional step-out soil vapor and/or soil matrix samples may be required to be completed. A technical report presenting the soil vapor sampling results is due to the Los Angeles Water Board via GeoTracker by **April 30, 2021**. The soil vapor assessment report should include soil vapor concentration maps for major contaminants detected.



- 2 -

Should you have any questions related to this project, please contact Ms. Ana Townsend at (213) 576-6738 (ana.townsend@waterboards.ca.gov) or the Site Cleanup Unit I Chief, Ms. Su Han at (213) 576-6735 (su.han@waterboards.ca.gov).

Si	in	ce	ı	e	W	,
0		CC	<i>,</i> ,	U	·у	,

Renee Purdy Executive Officer

E-Mailing List

Steve Armann, US EPA Region 9
Thomas Tatnall / Kelly Hoggan, Haley & Aldrich, Inc.
Milena Zasadzien / Blake Lamb, City of Los Angeles, Department of City Planning
Tim Fargo / Sheila Toni, City of Los Angeles, Department of City Planning
Jordan Sisson / Gideon Kracov, Law Office of Gideon Kracov
Jane Williams, California Communities Against Toxics
Chris Rowe





Los Angeles Regional Water Quality Control Board

December 28, 2020

Mr. Brad Barquest Raytheon Technologies Corporation EH&S Department, Remediation Group 9 Farm Springs Road, MS 9FS101 Farmington, CT 06032

APPROVAL OF SUPPLEMENTAL WORK PLAN FOR ENHANCED IN-SITU SUBJECT:

> **BIOREMEDIATION** AND CHEMICAL REDUCTION OF

CHLORINATED VOLATILE ORGANIC COMPOUNDS IN GROUNDWATER

SITE/CASE: PRATT & WHITNEY-ROCKETDYNE, THE FORMER BOEING CANOGA

AVENUE FACILITY, 6633 CANOGA AVENUE, CANOGA PARK (SCP

NO. 0237A, SITE ID NO. 2040214)

Dear Mr. Barquest:

Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) staff reviewed the "Supplemental Work Plan for Enhanced In-situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater, Raytheon Technologies Corporation Canoga Avenue Facility, 6633 Canoga Avenue, Canoga Park, California" (Supplemental Work Plan) dated September 15, 2020, prepared by your consultant Haley & Aldrich. The Supplemental Work Plan proposes additional remediation of chlorinated volatile organic compounds (CVOCs), primarily trichloroethene (TCE), in groundwater using emulsified vegetable oil (EVO) and microbial consortia for Enhanced In-situ Bioremediation (EISB) and In-situ Chemical Reduction (ISCR) using zero valent iron (ZVI). The enhancements of ongoing on- and off-site groundwater remediation using in-situ treatment technologies are proposed for the following reasons:

- The additional site assessment activities completed from September 2019 to June 2020 provided a more detailed understanding of the location of elevated chlorinated CVOCs in the Upper, Intermediate, and Deep Sand Zones in the suspected area of the original release, as well as the current conditions resulting from prior EISB injections in that area.
- Evaluation of the groundwater monitoring analytical results collected subsequent to the EISB programs implemented on-site in 2012, 2015, and 2018, and off-site in 2019, and recent sampling as part of the membrane interface probe – hydraulic

IRMA MUÑOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER 320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles profiling tool (MiHPT) investigations completed in 2019 and 2020 indicates that additional amendment and increasing populations of Dehalococcoides (DHC) are required to effectively remediate the suspected release area.

3. Evaluation of groundwater sampling data and the MiHPT investigation results indicates that injection of ZVI is warranted to reduce total CVOC concentrations and provide a longer lasting substrate compared to EVO alone to address back diffusion. EVO, ZVI and DHC bacterial consortia have all been approved for use by the Los Angeles Water Board for remediation of CVOCs in groundwater under the General Waste Discharge Requirements (WDR) Order No. R4-2014-0187.

Based on the review of the information provided in the Supplemental Work Plan, Los Angeles Water Board staff concurs with the supplemental injection activities proposed. However, no injection activities shall occur at the subject site prior to the approval of a revised monitoring and reporting program (MRP) for the general WDRs issued for this site. The submittal of the field implementation report documenting the activities performed, including well installation data and observations made during the site assessment activities is due to the Los Angeles Water Board via GeoTracker by **June 30**, **2021**. Please incorporate the remediation injection activities into the quarterly remediation status reports for this site once injection activities begin.

Should you have any questions related to this project, please contact Ms. Ana Townsend at (213) 576-6738 (ana.townsend@waterboards.ca.gov) or the Site Cleanup Unit I Chief, Ms. Su Han at (213) 576-6735 (su.han@waterboards.ca.gov).

Sincerely,



Renee Purdy Executive Officer

E-Mailing List

Peter Raftery, Los Angeles Water Board, Groundwater Permitting Unit Thomas Tatnall / Kelly Hoggan, Haley & Aldrich, Inc.
Milena Zasadzien / Blake Lamb, City of Los Angeles, Department of City Planning Tim Fargo / Sheila Toni, City of Los Angeles, Department of City Planning Jordan Sisson/ Gideon Kracov, Law Office of Gideon Kracov
Jane Williams, California Communities Against Toxics
Chris Rowe

Exhibit G-1 and G-2:

Phase 1 Environmental Site Assessment, dated August 29, 2016, and

Addendum, dated February 25, 2021

SheppardMullin

Sheppard, Mullin, Richter & Hampton LLP 333 South Hope Street, 43rd Floor Los Angeles, California 90071-1422 213.620.1780 main 213.620.1398 fax www.sheppardmullin.com

213.617.4234 direct kteshima@sheppardmullin.com

File Number: 57ER-265809

December 21, 2020

VIA E-MAIL

Sheila Toni M.A. URP
City Planning Associate
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
E-Mail: sheila.toni@lacity.org

Re: 21515 Vanowen Street (DIR-2018-2336-SPA-SPPA) - ESA Phase I Report

Dear Ms. Toni:

Please find enclosed herewith a copy of the August 29, 2016 Phase I Environmental Site Assessment prepared by Centec Engineering, Inc. (the "Phase I ESA") for 21515 Vanowen Street, Canoga Park, California 91303 (the "Property").

The Warner Center 2035 Specific Plan Program Environmental Impact Report (the "WC2035 EIR") considered the potential for significant impacts related to hazards and hazardous materials within the Warner Center 2035 Specific Plan (the "WC2035 Plan") area. To address the potential for significant impacts related to hazards and hazardous materials within the WC2035 Plan area, the City adopted mitigation measures HAZ-1 through HAZ-5. As relevant here, HAZ-1 requires that "individual projects conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measure for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead-based paint." In addition HAZ-2 requires that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should a Phase 2 Site Assessment indicated contamination a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate)." The City incorporated and adopted these mitigation measures as conditions of approval in the written determination dated November 9, 2020 from the Director of Planning that approved Case No. DIR-2018-2336-SPP-SPPA for Project Permit Compliance and Project Permit Adjustment.

The Phase I ESA evaluated the potential impacts associated with the groundwater plume emanating from the former Rocketdyne facility located southeast of the Property and concluded the plume did not "present a realistic risk of impairment to the subject property." (Phase I ESA at p. 5.) More specifically, the Phase I ESA noted that the source areas "were 600-800 feet to the southeast and 1,200 feet to the south" of the Property, that "groundwater has consistently

SheppardMullin

Sheila Toni M.A. URP December 21, 2020 Page 2

flowed to the northeast," and that "the available data do not suggest any significant impact to groundwater beneath the subject property has likely occurred." (*Id.* at p. 5.) Further, the Phase I ESA noted that "remedial actions utilizing groundwater pump-and-treat in 2012-2015 and insitu injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas," and on that basis the Phase I ESA concluded that "it does not appear that any significant impact to the subject property is likely." (*Id.* at p. 10.) The Phase I ESA also considered whether a possible vapor encroachment condition ("VEC") may exist at the Property and concluded "the likely risk would appear low." (*Id.* at p. 11.)

The Phase I ESA "revealed no evidence of current or historical Recognized Environmental Conditions (RECs) associated with the property." (Phase I ESA at p. 13.) It also concluded that "[n]o further assessment is recommended at this time." (*Id.*)

We look forward to discussing the Phase I ESA with you at your convenience.

Very truly yours,

Kira Teshima

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4848-9674-5173.1

cc: Blake E. Lamb

Claudia Rodriguez Tim Fargo, Ph.D. Brad Rosenheim Sarah F. Golden

ENCLOSURE

ATTACHMENT

Phase I Environmental Site Assessment August 29, 2016



Environmental Assessments and Solutions

4299 MacArthur Bivd., Suite 107 • Newport Beach, CA 92660 (949) 476-8922 • FAX (949) 474-3222

August 29, 2016

Mr. David Garcia, Vice President **SANDSTONE PROPERTIES** 10877 Wilshire Boulevard, Suite 1105 Los Angeles, CA 90024

Re: **EXECUTIVE SUMMARY** - Phase I Environmental Site Assessment 21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia:

Centec Engineering has completed the Phase I Environmental Site Assessment for the above-referenced property. This assessment has revealed no evidence of a Recognized Environmental Condition (REC) associated with the subject property, one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. Based on our findings, no further actions would appear necessary at this time. These conclusions have been reached for the following reasons:

- The property is an office building with a below-grade parking garage. There are small areas for parking on the eastern and western sides of the building. All of the office tenants do office work on-site. There are no doctors, dentists, or chiropractors in the building. There is an elevator and the equipment room appears to be maintained exceptionally well, with no areas of stains or spills noted, and nothing stored inside the closet except the elevator equipment. The maintenance people have two storage closets. Both are well-organized with the interior paints in one storage space, and household cleaning materials in another. Formal landscaping surrounds the building on three sides and there is an atrium on the first floor. The plantings appear healthy and growing, and adapted to the limited irrigation occasioned by the drought. No evidence of toxic materials abandonment was noted.
- 2) A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building



SANDSTONE PROPERTIES

Executive Summary - Centec Project #0816059 August 29, 2016 - Page 2

and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity, it appears to have been under dry-type agriculture.

- There are no PCB-containing transformers evident. The age of the building (post-1980) does not suggest a significant use of asbestos-containing building materials, and no suspect, damaged, friable materials were noted. Hazardous materials are limited to the hydraulic fluid in the elevator equipment and the cleaning supplies. There are no hazardous wastes generated on-site.
- A review of adjacent properties indicated some evidence for concern. A former aerospace facility is across Vanowen Street to the south of the subject property and there had been hazardous materials in use and hazardous wastes generated there. There are also areas of contamination at the former aerospace facility, however, the closest directly south-southwest of the subject property has been remediated and closed, and the solvents at the remainder of the facility to the south and southeast have undergone remedial actions and been reduced in significance. Groundwater monitoring indicates the Boeing plume flows northeasterly and does not impact the subject property.
- Our review of known cases of contamination found within a one-mile radius of the subject property found no reasons to suspect that off-site sources of contamination would adversely impact the subject property. There are numerous different sites of known or suspected contamination from leaking USTs or process spills within a ½-mile radius of the subject property. Most of the sites are leaking USTs that have a "case closed" status, or are under remediation. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east, which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility



SANDSTONE PROPERTIES

Executive Summary - Centec Project #0816059 August 29, 2016 - Page 3

1200 feet to the northeast is still under investigation, but is hydrologically downgradient. The other 3 sites within the critical ¼-mile radius have been remediated and closed. All of the listed sites are considered too distant and lack adequate significance to pose a significant threat of impairment to the subject property.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) associated with the property. Our report goes into further detail regarding how and why these conclusions are reached. Sandstone Properties, and/or assigns, may rely on the information contained in the report as being accurate and thorough subject to the limitations detailed in the report. If you should have any questions whatsoever regarding the report, please feel free to contact me directly.

Sincerely,

CENTEC ENGINEERING, INC.

Steven N. Collins, REA

Principal, Project Manager



Environmental Assessments and Solutions

4299 MacArthur Bivd., Suite 107 • Newport Beach, CA 92660 (949) 476-8922 • FAX (949) 474-3222

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

AUGUST 29, 2016



PHASE I

ENVIRONMENTAL SITE ASSESSMENT

- For property located at -

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

CENTEC PROJECT #0816059

- Prepared for -

SANDSTONE PROPERTIES

- Prepared by -

CENTEC ENGINEERING, INC.
4299 MacArthur Boulevard, Suite 107
Newport Beach, California 92660
(949) 476-8922
Steven N. Collins, President

August 29, 2016

TABLE OF CONTENTS

INTRODUCTION	1
SITE DESCRIPTION AND HISTORY Location Construction History Historical Aerial Photograph Review Zoning Adjacent Property Users	4
GEOLOGY AND HYDROGEOLOGY	6
ON-SITE INSPECTION	
REVIEW OF GOVERNMENT AGENCIES AND PUBLIC RECOR	RDS 9
KNOWN SOURCES OF OFF-SITE CONTAMINATION Vapor Encroachment Screening	10
CONCLUDING REMARKS	
APPENDIX SITE LOCATION MAP MAP A - Assessor's Map AERIAL PHOTOGRAPH - 2015 PHOTOGRAPHS - Subject Property TABLE 1 - Historical Aerial Photograph Review EXHIBIT 1 - Environmental FirstSearch Report	

INTRODUCTION

Centec Engineering is pleased to submit the following information in response to authorization by Mr. David Garcia, Vice President of Sandstone Properties, to provide a Phase I Environmental Site Assessment for property located at 21515 Vanowen Street, Canoga Park, California 91303. The scope of services authorized includes a preliminary environmental assessment of the property in order to identify any Recognized Environmental Conditions or other specific environmental concerns (as defined by ASTM E1527-13 and summarized below). The results of this study are based on information obtained from the following sources:

- Visual inspection of the property and adjacent areas
- EDR, "Environmental FirstSearch Report," August 18, 2016
- An interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group
- An interview with Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property
- City of Los Angeles Fire Department
- City of Los Angeles Building and Safety Department
- City of Los Angeles Planning and Zoning Departments
- City of Los Angeles Department of Water and Power
- City of Los Angeles Central Library Database, Sanborn Fire Insurance Maps
- Los Angeles County Assessor's Office
- South Coast Air Quality Management District
- historicaerials.com
- California Water Quality Control Board Los Angeles Region
- California Environmental Protection Agency, Dept. of Toxic Substances Control
- California Waste Management Board
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- California Division of Mines & Geology
- California Governor's Office of Planning & Research
- United States Environmental Protection Agency

Definitions for ASTM Standard Practice E1527-13

Recognized Environmental Conditions (RECs)

Defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. De minimus conditions are not RECs.

Controlled Recognized Environmental Conditions (CRECs)

Defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical Recognized Environmental Conditions (HRECs)

Defined 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.

Environmental Issues

Defined as environmental concerns identified by Centec Engineering, Inc. that warrant discussion, but do not qualify as recognized environmental conditions as defined by the ASTM Standard Practice E1527-13. These can include, but are not limited to risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property.

Limitations

This Phase I Environmental Site Assessment was performed in accordance with generally and currently accepted environmental engineering principles and practices, including current ASTM standards (E-1527-13). The findings of this Phase I report concerning the subject property should be considered a professional opinion based upon the data obtained during the investigation and should not be considered a definite statement that hazardous contamination is or is not present at the subject property. The scope of work for this assessment did not include testing of electrical equipment for the potential presence of PCBs or collection of environmental samples. The scope of work did not include an assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas, an assessment for the potential release of radio nuclides, an assessment of non-chemical hazards such as the potential for damage from earthquakes or floods, or an assessment of the presence of endangered species or wildlife habitats. This Phase I Environmental Assessment also did not include an assessment of the environmental compliance status of the subject property, working condition or compliance status of any equipment or machinery on the subject property, or a health-based risk assessment. In addition, a title search was not conducted by Centec, and the Client did not provide a chain-of-title report or environmental lien search to Centec for review. Based on the research completed, no such liens or environmental deed restrictions are considered likely for the subject property, and no such liens or use limitations were identified for the site on DTSC's Envirostor website. Any opinions or recommendations concerning asbestos-containing materials or leadbased paint should be considered limited in scope and are intended for preliminary screening purposes only. The conclusions made in this report are based on and in accordance with information obtained at this time from visual inspections of the property and from relevant federal, state, regional, and local agencies. Although Centec Engineering believes that the information contained herein is reliable, no guarantee is made as to the accuracy of information provided to Centec by others. This report was prepared for the use of Sandstone Properties, their successors, assigns

and/or affiliates. Although Centec Engineering consents to the release of this report to other third parties at the discretion of **Sandstone Properties**, Centec makes no warranty of any kind to other third parties and cannot be held liable for any reliance by other third parties upon the information contained herein.

SITE DESCRIPTION AND HISTORY

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The subject property is located on the northwest corner of Vanowen Street and Alabama Avenue and stretches to the northeast corner of Vanowen Street and Remmet Avenue, as shown on the Site Location map in the Appendix. The property can be found in the Los Angeles County Assessor's Map Book 2138, Page 11, Parcel 94, as shown on the Assessor's Map (Map A) in the Appendix.

A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity, it appears to have been under dry-type agriculture. There is no information suggesting that the property had ever been a location of a dry cleaning business or a gas station.

No unusual conditions or suspect prior uses were noted in any of the aerial photographs or historical USGS Topographic Maps, a complete list of which can be found in the Appendix.

The historical use of the surrounding properties follows the subject property development from agricultural use to single-family residential development to commercial/retail and multi-family residential development.

The property is zoned CR-1VL-R10, a Los Angeles designation for commercial uses. Adjacent property users include a large apartment complex to the northwest and north, an undeveloped lot (which formerly had a small restaurant and parking lot and at the time of the inspection was mostly vacant) across Alabama Avenue to the east, a former aerospace manufacturing facility across Vanowen Street to the south, and an office building across Remmet avenue to the west. The former aerospace facility across Vanowen Street to the south included a 9-acre Pratt & Whitney Division to the southwest (Map ID #2) and a larger 40+-acre Boeing/Rocketdyne facility to the southeast (#D33), both of which had releases of chlorinated solvents (or volatile organic compounds - VOCs) and some metals. The Pratt & Whitney contamination

impacted soil only, primarily in the southern end of the former building, or 600 feet south of the subject property, and was remediated with the excavation and removal of 2,200 tons of soil, and it was closed in 2010. The Boeing releases impacted groundwater, but they were 600-800 feet to the southeast and 1200 feet to the south, and have undergone various efforts of remediation that have significantly reduced the VOC concentrations. Groundwater has consistently flowed to the northeast, and the available data do not suggest any significant impact to groundwater below the subject property has likely occurred. The nearest available monitoring point is 150 feet southeast of the subject property, and it only contained 17 μ g/L PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-andtreat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time. None of the other adjacent properties appear to utilize underground storage tanks currently, and none would appear to present a likely risk of impairment to the subject property. Please refer to the "Known Sources of Off-Site Contamination" section of this report for information regarding properties of known environmental concern within a one-mile radius of the subject property.

GEOLOGY AND HYDROGEOLOGY

The subject property sits approximately 790 feet above mean sea level within the southeastern portion of the Ventura Basin in the San Fernando Valley. The site vicinity is underlain by recent alluvium of 70-100 feet thick deposited within the drainage system of the nearby Los Angeles River. The subsurface lithology would typically consist of sandy loams, various permeable materials (sands, gravels, and cobbles), and lenses of clay and silty sands. Subsurface investigations at the subject property to the south indicated soil consisted of fine-grained silty and sandy clays and sandy and clayey silts down to groundwater at 16-18 feet.

The property lies within the West Coast Groundwater Basin of the Coastal Plain of Los Angeles County. Domestic-yield aquifers may be encountered in the vicinity at depths in excess of 200 feet below ground surface (bgs), although upper water-bearing zones of little beneficial use may be encountered at shallower depths of 20-30 feet bgs. Four different water-bearing units have been identified at the Boeing facility, with upper groundwater encountered at 16-17 feet bgs. Groundwater flow at the Boeing property has consistently been calculated to be toward the northeast.

According to the U. S. Department of Homeland Security, FEMA website, the subject property is in Zone X on Community Panel Number 06037C 1280F, September 26, 2008.

ON-SITE INSPECTION

The subject property and the surrounding vicinity were inspected by Centec personnel on August 17, 2016. Mr. Joel C. Johnson, Senior Property Manager of Moss Group, and Mr. Kevin Zetino, Building Engineer for Moss Group who is responsible for the subject property, accompanied the inspection. Photographs of the subject property, and an aerial photograph believed to be from 2015 are included in the Appendix for reference.

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The building permits state that the structure is constructed of "frame" and Mr. Johnson said it is a steel frame and reinforced concrete building with concrete block foundational walls in the garage. The floors are covered variously with carpet, ceramic tiles, vinyl planking which appears to be a wood floor, but is easily maintained, and bare concrete in the garage and storage rooms. Ceilings have decorative finishes as well as 2' by 4' T-bar grids with lighting and HVAC ducts and small rooms have painted wall board ceilings.

Due to the post-1980 construction of the subject property building, Centec determined that it is unlikely for building materials to contain any significant quantities of asbestos. All materials appeared to be in good condition and no samples were obtained for analysis. No stored lead-based paints were noted during inspection of the building and no use of lead-based paint is suspected. However, no sampling or laboratory analyses were completed during this investigation to verify the presence or absence of lead in any building materials.

The property is an office building. None of the tenants does anything other than office-type work. There are no retail spaces in the building, nor are there any medical offices on-site. There is an atrium near the center of the building opening onto the first floor, and there is a suspended walkway in the lobby. The elevator is hydraulic. The elevator equipment room in the garage is extremely clean. There did not appear to be any unauthorized storage in the elevator equipment room. The two maintenance offices were also viewed. Each has access to space to use for storage. The paints that are needed in an office building on a regular basis are stored in 1- and 5-gallon buckets in one of these closets. These all appear to be latex paints, not hazardous materials, and all of the paint is stored neatly, with no signs of spills or stains. The maintenance offices appear to have small quantities of hazardous materials in the form of household cleaners and lubricants. No areas of stains or spills were noted.

The property is concrete-paved. There are two small parking lots on the east and west sides of the building, and the garage beneath the building. All these areas are concrete-paved. None of the paved areas display signs of hazardous material stains, odors, or spills other than minor surface oil stains from vehicles.

Landscaping surrounds the building on the east, south, and west sides in planters which are part of the design of the building. The purposely-planted drought-tolerant plants appear to be flourishing.

No evidence of current or former underground or aboveground storage tanks, ponds, pits, lagoons, clarifiers or interceptors, or groundwater monitoring wells was noted during either the on-site inspection or during the file reviews. There was evidence of sensitive environmental receptors in the immediate vicinity due to the proximity of apartments and residences in the immediate area. The headwaters of the Los Angeles River are 200 feet to the north of the subject property. These could be considered sensitive environmental receptors. There are some historical landmarks in the vicinity, including a sign at a store within about 200 feet of the subject property. No high-tension electrical towers were noted in the vicinity.

The property is served by Los Angeles Department of Water and Power (DWP) transformers. Mr. Don Giddings from the DWP has told Centec that DWP-owned transformers have no PCB-containing materials in them. The EPA defines less than 50 ppm as "non-PCB."

Radon is generally not considered a significant area of concern for Southern California and has not been tested for in the course of this investigation. A 1990 study by the State of California Department of Health Services, in conjunction with the EPA, concluded that California ranks as the third lowest state in the country for percentage of dwellings exceeding the recommended action level for radon. The study also concluded that Southern California generally has an even lower incidence and likelihood of elevated levels of radon than the rest of the state.

REVIEW OF GOVERNMENT AGENCIES AND PUBLIC RECORDS

Records for the subject property were sought at the **City of Los Angeles Building and Safety Department**. Records for the subject property covered 1949 through 2016. The information in the "Site Description and History" section covers pertinent information noted in the records. No records reviewed suggested the installation or removal of underground storage tanks (USTs).

A request to review all pertinent information for the subject property addresses was made to the City of Los Angeles Fire Department Fire Prevention Section - Hazardous Material Unit and UGT Plan Check Unit. Neither Unit has yet responded to the request, but no issues of environmental concern are expected. If any information is received that alters the conclusions of this report, an addendum will be issued immediately.

A record review on the **South Coast Air Quality Management District** (AQMD) database was made for the subject property address. The AQMD had no data for the subject property address.

A request for records at California Environmental Protection Agency - Toxic Substances Control Division was responded to that no data for the subject property address was located.

A review of oil and gas well maps with the **State of California Department of Conservation**, **Division of Oil**, **Gas**, **and Geothermal Resources**, revealed no wells on or near the subject property.

A search was made of the City of Los Angeles Central Library Database, Sanborn Fire Insurance Map Collection for the subject property. There is a map specifically for Canoga Park from 1927 corrected to 1932, but the boundary is north of the location of the subject property. It was not located on other maps.

The subject property is not found on public records as a known source of former contamination. Please refer to the following section of this report for details concerning known sources of contamination within a one-mile radius of the subject property.

KNOWN SOURCES OF OFF-SITE CONTAMINATION

Centec requested and received a database report on known or potential sources of offsite contamination in the vicinity of the subject property from Environmental Data Resources (EDR). The Environmental FirstSearch database searched pertinent federal, state, and local lists of public information, according to appropriate ASTM standards, to identify and geographically locate sites of concern within a maximum radius of one mile of the subject property.

The subject property is not identified on the database for any reason. Several adjacent and nearby sites are identified as generators of hazardous waste and operators of USTs, as well as known sources of contamination.

The database identified 26 known cases of contamination within a ½-mile radius of the subject property, 11 of which are within the critical \(\frac{1}{4} \)-mile radius of the subject property. Most of the sites have been remediated and "closed." The closest across Vanowen Street to the south included a 9-acre former Pratt & Whitney Division to the southwest (Map ID #2) and a larger 40+-acre Boeing/Rocketdyne facility to the southeast (#D33), both of which had releases of chlorinated solvents (or volatile organic compounds - VOCs) and some metals. The Pratt & Whitney contamination impacted soil only, primarily in the southern end of the former building, or 600 feet south of the subject property, and was remediated with the excavation and removal of 2,200 tons of soil, and it was closed in 2010. The Boeing releases impacted groundwater, but they were 600-800 feet to the southeast and 1200 feet to the south, and have undergone various efforts of remediation that have significantly reduced the VOC concentrations. Groundwater has consistently flowed to the northeast, and the available data do not suggest any significant impact to groundwater below the subject property has likely occurred. The nearest available monitoring point is 150 feet southeast of the subject property, and it only contained 17 μ g/L PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-andtreat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east (#A3), which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility 1200 feet to the northeast (#C23) is still under investigation, but is hydrologically downgradient. The other 3 sites within the critical ¼-mile radius have been remediated and closed. Twelve of the remaining sites \(\frac{1}{2} \) mile away have also been remediated and closed and 5 are undergoing remedial action. All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property.

There are no NPL or state "Superfund" sites, active CERCLIS sites, hazardous waste landfills, or other significant cases of contamination in the vicinity of the subject

property. The entire FirstSearch report, including site location maps, is included in Exhibit 1 within the Appendix at the end of this report.

Vapor Encroachment Screening

ASTM defines a vapor encroachment condition (VEC) as the presence or likely presence of vapors from chemicals of concern (COC) in the subsurface of a property caused by the release of vapors on or near the property. As a "Tier 1" vapor encroachment screening, Centec reviewed information obtained during the Phase I assessment, including the environmental database, visual observations of adjacent and nearby properties, geology, groundwater depth and flow direction, interviews of knowledgeable persons, and known sources of contamination in the nearby vicinity to evaluate the likelihood of a VEC in connection with the subject property. This information indicates there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude that a VEC cannot be ruled out for the subject property, although the likely risk would appear low.

CONCLUDING REMARKS

FINDINGS

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The property is an office building with a below-grade parking garage. There are small areas for parking on the eastern and western sides of the building. All of the office tenants do office work on-site. There are no doctors, dentists, or chiropractors in the building. There is an elevator and the equipment room appears to be maintained exceptionally well, with no areas of stains or spills noted, and nothing stored inside the closet except the elevator equipment. The maintenance people have two storage closets. Both are wellorganized with the interior paints in one storage space, and household cleaning materials in another. Formal landscaping surrounds the building on three sides and there is an atrium on the first floor. The plantings appear healthy and growing, and adapted to the limited irrigation occasioned by the drought. No evidence of toxic materials abandonment was noted. A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity it appears to have been under dry-type agriculture. A review of adjacent properties indicated some evidence for concern in that adjacent sites across Vanowen Street to the south had been used for aerospace manufacturing, research and testing, and releases of chlorinated solvents and some metals had occurred. However, the impacted soils at the closest site to the southwest were excavated for off-site disposal and that case was closed in 2010. groundwater had been impacted at the remainder of the 50-acre area, the main sources of contamination were 500-700 feet to the southeast and 1200 feet to the south, and groundwater has consistently flowed to the northeast. Remedial actions have been conducted, the concentrations of VOCs have decreased, and it does not appear that any significant impact to the subject property is likely. Overall, the research and inspections conducted for this assessment do not suggest a likelihood of Recognized Environmental Conditions associated with the subject property.

OPINIONS

This assessment has revealed no evidence of current or historical Recognized Environmental Conditions (RECs) associated with the property. No further assessment is recommended at this time.

In Centec's opinion, there is a data gap in the preparation of this report because we have not received a response regarding records for the subject property from the City of Los Angeles Fire Department Fire Prevention Section - Hazardous Material Unit and UGT Plan Check Unit, although records of environmental issues for the subject property are not expected from the either agency. Based on the other research completed, this data gap is not considered significant to the preparation or conclusions of this report.

According to an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group, the property is being valued at a "fair market value," with no devaluation based on known or perceived issues of environmental contamination.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of property located at 21515 Vanowen Street, Canoga Park, California 91303, the property. Any exceptions to, or deletions from, this practice are described in the Introduction Section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) associated with the property.

We declare that, to the best of our professional knowledge and belief, we meet the definitions of Environmental Professional as defined in §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

CENTEC ENGINEERING, INC.

Steven N. Collins, REA Principal, Project Manager

APPENDIX

SITE LOCATION MAP

MAP A - ASSESSOR'S MAP

AERIAL PHOTOGRAPH - 2015

PHOTOGRAPHS - SUBJECT PROPERTY

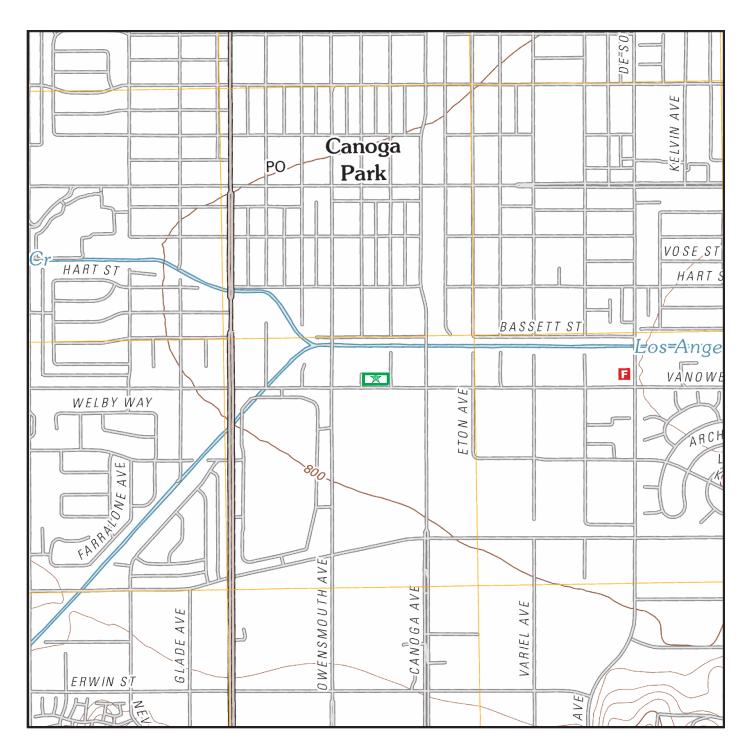
TABLE 1 - HISTORICAL AERIAL PHOTOGRAPH REVIEW

EXHIBIT 1 - ENVIRONMENTAL RADIUS REPORT

Topo: 0.75 Mile Radius

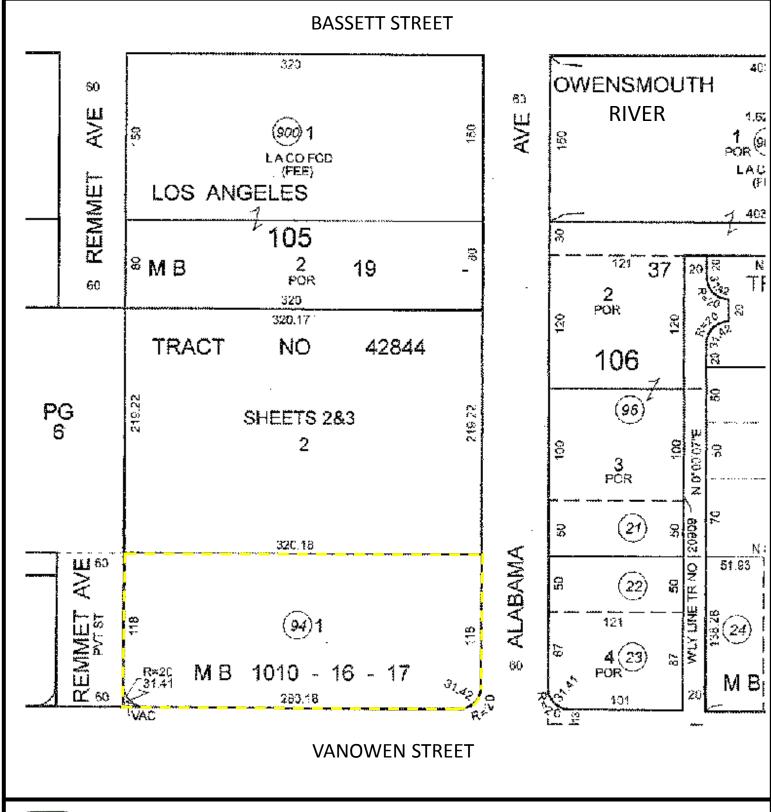


21515 VANOWEN STREET CANOGA PARK, CA 91303



Map Image Position: TP Map Reference Code & Name: 5630737 Canoga Park Map State(s): CA

Version Daté: 2012





N

SOURCE: COUNTY OF LOS ANGELES ASSESSOR'S BOOK 2138 PAGE 11

MAP A ASSESSOR'S MAP

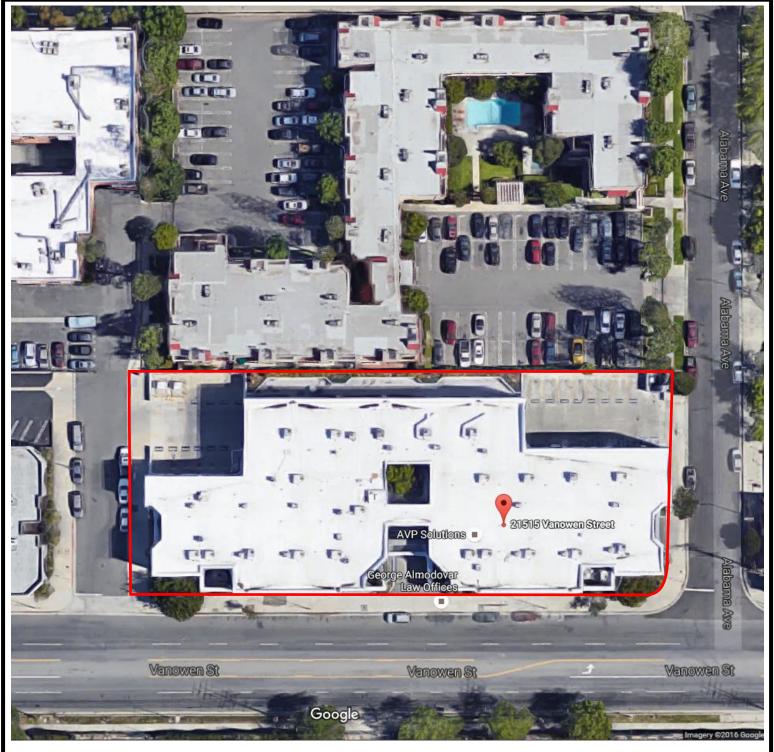
Property located at 21515 Vanowen Street Canoga Park, CA 91303

Centec Project #0816059

SCALE (not to scale)



SITE LOCATION



(Approximate subject property outline in red)





SOURCE: GOOGLE

AERIAL PHOTOGRAPH

Property located at 21515 Vanowen Street Canoga Park, CA 91303

Centec Project #0816059

SCALE (not to scale)



SITE LOCATION



Looking northeast across Vanowen Street toward the west and south (front) sides of the subject property



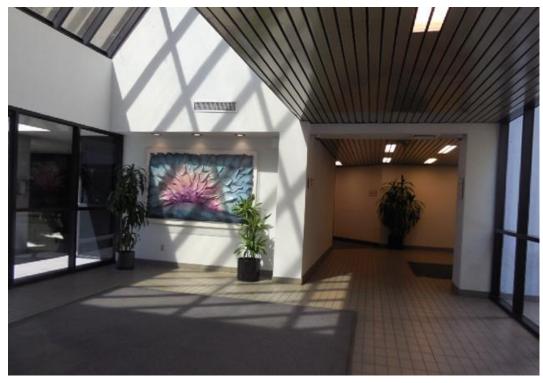
Looking northwest across Vanowen Street toward the south and east sides of the property



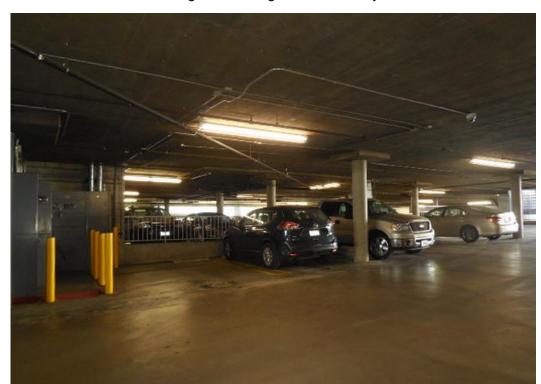
Looking southeast toward the northwest corner of the property



Looking north across Vanowen Street toward the central entryway to the building



Looking west through the front lobby



View of the parking under the building



Typical interior office improvements (Suite 220)



Typical restroom improvements

TABLE 1

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Centec personnel reviewed historical aerial photographs on the website historicaerials.com. The subject property appears on the following photographs:

DATE	PHOTOGRAPH #
2012	historicaerials.com
2010	historicaerials.com
2009	historicaerials.com
2005	historicaerials.com
2004	historicaerials.com
2003	historicaerials.com
2002	historicaerials.com
1994	historicaerials.com
1989	historicaerials.com
1980	historicaerials.com
1978	historicaerials.com
1977	historicaerials.com
1972	historicaerials.com
1967	historicaerials.com
1952	historicaerials.com
1947	historicaerials.com

USGS Topographic Maps from historicaerials.com covered 1903-1986

The Sanborn Fire Insurance Map Collection at the City of Los Angeles Central Library Database was searched for the subject property. There is a map specifically for Canoga Park from 1927 corrected to 1932, but the boundary is north of the location of the subject property. It was not located on other maps.

No unusual or suspect conditions were noted on the property.

EXHIBIT 1

ENVIRONMENTAL FIRSTSEARCH REPORT

(Please note: Due to the occasional large size of the environmental database report, the entire report may be included on a CD in an envelope attached to the rear cover of the report.)

0816059

21515 Vanowen Street Canoga Park, CA 91303

Inquiry Number: 4700985.2s

August 18, 2016

FirstSearch Area/Linear Report

Prepared using the EDR FieldCheck® System



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Search Summary Report

TARGET SITE 21515 VANOWEN STREET CANOGA PARK, CA 91303

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Υ	0	0	0	0	0	0	0
NPL Delisted	Υ	0	0	0	0	0	0	0
CERCLIS	Υ	0	0	0	0	-	0	0
NFRAP	Υ	0	0	1	0	-	0	1
RCRA COR ACT	Υ	0	0	1	0	0	0	1
RCRA TSD	Υ	0	0	1	0	-	0	1
RCRA GEN	Υ	0	1	1	-	-	0	2
Federal IC / EC	Υ	0	0	0	0	-	0	0
ERNS	Υ	0	-	-	-	-	0	0
State/Tribal NPL	Υ	0	0	0	0	0	0	0
State/Tribal CERCLIS	Υ	0	0	1	0	5	0	6
State/Tribal SWL	Υ	0	0	0	0	-	0	0
State/Tribal LTANKS	Υ	0	2	6	23	-	0	31
State/Tribal Tanks	Υ	0	0	-	-	-	0	0
US Brownfields	Υ	0	0	0	0	-	0	0
Other SWF	Υ	0	0	1	0	-	0	1
Other Haz Sites	Υ	0	0	0	-	-	0	0
Other Tanks	Υ	0	0	-	-	-	0	0
Local Land Records	Υ	0	0	0	0	-	0	0
Spills	Υ	0	-	-	-	-	0	0
Other	Υ	0	2	33	-	-	0	35
	- Totals	0	5	45	23	5	0	78

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2014 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Search Summary Report

TARGET SITE: 21515 VANOWEN STREET CANOGA PARK, CA 91303

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL Proposed NPL	03/07/2016 03/07/2016	1.000 1.000	0	0	0 0	0	0	0	0
	Troposed Nr L	03/07/2010	1.000	U	U	O	U	U	U	U
NPL Delisted	Delisted NPL	03/07/2016	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	03/07/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	03/07/2016	0.500	0	0	1	0	-	0	1
RCRA COR ACT	CORRACTS	12/09/2015	1.000	0	0	1	0	0	0	1
RCRA TSD	RCRA-TSDF	12/09/2015	0.500	0	0	1	0	-	0	1
RCRA GEN	RCRA-LQG	12/09/2015	0.250	0	0	1	-	-	0	1
	RCRA-SQG	12/09/2015	0.125	0	1	-	-	-	0	1
	RCRA-CESQG	12/09/2015	0.125	0	0	-	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/28/2016	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	05/02/2016	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	05/02/2016	1.000	0	0	1	0	5	0	6
State/Tribal SWL	SWF/LF	05/16/2016	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	06/13/2016	0.500	0	1	3	17	-	0	21
	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
	SLIC	06/13/2016	0.500	0	1	3	6	-	0	10
State/Tribal Tanks	AST	08/01/2009	0.125	0	0	-	-	-	0	0
US Brownfields	US BROWNFIELDS	03/21/2016	0.500	0	0	0	0	-	0	0
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	1	0	-	0	1
Other Haz Sites	SCH	05/02/2016	0.250	0	0	0	-	-	0	0

Search Summary Report

TARGET SITE: 21515 VANOWEN STREET CANOGA PARK, CA 91303

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
							_			
	US CDL	05/04/2016	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.125	0	0	-	-	-	0	0
Local Land Records	DEED	06/06/2016	0.500	0	0	0	0	-	0	0
Spills	HMIRS	06/24/2015	TP	0	-	_	_	-	0	0
•	CHMIRS	04/11/2016	TP	0	-	-	-	-	0	0
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/09/2015	0.125	0	0	_	_	_	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	Cortese	03/28/2016	0.500	0	0	0	0	-	0	0
	CUPA Listings		0.250	0	0	0	-	-	0	0
	HAZNET	12/31/2014	0.250	0	2	33	-	-	0	35
	LA Co. Site Mitigation	03/29/2016	0.250	0	0	0	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	- Totals			0	5	45	23	5	0	78

Site Information Report

Request Date:AUGUST 15, 2016Search Type:COORDRequest Name:STEVE COLLINSJob Number:NA

Target Site: 21515 VANOWEN STREET

CANOGA PARK, CA 91303

Site Location

 Degrees (Decimal)
 Degrees (Min/Sec)
 UTMs

 Longitude:
 118.599629
 118.5996290 - 118° 35′ 58.66″
 Easting: 352604.1

 Latitude:
 34.1940660 - 34° 11′ 38.63″
 Northing: 3784635.5

 Elevation:
 793 ft. above sea level
 Zone: Zone 11

Demographics

Sites: 79 Non-Geocoded: 0 Population: N/A

RADON

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

% <4 pCi/L % >20 pCi/L Area Average Activity % 4-20 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 0.933 pCi/L Basement 100% 0% 0%

Site Information Report

	,	Site Information	on Report	
State Database	e: CA Radon			
Radon Test	Results			
Zipcode	Num Tests	> 4 pCi/L		
91303	45	3		

Target Site Summary Report

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

JOB: NA

GEOCODED: 79 TOTAL: 79 NON GEOCODED: 0

DB Type

--ID/Status Site Name Dist/Dir ElevDiff Map ID Address Page No.

No sites found for target address

Sites Summary Report

JOB:

NA

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

GEOCODED: 79 NON GEOCODED: 0 TOTAL: 79

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	HAZNET CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	1
A1	RCRA-SQG CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	3
2	SLIC Completed - Case T10000003103	PRATT &WHITNEY - CANOGA FACILI Closed	21600 VANOWEN STREET CANOGA PARK, CA 91303	0.07 SSW	+ 2	5
А3	LUST Open - Active T10000008974	COMMERCIAL PROPERTY	21401 VANOWEN ST CANOGA PARK, CA 91303	0.07 East	- 1	6
4	HAZNET CAL000075301	HCMG/WOODLAND PARK	6800 OWENSMOUTH CANOGA PARK, CA 91303	0.08 WNW	+ 1	8
B5	LUSTPollution Characte913030907T0603702095	J W CHARLES JACOBI erization	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	11
В6	HAZNET CAC001190040	LOS ANGELES TRANSPORTATION AUT	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	13
В7	LUST Completed - Case T0603702095	JACOBI BUILDING MATERIALS Closed	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	14
В8	HAZNET CAC002310369	JACOBI BUILDING MATERIALS	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	17
9	HAZNET CAC002583770	LAW OFFICES OF GARY WILLIAMS	6928 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.16 NNW	+ 0	18
C10	HAZNET CAC002608083	AVIA PAINTING INC	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	19

Sites Summary Report

NA

Target Property: 21515 VANOWEN STREET JOB: CANOGA PARK, CA 91303

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C11	HAZNET CAL000138847	COLUMBIA ANALYTICAL SERVICES,	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	20
B12	HAZNET CAL000123855	ACTION VOLVO	21311 VAN OWEN #112 CANOGA PARK, CA 91303	0.17 East	- 3	23
B13	HAZNET CAL000061694	BIG O TIRES	21311 VANOWEN ST CANOGA PARK, CA 91303	0.17 East	- 3	26
B14	HAZNET CAL912203547	MONACO MOTORS INC	21311 VANOWEN STREET CANOGA PARK, CA 91303	0.17 East	- 3	29
B15	HAZNET CAL000244596	INDY 2000 TRANSMISSIONS	21311 VANOWEN ST STE 112 CANOGA PARK, CA 91303	0.17 East	- 3	32
B16	HAZNET CAL000039967	FEDERAL EXPRESS CORPORATION	21300 VAN OWEN ST CANOGA PARK, CA 91303	0.18 East	- 2	33
C17	HAZNET CAC002650959	ROBERT G CARTON	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	36
C18	HAZNET CAL000063136	JAPANESE VILLAGE AUTO	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	37
C19	HAZNET CAL000059488	CANOGA INDEPENDENT AUTO SERVIC	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	40
D20	SLIC Completed - Case SL0603777226	THE BOEING COMPANY - BUILDING Closed	6620 CANOGA AVE CANOGA PARK, CA 91303	0.19 SE	+ 0	43
C21	HAZNET CAL000209352	TIRES AND LLANTAS	6941 CANOGA AVE CANOGA PARK, CA 91303	0.20 NNE	+ 0	44
E22	HAZNET CAL000080204	RIMO MANUFACTURING INC	6918 DEERING AVE CANOGA PARK, CA 91303	0.20 NE	- 2	45

Sites Summary Report

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

JOB:

NA

TOTA	L: 79	GEOCODED: 79	NON GEOCODED: 0			
Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C23	LUSTPreliminary site as:913030852T0603702091	RAYNE SOFTWATER OF THE VALLEY sessment underway	6953 CANOGA AVE CANOGA PARK, CA 91303	0.20 NNE	-1	47
24	HAZNET CAC002275225	PACIFIC ENVIRONMENTAL	21600 HART STREET CANOGA PARK, CA 91303	0.21 NNW	+ 0	49
F25	HAZNET CAC002201785	PS BUSINESS PARKS	21301 VANOWEN ST STE A CANOGA PARK, CA 91304	0.21 East	- 4	50
F26	HAZNET CAL000229549	FRAZEE PAINT # 46	21301 VANOWEN ST CANOGA PARK, CA 91303	0.21 East	- 4	51
27	RCRA-LQG CAR000195883	OWENSMOUTH CONTINUATION HIGH S	6921 JORDON AVE CANOGA PARK, CA 91303	0.21 NW	+ 2	52
E28	HAZNET CAC001205712	PROMATIC INDUSTRIES	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	54
E29	HAZNET CAL000339075	PROMATIC INDUSTRIES INC	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	55
E30	HAZNET CAC002117480	HERMAN BLOSS	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	57
G31	HAZNET CAL000178122	CANOGA LUBE & OIL	6965 CANOGA AVENUE CANOGA PARK, CA 91303	0.21 NNE	- 1	60
D32	HAZNET CAR000239640	AEROJECT ROCKETDYNE OF DE INC	6633 CANOGA AVE CANOGA PARK, CA 91303	0.22 SSE	+ 3	61
D32	SLIC Remediation	AEROJECT ROCKETDYNE OF DE INC	6633 CANOGA AVE CANOGA PARK, CA 91303	0.22 SSE	+3	64
D33	SLIC Open - Site Assess SL204281528	BOEING NORTH AMERICAN, INC.	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+3	65

JOB:

NA

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

TOTAL: GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
D33	ENVIROSTOR193703297100256680001667Refer: RCRARefer: Other AgenRefer: RWQCB *Additional key field	BOEING NORTH AMERICAN, INC. ncy Is are available in the Map Findings section	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+3	66
D34	MANIFEST CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	72
D34	RCRA-TSDF CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	74
D34	CORRACTS CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	115
D34	SEMS-ARCHIVE 0901574 CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	119
D35	HAZNET CAH777001581	CITY OF LOS ANGELES - DPW - BU	6633 CANOGA AVE MC AB-57 CANOGA PARK, CA 91309	0.22 SSE	+ 3	120
D36	WMUDS/SWAT	SANTA SUSANA FACILITY	6633 CANOGA AVE CANOGA PARK ,CA, CA 91304	0.22 SSE	+ 3	123
E37	HAZNET CAL000275126	AIRMIS MFG	6930 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 2	125
E38	HAZNET CAL000216192	NATIONAL READY MIXED CONCRETE	6969 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 1	126
H39	HAZNET CAD008355661	IMPRESS EXPRESS	6701 ETON AVE CANOGA PARK, CA 91303	0.23 ESE	- 2	129
H40	HAZNET CAL000115832	FLYING COLORS PRINTING AND GRA	6724 ETON AVENUE CANOGA PARK, CA 91303	0.23 ESE	- 3	132

JOB:

NA

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

GEOCODED: 79 NON GEOCODED: 0 TOTAL:

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E41	HAZNET CAL000149098	AZTEC POLISHING	6938 DEERING AVE CANOGA PARK, CA 91303	0.23 NE	- 2	135
E42	HAZNET CAD085405934	GLOBAL GEOCHEMISTRY CORP	6919 ETON AVE CANOGA PARK, CA 91303	0.24 ENE	- 4	138
G43	HAZNET CAL000092966	COMPANION ANIMAL HOSPITAL	7009 CANOGA AVE CANOGA PARK, CA 91303	0.24 NNE	- 1	141
E44	HAZNET CAL000293076	HITECH LED PRODUCTS INC	6925 ETON AVE CANOGA PARK, CA 91303	0.25 NE	- 4	142
45	HAZNET CAL000311983	MACY'S WEST 219A	21900 VANOWEN ST CANOGA PARK, CA 91303	0.25 WSW	+ 7	143
46	LUSTPollution Characte913030734T0603702079	CALMAT FACILITY FORMER rization	7001 DEERING AVE LOS ANGELES, CA 91303	0.26 NE	- 1	146
47	LUST Completed - Case T0603702073	SERVICE STATION 4844 Closed	6760 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.30 West	+5	148
48	SLIC Completed - Case SL204071489 T0603702093	MONTGOMERY WARDS AUTO SVC CTR Closed	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	156
48	LUST Case Closed 913030870 T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	157
149	LUST Completed - Case T0603702074	THRIFTY OIL STN 141 Closed	6851 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.34 West	+ 5	159
150	LUSTPost remedial actionOpen - Eligible for913030116T0603702072T0603702072		6829 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 West	+ 5	166

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

JOB:

NA

GEOCODED: 79 NON GEOCODED: 0 TOTAL: 79

	DB Type					
Map ID	ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
I 51	LUSTPreliminary site ass913030616T0603702074	THRIFTY #141 (FORMER) sessment underway	6851 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 WNW	+ 5	178
152	LUSTPreliminary site ass913030689T0603702075	SHELL #204-1242-0604 sessment underway	22001 VANOWEN ST LOS ANGELES, CA 91303	0.35 West	+ 6	180
J53	LUST Completed - Case T0603702083	PACIFIC BELL (B1-100) Closed	22012 VANOWEN ST LOS ANGELES, CA 91303	0.36 West	+ 6	182
54	LUSTCase ClosedCompleted - Case913030107T0603702071T0603702071	PACIFIC BELL Closed	6685 TOPANGA CYN BLVD CANOGA PARK, CA 91303	0.36 WSW	+7	184
J55	SLIC Open - Assessmen SL0603768586	WHITE ANGEL CLEANERS It & Interim Remedial Action	22017 VANOWEN ST CANOGA PARK, CA 91303	0.37 West	+ 6	187
56	SLIC Completed - Case T0603702400	JC PENNY CO Closed	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	188
56	LUST Case Closed 913670643 T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	189
57	SLICCompleted - CaseNo further action reSLT43134132		21601 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 12	191
K58	SLIC Completed - Case SL204521606	SG HOUSING PROJECT Closed	6625 VARIEL AVENUE CANOGA PARK, CA	0.41 ESE	- 4	192

JOB:

NA

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

TOTAL: GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
K59	SLIC No further action re	SG HOUSING/RENKEN LAB quired	6625 VARIEL CANOGA PARK, CA 91304	0.41 ESE	- 4	193
60	LUST Open - Remediation T0603780785	REINHOLD GAMPER	7140 REMMET AVE CANOGA PARK, CA 91303	0.42 North	+ 4	194
61	LUST Case Closed Completed - Case 0 913030761 T0603702082 T0603702082	BOB SMITH BMW Closed	7050 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.42 NW	+ 4	198
L62	LUST Remediation Plan 913030798 T0603702085	WORTHMAN OIL S.S. (FORMER)	21404 SHERMAN WY LOS ANGELES, CA 91303	0.45 NNE	+ 3	201
L63	LUSTPollution CharacteriCompleted - Case 0913030898T0603702094T0603702094		21350 SHERMAN WY CANOGA PARK, CA 91303	0.48 NNE	+3	203
L64	LUSTPollution Characteri913030916T0603702096	EXXON ization	7215 CANOGA CANOGA PARK, CA 91404	0.48 NNE	+ 4	208
L65	LUST Completed - Case 0 T0603742630	CHEVRON #20-2018 Closed	21403 SHERMAN WAY CANOGA PARK, CA 91303	0.48 North	+ 4	210
L66	LUST Case Closed Completed - Case (913030707 T0603702077 T0603702077	EXXON #7-3830 Closed	21401 SHERMAN WY CANOGA PARK, CA 91303	0.48 North	+ 4	214
67	ENVIROSTOR 60000187 No Further Action	MTA ORANGE LINE	RIGHT OF WAY FROM LANKERS N. HOLLYWOOD TO WOODLAND HI	0.53 ESE LLS, CA 91367	- 4	217

JOB:

NA

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property:

TOTAL:

GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No
68	ENVIROSTOR 19720054 Refer: 1248 Local A	TRILLIUM CLEANERS(FORMER) Agency	6326 CANOGA AVE. WOODLAND HILLS, CA 91367	0.57 SSE	+ 15	219
69	ENVIROSTOR 19000030 Refer: 1248 Local <i>I</i>	THE PLAZA AT WARNER CENTER	6200-6250 CANOGA AVENUE WOODLAND HILLS, CA 93041	0.73 South	+ 24	221
70	ENVIROSTOR 19750103 Refer: 1248 Local <i>I</i>	EXCLUSIVE AUTO Agency	22217 SHERMAN WAY CANOGA PARK, CA 91303	0.78 NW	+ 10	223
71	ENVIROSTOR 19750092 No Further Action	NEW TIERRA DEL SOL, L.P.	7505 CANOGA CANOGA PARK, CA 91303	0.84 North	+ 15	225

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: 1000110908 DIST/DIR: 0.054 East **ELEVATION:** 792 MAP ID: A1

RAP DISCOUNT AUTO SUPPLY NAME: Rev: 12/31/2014

ID/Status: CAD981998578 ADDRESS: 21407 VANOWEN

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: 1000110908

Year: 1996

GEPAID: CAD981998578 Contact: Not reported Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Recycler

Tons: .7500

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Recycler Facility County: Los Angeles

envid: 1000110908

Year: 1996

GEPAID: CAD981998578 Contact: Not reported Telephone: 0000000000 Mailing Name: Not reported Mailing Address: 21407 VANOWEN

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 5.2125

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler Facility County: Los Angeles

envid: 1000110908

Year: 1996

GEPAID: CAD981998578 Contact: Not reported Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

1000110908 DIST/DIR: 0.054 East EDR ID: **ELEVATION:** 792 MAP ID: A1

NAME: RAP DISCOUNT AUTO SUPPLY 12/31/2014 Rev: ID/Status: CAD981998578

ADDRESS: 21407 VANOWEN

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000 Gen County: Not reported

TSD EPA ID: CAD097030993 TSD County: Not reported

Waste Category: Other organic solids Disposal Method: Disposal, Other

Tons: .1000

Cat Decode: Other organic solids Method Decode: Disposal, Other Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-SQG

EDR ID: 1000110908 DIST/DIR: 0.054 East **ELEVATION:** 792 MAP ID: A1

RAP DISCOUNT AUTO SUPPLY NAME: Rev: 12/09/2015 ID/Status: CAD981998578

ADDRESS: 21407 VANOWEN

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 06/09/1987 Facility name: RAP DISCOUNT AUTO SUPPLY

Facility address: 21407 VANOWEN CANOGA PARK, CA 91303 EPA ID: CAD981998578

Mailing address: VANOWEN CANOGA PARK, CA 91303

Contact: ENVIRONMENTAL MANAGER Contact address: 21407 VANOWEN CANOGA PARK, CA 91303

Contact country: US

Contact telephone: (818) 884-3370

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: RAP AUTO PARK INC Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999 Owner/operator country: Not reported Owner/operator telephone: (415) 555-1212

Legal status: Private Owner/Operator Type: Owner Owner/Op start date: Not reported Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999 Owner/operator country: Not reported Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Operator Owner/Op start date: Not reported Owner/Op end date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-SQG

1000110908 0.054 East EDR ID: DIST/DIR: **ELEVATION:** 792 MAP ID: A1

NAME: RAP DISCOUNT AUTO SUPPLY 12/09/2015 Rev: ID/Status: CAD981998578

ADDRESS: 21407 VANOWEN

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

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

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

MAP ID: 2 EDR ID: S110590889 DIST/DIR: 0.070 SSW **ELEVATION:** 795

PRATT &WHITNEY - CANOGA FACILITY, BUILDING 038 06/13/2016 NAME: Rev:

ID/Status: Completed - Case Closed ADDRESS: 21600 VANOWEN STREET

ID/Status: T10000003103 CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 10/21/2010 Global Id: T10000003103

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.192866

Longitude: -118.600331 Case Type: Cleanup Program Site

Case Worker: AMT Local Agency: Not reported RB Case Number: 0237A1 File Location: Regional Board

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:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S118672077 DIST/DIR: 0.072 East **ELEVATION:** 792 MAP ID: A3

06/13/2016 COMMERCIAL PROPERTY NAME: Rev: ID/Status: Open - Active ADDRESS: 21401 VANOWEN ST ID/Status: T10000008974

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T10000008974 Latitude: 34.19406 Longitude: -118.59784

Case Type: LUST Cleanup Site

Status: Open - Active Status Date: 05/26/2016

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: CET

Local Agency: Not reported RB Case Number: 913030989 LOC Case Number: Not reported File Location: Not reported

Potential Media Affect: Not reported

Potential Contaminants of Concern: Not reported

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T10000008974

Contact Type: Regional Board Caseworker Contact Name: CHANDRA TYLER

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: Not reported City: R4 UNKNOWN

Email: cetyler@waterboards.ca.gov Phone Number: Not reported

Status History:

Global Id: T10000008974 Status: Open - Active Status Date: 05/26/2016

Global Id: T10000008974 Status: Open - Case Begin Date

Status Date: 05/26/2016

Regulatory Activities: Global Id: T10000008974 Action Type: Other Date: 05/26/2016 Action: Leak Began

NA

Target Property: 21515 VANOWEN STREET JOB:

CANOGA PARK, CA 91303

LUST

EDR ID: \$118672077 **DIST/DIR:** 0.072 East **ELEVATION:** 792 **MAP ID:** A3

 NAME:
 COMMERCIAL PROPERTY
 Rev:
 06/13/2016

 ADDRESS:
 21401 VANOWEN ST
 ID/Status: T10000008974

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T10000008974 Action Type: RESPONSE

Date: 07/05/2016

Action: Other Report / Document

Global Id: T10000008974 Action Type: Other Date: 05/26/2016 Action: Leak Discovery

Global Id: T10000008974 Action Type: Other Date: 05/26/2016 Action: Leak Reported

Global Id: T10000008974 Action Type: ENFORCEMENT

Date: 05/26/2016

Action: Referral to Regional Board

Global Id: T10000008974 Action Type: ENFORCEMENT

Date: 06/01/2016 Action: Staff Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

794 EDR ID: S113050441 DIST/DIR: 0.076 WNW **ELEVATION:** MAP ID: 4

NAME: HCMG/WOODLAND PARK Rev: 12/31/2014

ID/Status: CAL000075301 ADDRESS: 6800 OWENSMOUTH

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

CANOGA PARK, CA 91303

HAZNET:

envid: S113050441

Year: 1998

GEPAID: CAL000075301

Contact: HCMG/WOODLAND PARK MED GRP

Telephone: 0000000000 Mailing Name: Not reported Mailing Address: PO BOX 64774

Mailing City, St, Zip: LOS ANGELES, CA 900640774

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .0417

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler Facility County: Los Angeles

envid: S113050441

Year: 1997

GEPAID: CAL000075301

Contact: HCMG/WOODLAND PARK MED GRP

Telephone: 0000000000 Mailing Name: Not reported Mailing Address: PO BOX 64774

Mailing City, St, Zip: LOS ANGELES, CA 900640774

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .1917

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler Facility County: Los Angeles

envid: S113050441 Year: 1996

GEPAID: CAL000075301

Contact: HCMG/WOODLAND PARK MED GRP

Telephone: 0000000000 Mailing Name: Not reported Mailing Address: PO BOX 64774

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

794 EDR ID: S113050441 DIST/DIR: 0.076 WNW **ELEVATION:** MAP ID: 4

NAME: HCMG/WOODLAND PARK Rev: 12/31/2014

ID/Status: CAL000075301 ADDRESS: 6800 OWENSMOUTH

> CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: LOS ANGELES, CA 900640774

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .1940

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler Facility County: Los Angeles

envid: S113050441 Year: 1995

GEPAID: CAL000075301

Contact: HCMG/WOODLAND PARK MED GRP

Telephone: 0000000000 Mailing Name: Not reported Mailing Address: PO BOX 64774

Mailing City, St, Zip: LOS ANGELES, CA 900640774

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .0985

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler Facility County: Los Angeles

envid: S113050441

Year: 1994

GEPAID: CAL000075301

Contact: HCMG/WOODLAND PARK MED GRP

Telephone: 0000000000 Mailing Name: Not reported Mailing Address: PO BOX 64774

Mailing City, St, Zip: LOS ANGELES, CA 900640774

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Not reported

Tons: .0417

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113050441 **DIST/DIR:** 0.076 WNW **ELEVATION:** 794 **MAP ID:** 4

NAME: HCMG/WOODLAND PARK

Rev: 12/31/2014

ID/Status: CAL000075301

ADDRESS: 6800 OWENSMOUTH

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 3 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S103281967 DIST/DIR: 0.141 East **ELEVATION:** 792 MAP ID: B5

06/13/2016 NAME: J W CHARLES JACOBI Rev:

ID/Status: Pollution Characterization ADDRESS: 21341 VANOWEN ST

ID/Status: 913030907 CANOGA PARK, CA 91303 ID/Status: T0603702095

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030907

Status: Pollution Characterization

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702095 W Global ID: W0606501096

Staff: CEC

Local Agency: 19050 Cross Street: CANOGA AVE Enforcement Type: LET

Date Leak Discovered: 12/1/1989 Date Leak First Reported: 10/1/1997 Date Leak Record Entered: 1/15/1998 Date Confirmation Began: Not reported Date Leak Stopped: Not reported

Date Case Last Changed on Database: 6/28/2002

Date the Case was Closed: Not reported How Leak Discovered: Subsurface Monitoring

How Leak Stopped: Not reported Cause of Leak: Other Cause

Leak Source: Tank Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 7212.7964871426599900061861503

Source of Cleanup Funding: Tank

Preliminary Site Assessment Workplan Submitted: 10/28/1997

Preliminary Site Assessment Began: 1/23/1998 Pollution Characterization Began: 12/6/2001 Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 10/1/1997

Enforcement Action Date: 1/21/1999 Historical Max MTBE Date: Not reported

Hist Max MTBE Conc in Groundwater: Not reported

Hist Max MTBE Conc in Soil: 170

Significant Interim Remedial Action Taken: Not reported

21515 VANOWEN STREET JOB: Target Property: NA

CANOGA PARK, CA 91303

LUST

S103281967 0.141 East EDR ID: DIST/DIR: **ELEVATION:** 792 MAP ID: B5

NAME: J W CHARLES JACOBI 06/13/2016 Rev:

ID/Status: Pollution Characterization ADDRESS: 21341 VANOWEN ST

ID/Status: 913030907 CANOGA PARK, CA 91303 ID/Status: T0603702095

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported Responsible Party: JOHN MOE

RP Address: 49 STEVENSEN STREET

Program: LUST

Lat/Long: 34.1939377 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 10/97 - WORKPLAN TO PERFORM A SITE INVESTIGATION 05/98 -

SITE INVESTIGATION

JOB: **Target Property:** 21515 VANOWEN STREET NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S112873159 DIST/DIR: 0.141 East **ELEVATION:** 792 MAP ID: B6

LOS ANGELES TRANSPORTATION AUTHORITY 12/31/2014 NAME: Rev: ID/Status: CAC001190040

ADDRESS: 21341 VANOWEN

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112873159

Year: 1996

GEPAID: CAC001190040

Contact: LOS ANGELES TRANSPORTATION

Telephone: 0000000000 Mailing Name: Not reported Mailing Address: PO BOX 194

Mailing City, St, Zip: LOS ANGELES, CA 900530000

Gen County: Not reported TSD EPA ID: CAD028409019 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Not reported

Tons: .4170

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Not reported Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: T0603702095

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702095 Latitude: 34.1939377 Longitude: -118.596308 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 06/30/2006

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: CET

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030907 LOC Case Number: Not reported File Location: Not reported

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702095

Contact Type: Regional Board Caseworker Contact Name: CHANDRA TYLER

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: Not reported City: R4 UNKNOWN

Email: cetyler@waterboards.ca.gov Phone Number: Not reported

Global Id: T0603702095

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

Status History:

Global Id: T0603702095

Status: Completed - Case Closed

Status Date: 06/30/2006

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: T0603702095

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702095

Status: Open - Case Begin Date

Status Date: 12/01/1989

Global Id: T0603702095

Status: Open - Site Assessment

Status Date: 10/28/1997

Global Id: T0603702095

Status: Open - Site Assessment

Status Date: 01/22/1998

Global Id: T0603702095

Status: Open - Site Assessment

Status Date: 01/23/1998

Global Id: T0603702095

Status: Open - Site Assessment

Status Date: 09/18/2000

Global Id: T0603702095

Status: Open - Site Assessment

Status Date: 12/06/2001

Global Id: T0603702095

Status: Open - Verification Monitoring

Status Date: 10/01/1997

Regulatory Activities: Global Id: T0603702095 Action Type: RESPONSE

Date: 02/22/2006

Action: Request for Closure

Global Id: T0603702095 Action Type: RESPONSE

Date: 01/22/1998

Action: Soil and Water Investigation Workplan

Global Id: T0603702095 Action Type: RESPONSE

Date: 09/18/2000

Action: Preliminary Site Assessment Report

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

792 EDR ID: S103641857 DIST/DIR: 0.141 East **ELEVATION:** MAP ID: B7

NAME: JACOBI BUILDING MATERIALS Rev: 06/13/2016

ID/Status: Completed - Case Closed ADDRESS: 21341 VANOWEN ST

ID/Status: T0603702095 CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702095 Action Type: Other Date: 12/01/1989 Action: Leak Discovery

Global Id: T0603702095 Action Type: Other Date: 10/01/1997 Action: Leak Reported

Global Id: T0603702095 Action Type: RESPONSE

Date: 10/28/2002

Action: Soil and Water Investigation Report

Global Id: T0603702095 Action Type: RESPONSE

Date: 02/22/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702095 Action Type: ENFORCEMENT Date: 06/09/2006

Action: Notification - Preclosure

Global Id: T0603702095 Action Type: ENFORCEMENT

Date: 06/30/2006

Action: Closure/No Further Action Letter

Global Id: T0603702095 Action Type: ENFORCEMENT

Date: 05/03/2006

Action: Site Visit / Inspection / Sampling

Global Id: T0603702095 Action Type: ENFORCEMENT

Date: 07/23/2002 Action: Staff Letter

Global Id: T0603702095 Action Type: ENFORCEMENT

Date: 05/31/2001 Action: Staff Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S112911123 DIST/DIR: 0.141 East **ELEVATION:** 792 MAP ID: B8

JACOBI BUILDING MATERIALS NAME: Rev: 12/31/2014 ID/Status: CAC002310369

ADDRESS: 21341 VANOWEN

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112911123

Year: 2002

GEPAID: CAC002310369

Contact: ROCHLLE GOMELSKY- AMERCIAN OIL

Telephone: 8187008297 Mailing Name: Not reported Mailing Address: 21341 VANOWEN

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080033681 TSD County: Not reported

Waste Category: Other organic solids Disposal Method: Disposal, Land Fill

Tons: 0.75

Cat Decode: Other organic solids Method Decode: Disposal, Land Fill Facility County: Los Angeles

envid: S112911123

Year: 2001

GEPAID: CAC002310369

Contact: ROCHLLE GOMELSKY- AMERCIAN OIL

Telephone: 8187008297 Mailing Name: Not reported Mailing Address: 21341 VANOWEN

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080033681 TSD County: Not reported

Waste Category: Other organic solids Disposal Method: Disposal, Land Fill

Tons: 5

Cat Decode: Other organic solids Method Decode: Disposal, Land Fill Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112941441 DIST/DIR: 0.160 NNW ELEVATION: 793 MAP ID: 9

NAME: LAW OFFICES OF GARY WILLIAMS Rev: 12/31/2014

ADDRESS: 6928 OWENSMOUTH AVE ID/Status: CAC002583770

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112941441

Year: 2004

GEPAID: CAC002583770 Contact: GARY WILLIAMS Telephone: 8187159212 Mailing Name: Not reported

Mailing Address: 6928 OWENSMOUTH AVE Mailing City, St, Zip: CANOGA PARK, CA 91303

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Recycler

Tons: 3.85

Cat Decode: Oil/water separation sludge

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112956206 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C10

NAME: AVIA PAINTING INC Rev: 12/31/2014

ADDRESS: 6035 CANOCA AVIE ID/Status: CAC002608083

ADDRESS: 6925 CANOGA AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112956206

Year: 2006

GEPAID: CAC002608083

Contact: ILAN AZIAELLI, EXT 102

Telephone: 8183472842 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032032

Gen County: Not reported TSD EPA ID: CAD982444481 TSD County: Not reported Waste Category: Latex waste

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.83

Cat Decode: Latex waste

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Los Angeles

envid: S112956206

Year: 2006

GEPAID: CAC002608083 Contact: ILAN AZIAELLI, EXT 102

Telephone: 8183472842 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032032

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 0.2

Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113075824 DIST/DIR: 0.161 NNE ELEVATION: 792 MAP ID: C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE ID/Status: CAL000138847

CANOGA PARK, CA 91303

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113075824

Year: 2002

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

LOS ANGELES

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000212588 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Not reported

Tons: 0.02

Cat Decode: Unspecified aqueous solution

Method Decode: Not reported Facility County: Los Angeles

envid: S113075824

Year: 2001

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000212588 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Not reported

Tons: 0.02

Cat Decode: Unspecified aqueous solution

Method Decode: Not reported Facility County: Los Angeles

envid: S113075824

Year: 2000

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113075824 DIST/DIR: 0.161 NNE **ELEVATION:** 792 MAP ID: C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC Rev: 12/31/2014

ID/Status: CAL000138847 ADDRESS: 6925 CANOGA AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD044429835 TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 0.2

Cat Decode: Laboratory waste chemicals Method Decode: Disposal, Other Facility County: Los Angeles

envid: S113075824

Year: 1999

GEPAID: CAL000138847

Contact: COLUMBIA ANALYTICAL SERVICES

Telephone: 8185875550 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD044429835 TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 1.7200

Cat Decode: Laboratory waste chemicals Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113075824 Year: 1998

GEPAID: CAL000138847

Contact: COLUMBIA ANALYTICAL SERVICES

Telephone: 8185875550 Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD044429835 TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Disposal, Other

Tons: .3270

Cat Decode: Unspecified solvent mixture Method Decode: Disposal, Other

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113075824 DIST/DIR: 0.161 NNE **ELEVATION:** 792 MAP ID: C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC 12/31/2014 Rev: ID/Status: CAL000138847

ADDRESS: 6925 CANOGA AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 5 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113069827 DIST/DIR: 0.174 East ELEVATION: 790 MAP ID: B12

NAME: ACTION VOLVO Rev: 12/31/2014

ADDRESS: 21311 VAN OWEN #112 ID/Status: CAL000123855

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113069827

Year: 2000

GEPAID: CAL000123855 Contact: NAREK RJANUSZ Telephone: 8187159300 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST # 112 Mailing City,St,Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified aqueous solution

Method Decode: Recycler Facility County: Los Angeles

envid: S113069827

Year: 1999

GEPAID: CAL000123855

Contact: RUSEK, STACHOWSKI-PARTNERS

Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST # 112 Mailing City,St,Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Recycler

Tons: .2293

Cat Decode: Unspecified aqueous solution

Method Decode: Recycler Facility County: Los Angeles

envid: S113069827

Year: 1997

GEPAID: CAL000123855

Contact: RUSEK, STACHOWSKI-PARTNERS

Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST # 112

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113069827 DIST/DIR: 0.174 East ELEVATION: 790 MAP ID: B12

NAME: ACTION VOLVO Rev: 12/31/2014

ADDRESS: 21311 VAN OWEN #112 ID/Status: CAL000123855

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Recycler

Tons: .2293

Cat Decode: Unspecified aqueous solution

Method Decode: Recycler Facility County: Los Angeles

envid: S113069827

Year: 1996

GEPAID: CAL000123855

Contact: RUSEK, STACHOWSKI-PARTNERS

Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST # 112 Mailing City,St,Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 1.9182

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S113069827

Year: 1994

GEPAID: CAL000123855

Contact: RUSEK, STACHOWSKI-PARTNERS

Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST # 112 Mailing City,St,Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: .2293

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113069827 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B12

NAME: ACTION VOLVO Rev: 12/31/2014

ADDRESS: 21311 VAN OWEN #112 ID/Status: CAL000123855

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

CANOGA PARK, CA 91303

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST ID/Status: CAL000061694

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113045647

Year: 2004

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.2

Cat Decode: Waste oil and mixed oil Method Decode: Not reported Facility County: Los Angeles

envid: S113045647

Year: 2003

GEPAID: CAL000061694 Contact: DAVID UNDERBERGER

Telephone: 8188849497 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S113045647

Year: 2002

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST ID/Status: CAL000061694

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S113045647

Year: 2001

GEPAID: CAL000061694 Contact: DAVID UNDERBERGER

Telephone: 8188849497 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT000613893 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Transfer Station

Tons: 0.13

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Transfer Station Facility County: Los Angeles

envid: S113045647

Year: 2001

GEPAID: CAL000061694 Contact: DAVID UNDERBERGER

Telephone: 8188849497 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD008302903 TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.12

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST ID/Status: CAL000061694

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

CANOGA PARK, CA 91303

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 17 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113163000 DIST/DIR: 0.174 East ELEVATION: 790 MAP ID: B14

NAME: MONACO MOTORS INC Rev: 12/31/2014

ADDRESS: 21311 VANOWEN STREET ID/Status: CAL912203547

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

CANOGA PARK, CA 91303

HAZNET:

envid: S113163000

Year: 2003

GEPAID: CAL912203547

Contact: WADE LENNAN/PRESIDENT

Telephone: --

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST UNIT 118 Mailing City, St, Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.83

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S113163000

Year: 2000

GEPAID: CAL912203547

Contact: WADE LENNAN/PRESIDENT

Telephone: --

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST UNIT 118 Mailing City, St, Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Unspecified aqueous solution

Method Decode: Recycler Facility County: Los Angeles

envid: S113163000

Year: 1999

GEPAID: CAL912203547 Contact: PUBLIC STORAGE Telephone: 2132626005 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST UNIT 118

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113163000 DIST/DIR: 0.174 East ELEVATION: 790 MAP ID: B14

NAME: MONACO MOTORS INC Rev: 12/31/2014

ADDRESS: 21311 VANOWEN STREET

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: .2293

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S113163000

Year: 1999

GEPAID: CAL912203547 Contact: PUBLIC STORAGE Telephone: 2132626005 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST UNIT 118 Mailing City, St, Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Recycler

Tons: .4378

Cat Decode: Unspecified aqueous solution

Method Decode: Recycler Facility County: Los Angeles

envid: S113163000

Year: 1999

GEPAID: CAL912203547 Contact: PUBLIC STORAGE Telephone: 2132626005 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST UNIT 118 Mailing City, St, Zip: CANOGA PARK, CA 913032826

Gen County: Not reported TSD EPA ID: CAT000613893 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Transfer Station

Tons: .0625

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Transfer Station

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC Rev: 12/31/2014

ADDRESS: 24/244 VANOWEN STREET ID/Status: CAL912203547

ADDRESS: 21311 VANOWEN STREET CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 9 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113117763 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B15

 NAME:
 INDY 2000 TRANSMISSIONS
 Rev:
 12/31/2014

 ADDRESS:
 24/344 VANOWEN ST STE 442
 ID/Status: CAL000244596

ADDRESS: 21311 VANOWEN ST STE 112

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113117763

Year: 2002

GEPAID: CAL000244596 Contact: HUGO SALAZAR Telephone: 8183400161 Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST STE 112 Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.25

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113037626 DIST/DIR: 0.176 East ELEVATION: 791 MAP ID: B16

NAME: FEDERAL EXPRESS CORPORATION Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST

CANOGA PARK, CA 91303

ID/Status: CAL000039967

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113037626

Year: 2013

GEPAID: CAL000039967 Contact: TIM JACKSON Telephone: 9014348468 Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City, St, Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles TSD EPA ID: CAT000613893 TSD County: Los Angeles Waste Category: Not reported

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.05

Cat Decode: Not reported

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Not reported

envid: S113037626

Year: 2013

GEPAID: CAL000039967 Contact: TIM JACKSON Telephone: 9014348468 Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City, St, Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles TSD EPA ID: CAD981696420 TSD County: Los Angeles Waste Category: Not reported

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.912

Cat Decode: Not reported

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Not reported

envid: S113037626

Year: 2012

GEPAID: CAL000039967

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113037626 DIST/DIR: 0.176 East ELEVATION: 791 MAP ID: B16

NAME: FEDERAL EXPRESS CORPORATION Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST ID/Status: CAL000039967

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: TIM JACKSON Telephone: 9012246869 Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City, St, Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles TSD EPA ID: CAT080013352 TSD County: Los Angeles Waste Category: Not reported

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 3.753

Cat Decode: Not reported

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113037626

Year: 2011

GEPAID: CAL000039967

Contact: BARBARA HODICK-SR ENV SPECLST

Telephone: 9014348460 Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City, St, Zip: MEMPHIS, TN 381257113

Gen County: Not reported TSD EPA ID: TXD077603371 TSD County: Not reported

Waste Category: Off-specification, aged or surplus inorganics

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.0375

Cat Decode: Off-specification, aged or surplus inorganics

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Los Angeles

envid: S113037626

Year: 2010

GEPAID: CAL000039967 Contact: TIM JACKSON Telephone: 9012246869 Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City, St, Zip: MEMPHIS, TN 381257113

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST ID/Status: CAL000039967

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 4.17

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 24 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113458743 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C17

 NAME:
 ROBERT G CARTON
 Rev:
 12/31/2014

 ADDRESS:
 6933 CANOGA AVE
 ID/Status: CAC002650959

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113458743

Year: 2010

GEPAID: CAC002650959 Contact: ROBERT G CARTON Telephone: 5414790542 Mailing Name: Not reported

Mailing Address: 520 BRIMSTONE RD Mailing City,St,Zip: WOLF CREEK, OR 97497

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 0.342

Cat Decode: Waste oil and mixed oil

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113046113 DIST/DIR: 0.181 NNE ELEVATION: 793 MAP ID: C18

NAME: JAPANESE VILLAGE AUTO Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE ID/Status: CAL000063136

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113046113

Year: 2004

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070
Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032031

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113046113

Year: 2002

GEPAID: CAL000063136 Contact: CHRISTEN KORSBAEK Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032031

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113046113

Year: 2001

GEPAID: CAL000063136 Contact: CHRISTEN KORSBAEK Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113046113 DIST/DIR: 0.181 NNE ELEVATION: 793 MAP ID: C18

NAME: JAPANESE VILLAGE AUTO Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE ID/Status: CAL000063136

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913032031

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.81

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113046113

Year: 2000

GEPAID: CAL000063136 Contact: CHRISTEN KORSBAEK Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032031

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.97

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113046113

Year: 1999

GEPAID: CAL000063136 Contact: ELLERBY CAROLYN Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032031

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Transfer Station

Tons: .3336

Cat Decode: Unspecified organic liquid mixture

Method Decode: Transfer Station

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE ID/Status: CAL000063136

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 6 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113044840 DIST/DIR: 0.181 NNE ELEVATION: 793 MAP ID: C19

NAME: CANOGA INDEPENDENT AUTO SERVIC Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE ID/Status: CAL000059488

CANOGA PARK, CA 91303

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113044840

Year: 2003

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

LOS ANGELES

Telephone: 8188830345 Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113044840

Year: 2002

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345 Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113044840

Year: 2001

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345 Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113044840 DIST/DIR: 0.181 NNE ELEVATION: 793 MAP ID: C19

NAME: CANOGA INDEPENDENT AUTO SERVIC Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE ID/Status: CAL000059488

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113044840

Year: 2000

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345 Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000113451 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler Facility County: Los Angeles

envid: S113044840

Year: 1999

GEPAID: CAL000059488 Contact: FRANK SCHNEIDER Telephone: 8188830345 Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD009452657 TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Not reported

Tons: .1876

Cat Decode: Unspecified organic liquid mixture

Method Decode: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC Rev: 12/31/2014

ADDRESS: 6033 CANOGA AVE

ID/Status: CAL000059488

ADDRESS: 6933 CANOGA AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 10 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

EDR ID: S106838421 DIST/DIR: 0.191 SE **ELEVATION:** 793 MAP ID: D20

THE BOEING COMPANY - BUILDING 009 06/13/2016 NAME: Rev:

ID/Status: Completed - Case Closed ADDRESS: 6620 CANOGA AVE

ID/Status: SL0603777226 CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 09/19/2005 Global Id: SL0603777226

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.191637

Longitude: -118.597035 Case Type: Cleanup Program Site

Case Worker: AMT Local Agency: Not reported RB Case Number: 0237E File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: Not reported

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113106630 DIST/DIR: 0.198 NNE ELEVATION: 793 MAP ID: C21

NAME: TIRES AND LLANTAS Rev: 12/31/2014

ADDRESS: 6044 CANOCA AVE

ID/Status: CAL000209352

ADDRESS: 6941 CANOGA AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113106630

Year: 2000

GEPAID: CAL000209352 Contact: CARMEN OROZCO Telephone: 8188842588 Mailing Name: Not reported

Mailing Address: 6941 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 2.08

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113052618 DIST/DIR: 0.203 NE ELEVATION: 791 MAP ID: E22

NAME: RIMO MANUFACTURING INC Rev: 12/31/2014

ADDRESS: 6918 DEERING AVE ID/Status: CAL000080204

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113052618

Year: 2009

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030 Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 1.0425

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113052618

Year: 2006

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030 Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 0.83

Cat Decode: Waste oil and mixed oil

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113052618

Year: 2003

GEPAID: CAL000080204

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113052618 DIST/DIR: 0.203 NE ELEVATION: 791 MAP ID: E22

NAME: RIMO MANUFACTURING INC Rev: 12/31/2014

ADDRESS: 6018 DEEDING AVE ID/Status: CAL000080204

ADDRESS: 6918 DEERING AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030 Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD099452708 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S113052618

Year: 2002

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030 Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD980884183 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Disposal, Other

Tons: 0.3

Cat Decode: Other inorganic solid waste Method Decode: Disposal, Other Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103945721 DIST/DIR: 0.205 NNE ELEVATION: 792 MAP ID: C23

NAME: RAYNE SOFTWATER OF THE VALLEY Rev: 06/13/2016

ADDRESS: 6953 CANOGA AVE ID/Status: Preliminary site assessment underway

CANOGA PARK, CA 91303 ID/Status: 913030852 ID/Status: T0603702091

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030852

Status: Preliminary site assessment underway

Substance: Hydrocarbons

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702091 W Global ID: W0606501096

Staff: RVJ

Local Agency: 19050 Cross Street: HART ST

Enforcement Type: Not reported Date Leak Discovered: 8/29/2000 Date Leak First Reported: 2/12/1991 Date Leak Record Entered: 2/12/1991 Date Confirmation Began: 8/29/1990 Date Leak Stopped: 8/29/1990

Date Case Last Changed on Database: 11/30/2001

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: KUPPERS, FRED

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 7992.578677363041176679495073

Source of Cleanup Funding: UNK

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: 3/2/2000 Pollution Characterization Began: 2/12/1991 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: 1/1/1965 Hist Max MTBE Conc in Groundwater: 5.8 Hist Max MTBE Conc in Soil: Not reported

Significant Interim Remedial Action Taken: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103945721 DIST/DIR: 0.205 NNE ELEVATION: 792 MAP ID: C23

NAME: RAYNE SOFTWATER OF THE VALLEY Rev: 06/13/2016

ADDRESS: 6953 CANOGA AVE ID/Status: Preliminary site assessment underway

CANOGA PARK, CA 91303 ID/Status: 913030852 ID/Status: T0603702091

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported Responsible Party: BLANK RP RP Address: Not reported

Program: LUST

Lat/Long: 34.1973696 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/30/97 - INFORMATION LETTER SENT & FOLLOW-UP; 5/29/97 - COUNTY ASSESSOR REVIEW.; 5/30/97 - INFORMATION LETTER & SENT & FOLLOW-UP.:

9/22/99 WP FOR LIMITED SITE ASSESSMENT

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112908607 DIST/DIR: 0.206 NNW ELEVATION: 793 MAP ID: 24

NAME: PACIFIC ENVIRONMENTAL Rev: 12/31/2014

ADDRESS: 21600 HART STREET ID/Status: CAC002275225

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112908607

Year: 2000

GEPAID: CAC002275225 Contact: MIKE LYSSY/OWNER Telephone: 9493637200 Mailing Name: Not reported

Mailing Address: 30101 TOWN CENTER DR 107 Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000

Gen County: Not reported TSD EPA ID: CAD028409019 TSD County: Not reported

Waste Category: Other organic solids Disposal Method: Transfer Station

Tons: 0.03

Cat Decode: Other organic solids Method Decode: Transfer Station Facility County: Los Angeles

envid: S112908607

Year: 2000

GEPAID: CAC002275225 Contact: MIKE LYSSY/OWNER Telephone: 9493637200 Mailing Name: Not reported

Mailing Address: 30101 TOWN CENTER DR 107 Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000

Gen County: Not reported TSD EPA ID: CAD009007626 TSD County: Not reported

Waste Category: Asbestos containing waste

Disposal Method: Disposal, Land Fill

Tons: 0.84

Cat Decode: Asbestos containing waste Method Decode: Disposal, Land Fill Facility County: Los Angeles

4700985.2s Site Details Page - 49

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112903307 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F25

NAME: PS BUSINESS PARKS Rev: 12/31/2014

ADDRESS: 21301 VANOWEN ST STE A

CANOGA PARK, CA 91304

ID/Status: CAC002201785

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112903307

Year: 1999

GEPAID: CAC002201785 Contact: PS BUSINESS PARKS Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 17326 EDWARDS RD STE 115 Mailing City,St,Zip: CERRITOS, CA 907030000

Gen County: Not reported TSD EPA ID: CAT080033681 TSD County: Not reported

Waste Category: Other organic solids Disposal Method: Transfer Station

Tons: .0750

Cat Decode: Other organic solids Method Decode: Transfer Station Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

S113114489 DIST/DIR: 0.209 East EDR ID: **ELEVATION:** 789 MAP ID: F26

NAME: FRAZEE PAINT # 46 12/31/2014 Rev: ID/Status: CAL000229549

ADDRESS: 21301 VANOWEN ST CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113114489

Year: 2005

GEPAID: CAL000229549 Contact: STEVE EATON Telephone: 8586263383 Mailing Name: Not reported

Mailing Address: 6625 MIRAMAR RD Mailing City,St,Zip: SAN DIEGO, CA 921212508

Gen County: Not reported TSD EPA ID: CAD008302903 TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.68

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-LQG

EDR ID: 1011861635 DIST/DIR: 0.213 NW **ELEVATION:** 795 **MAP ID: 27**

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL Rev: 12/09/2015

ID/Status: CAR000195883 ADDRESS: 6921 JORDON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-LQG:

Date form received by agency: 10/10/2008

Facility name: OWENSMOUTH CONTINUATION HIGH SCHOOL

Facility address: 6921 JORDON AVE

CANOGA PARK, CA 91303 EPA ID: CAR000195883

Mailing address: 333 S BEAUDRY AVE

20TH FL LAUSD OEHS LOS ANGELES, CA 90017

Contact: SOE AUNG

Contact address: 333 S BEAUDRY AVE 20TH FL LAUSD OEHS LOS ANGELES, CA 90017

Contact country: US

Contact telephone: 213-241-3904

Contact email: SOE.AUNG@LAUSD.NET

EPA Region: 09

Classification: Large Quantity Generator

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than

Owner/Operator Summary: Owner/operator name: LAUSD

100 kg of that material at any time

Owner/operator address: 333 S BEAUDRY AVE

LOS ANGELES, CA 90017 Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: District

Owner/Operator Type: Owner Owner/Op start date: 11/14/1989 Owner/Op end date: Not reported

Owner/operator name: OWENSMOUTH CONTINUATION SCHOOL

Owner/operator address: Not reported

Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-LQG

EDR ID: 1011861635 DIST/DIR: 0.213 NW **ELEVATION:** 795 **MAP ID: 27**

OWENSMOUTH CONTINUATION HIGH SCHOOL 12/09/2015 NAME: Rev: ID/Status: CAR000195883

ADDRESS: 6921 JORDON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

Owner/operator country: Not reported Owner/operator telephone: Not reported

Legal status: District

Owner/Operator Type: Operator Owner/Op start date: 11/14/1989 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No

Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Waste code: D008 Waste name: LEAD

Violation Status: No violations found

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112873969 DIST/DIR: 0.213 NE ELEVATION: 791 MAP ID: E28

NAME: PROMATIC INDUSTRIES Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE ID/Status: CAC001205712

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112873969

Year: 1996

GEPAID: CAC001205712

Contact: PROMATIC INDUSTRIES

Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 5.5044

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler Facility County: Los Angeles

envid: S112873969

Year: 1996

GEPAID: CAC001205712

Contact: PROMATIC INDUSTRIES

Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 1.5846

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113154906 DIST/DIR: 0.213 NE ELEVATION: 791 MAP ID: E29

NAME: PROMATIC INDUSTRIES INC Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE ID/Status: CAL000339075

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

CANOGA PARK, CA 91303

HAZNET:

envid: S113154906

Year: 2014

GEPAID: CAL000339075 Contact: TOM BLOSS Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Los Angeles TSD EPA ID: CAT080013352 TSD County: Los Angeles

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 3.44025

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113154906

Year: 2011

GEPAID: CAL000339075 Contact: TOM BLOSS Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 1.251

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113154906

Year: 2010

GEPAID: CAL000339075

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113154906 DIST/DIR: 0.213 NE ELEVATION: 791 MAP ID: E29

NAME: PROMATIC INDUSTRIES INC Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE ID/Status: CAL000339075

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: TOM BLOSS Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 5.14995

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113154906

Year: 2008

GEPAID: CAL000339075 Contact: TOM BLOSS Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 1.60545

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112898426 DIST/DIR: 0.213 NE ELEVATION: 791 MAP ID: E30

NAME: HERMAN BLOSS Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112898426

Year: 2007

GEPAID: CAC002117480 Contact: TOM BLOSS-QC MGR Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 0.2

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112898426

Year: 2006

GEPAID: CAC002117480 Contact: TOM BLOSS-QC MGR Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Recycler

Tons: 2.52

Cat Decode: Oil/water separation sludge

Method Decode: Recycler Facility County: Los Angeles

envid: S112898426

Year: 2005

GEPAID: CAC002117480 Contact: TOM BLOSS-QC MGR Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112898426 DIST/DIR: 0.213 NE ELEVATION: 791 MAP ID: E30

NAME: HERMAN BLOSS Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE

CANOGA PARK, CA 91303

ID/Status: CAC002117480

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 1.37

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler Facility County: Los Angeles

envid: S112898426

Year: 2003

GEPAID: CAC002117480 Contact: TOM BLOSS-QC MGR Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 2.06

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler Facility County: Los Angeles

envid: S112898426

Year: 2001

GEPAID: CAC002117480 Contact: TOM BLOSS-QC MGR Telephone: 8188885076 Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 2.52

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

 NAME:
 HERMAN BLOSS
 Rev:
 12/31/2014

 ADDRESS:
 6926 DEERING AVE
 ID/Status: CAC002117480

CANOGA PARK, CA 91303

CANOGA PARK, CA 9130

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 1 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113094131 DIST/DIR: 0.214 NNE ELEVATION: 792 MAP ID: G31

NAME: CANOGA LUBE & OIL Rev: 12/31/2014

ADDRESS: 6965 CANOGA AVENUE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113094131

Year: 2000

GEPAID: CAL000178122

Contact: HARTMUT R THOMPSON/OWNER

Telephone: 8183401155 Mailing Name: Not reported

Mailing Address: 6965 CANOGA AVENUE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD028409019 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Transfer Station

Tons: 0

Cat Decode: Other inorganic solid waste Method Decode: Transfer Station Facility County: Los Angeles

envid: \$113094131

Year: 1996

GEPAID: CAL000178122 Contact: JOHN BERRY Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 6965 CANOGA AVENUE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues 10 percent or more

Disposal Method: Recycler

Tons: .2293

Cat Decode: Aqueous solution with total organic residues 10 percent or more

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$105721799 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKE**RDY** 12/31/2014

ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S105721799

Year: 2014

GEPAID: CAR000239640 Contact: FRANK SWANSON Telephone: 8185869194 Mailing Name: Not reported

Mailing Address: 8900 DESOTO AVE

Mailing City, St, Zip: CANOGA PARK, CA 91304

Gen County: Los Angeles TSD EPA ID: CAD008302903 TSD County: Los Angeles

Waste Category: Laboratory waste chemicals

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.0315

Cat Decode: Laboratory waste chemicals

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Los Angeles

envid: S105721799

Year: 2014

GEPAID: CAR000239640 Contact: FRANK SWANSON Telephone: 8185869194 Mailing Name: Not reported

Mailing Address: 8900 DESOTO AVE

Mailing City, St, Zip: CANOGA PARK, CA 91304

Gen County: Los Angeles TSD EPA ID: NVT330010000

TSD County: 99

Waste Category: Other inorganic solid waste

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To

Include On-Site Treatment And/Or Stabilization)

Tons: 193.844

Cat Decode: Other inorganic solid waste

Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Facility County: Los Angeles

envid: S105721799

Year: 2014

GEPAID: CAR000239640

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$105721799 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKERDY 12/31/2014

ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: FRANK SWANSON Telephone: 8185869194 Mailing Name: Not reported

Mailing Address: 8900 DESOTO AVE

Mailing City, St, Zip: CANOGA PARK, CA 91304

Gen County: Los Angeles TSD EPA ID: CAD008302903 TSD County: Los Angeles

Waste Category: Other inorganic solid waste

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.345

Cat Decode: Other inorganic solid waste

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Los Angeles

envid: S105721799

Year: 2014

GEPAID: CAR000239640 Contact: FRANK SWANSON Telephone: 8185869194 Mailing Name: Not reported

Mailing Address: 8900 DESOTO AVE

Mailing City, St, Zip: CANOGA PARK, CA 91304

Gen County: Los Angeles TSD EPA ID: CAD008302903 TSD County: Los Angeles

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.018

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Los Angeles

envid: S105721799

Year: 2014

GEPAID: CAR000239640 Contact: FRANK SWANSON Telephone: 8185869194 Mailing Name: Not reported

Mailing Address: 8900 DESOTO AVE

Mailing City, St, Zip: CANOGA PARK, CA 91304

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKERDY 12/31/2014

ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Los Angeles TSD EPA ID: CAD008302903 TSD County: Los Angeles

Waste Category: Other organic solids

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135)

Tons: 0.4765

Cat Decode: Other organic solids

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

(H010-H129) Or (H131-H135) Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 42 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

796 EDR ID: S105721799 DIST/DIR: 0.223 SSE MAP ID: D32 **ELEVATION:**

AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKERDY 06/13/2016 NAME: ID/Status: Remediation

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC REG 4:

Region: 4 Facility Status: Remediation

SLIC: 0237A Substance: TPH/V Staff: John Geroch

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

EDR ID: \$101540004 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D33

NAME: BOEING NORTH AMERICAN, INC. Rev: 06/13/2016

ADDRESS: 6633 CANOGA AVENUE ID/Status: Open - Site Assessment

CANOGA PARK, CA 91309 ID/Status: SL204281528

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Open - Site Assessment

Status Date: 08/23/2005 Global Id: SL204281528

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1907897679698 Longitude: -118.599128723145 Case Type: Cleanup Program Site

Case Worker: AMT Local Agency: Not reported

RB Case Number: 0237A
File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor

Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Total Petroleum

Hydrocarbons (TPH)

Site History: The site is approximately 47-acres and was developed in the mid-1950s

for the manufacture of rocket engines and related systems. Operations

at the site concluded in 2014. The currently idle site contains

numerous vacant industrial buildings and structures in various states

of disrepair, surrounded by surface parking lots along Canoga Avenue

and Victory Boulevard. Numerous environmental investigations and

cleanup activities have been conducted across the Site since 1984

that have identified elevated levels of chemicals of potential

concern (COPCs), including chlorinated solvents from historic

manufacturing activities at the site. Soil and groundwater cleanup

activities are currently ongoing at the subject site.

Click here to access the California GeoTracker records for this facility:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: S101540004 DIST/DIR: 0.223 SSE **ELEVATION:** 796 MAP ID: D33

BOEING NORTH AMERICAN, INC. NAME: Rev: 05/02/2016 ID/Status: 19370329 ADDRESS: 6633 CANOGA AVENUE ID/Status: 71002566 CANOGA PARK, CA 91309 ID/Status: 80001667

LOS ANGELES ID/Status: Refer: RCRA ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR: Facility ID: 19370329 Status: Refer: RCRA Status Date: 05/05/1995 Site Code: Not reported Site Type: Historical

Site Type Detailed: * Historical

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED Lead Agency: NONE SPECIFIED Program Manager: Not reported Supervisor: Referred - Not Assigned Division Branch: Cleanup Chatsworth

Assembly: 45 Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Reg: NONE SPECIFIED

Funding: Not reported Latitude: 34.18888 Longitude: -118.5972 APN: NONE SPECIFIED Past Use: NONE SPECIFIED Potential COC: NONE SPECIFIED Confirmed COC: NONE SPECIFIED Potential Description: NONE SPECIFIED Alias Name: THE BOEING CO-CANOGA PARK

Alias Type: Alternate Name

Alias Name: CAD074103771 Alias Type: EPA Identification Number

Alias Name: 110018987113 Alias Type: EPA (FRS #) Alias Name: 19370329

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported Completed Document Type: Site Screening

Completed Date: 02/02/1995

Comments: NFA FOR SITE MITIGATION OPERATIONS, THIS IS A RCRA FACILITY.

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: S101540004 DIST/DIR: 0.223 SSE **ELEVATION:** 796 MAP ID: D33

NAME: BOEING NORTH AMERICAN, INC. Rev: 05/02/2016 ID/Status: 19370329 ADDRESS: 6633 CANOGA AVENUE ID/Status: 71002566 CANOGA PARK, CA 91309 ID/Status: 80001667

LOS ANGELES ID/Status: Refer: RCRA ID/Status: Refer: Other Agency **SOURCE:** CA Department of Toxic Substances Control

Completed Document Type: * Discovery

Completed Date: 12/14/1982

Comments: FACILITY IDENTIFIED ID FROM HWMB ISD FILES. ROUTINE INSP.A COMPLIANCE

COMPANY.

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

Facility ID: 71002566 Status: Refer: Other Agency Status Date: Not reported Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED Lead Agency: NONE SPECIFIED Program Manager: Not reported Supervisor: Not reported

Division Branch: Cleanup Chatsworth

Assembly: 45 Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported Latitude: 34.19051 Longitude: -118.5974 APN: NONE SPECIFIED Past Use: NONE SPECIFIED Potential COC: NONE SPECIFIED Confirmed COC: NONE SPECIFIED Potential Description: NONE SPECIFIED

Alias Name: CAD074103771

Alias Type: EPA Identification Number

Alias Name: 110018987113 Alias Type: EPA (FRS #)

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$101540004 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D33

 NAME:
 BOEING NORTH AMERICAN, INC.
 Rev:
 05/02/2016

 ADDRESS:
 6633 CANOGA AVENUE
 ID/Status: 19370329

 CANOGA PARK CA 91309
 ID/Status: 71002566

CANOGA PARK, CA 91309
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

Alias Name: 71002566

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported Completed Sub Area Name: Not reported Completed Document Type: Not reported

Completed Date: Not reported Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 80001667 Status: Refer: RWQCB Status Date: 01/01/2008 Site Code: Not reported Site Type: Corrective Action

Site Type Detailed: Corrective Action

Acres: 0 NPL: NO

Regulatory Agencies: RWQCB

Lead Agency: WQC

Program Manager: Not reported

Supervisor: * Unknown

Division Branch: Cleanup Chatsworth

Assembly: 45 Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported Latitude: 34.19081 Longitude: -118.5974 APN: NONE SPECIFIED Past Use: NONE SPECIFIED Potential COC: NONE SPECIFIED Confirmed COC: NONE SPECIFIED

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: S101540004 DIST/DIR: 0.223 SSE **ELEVATION:** 796 MAP ID: D33

BOEING NORTH AMERICAN, INC. NAME: Rev: 05/02/2016 ID/Status: 19370329 ADDRESS: 6633 CANOGA AVENUE ID/Status: 71002566 CANOGA PARK, CA 91309

ID/Status: 80001667 LOS ANGELES ID/Status: Refer: RCRA ID/Status: Refer: Other Agency

Potential Description: NONE SPECIFIED

SOURCE: CA Department of Toxic Substances Control

Alias Name: ROCKWELL INTERNATIONAL; ROCKETDYNE DIV.

Alias Type: Alternate Name Alias Name: CAD074103771

Alias Type: EPA Identification Number

Alias Name: 110018987113 Alias Type: EPA (FRS #) Alias Name: 19370329

Alias Type: Envirostor ID Number

Alias Name: 80001667

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Interim Measures Questionnaire

Completed Date: 09/13/1994 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: RCRA Facility Assessment Report

Completed Date: 07/26/1991 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported Completed Document Type: Consent Agreement

Completed Date: 01/01/1985 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 10/27/1997 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 03/09/2001 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$101540004 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D33

 NAME:
 BOEING NORTH AMERICAN, INC.
 Rev:
 05/02/2016

 ADDRESS:
 6633 CANOGA AVENUE
 ID/Status: 19370329

 CANOGA PARK, CA 91309
 ID/Status: 80001667

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

Completed Document Type: Groundwater Migration Controlled

Completed Date: 03/09/2001 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Groundwater Migration Controlled

Completed Date: 07/24/2003 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 07/24/2003 Comments: Not reported

Completed Area Name: Sites With No Operable Unit Completed Sub Area Name: GROUNDWATER

Completed Document Type: Interim Measures Implementation Report

Completed Date: 04/30/1991 Comments: Not reported

Completed Area Name: Sites With No Operable Unit Completed Sub Area Name: GROUNDWATER Completed Document Type: RFI Report

Completed Date: 08/17/1989 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Preliminary Assessment Report

Completed Date: 10/01/1985 Comments: Not reported

Completed Area Name: Sites With No Operable Unit

Completed Sub Area Name: SOILS

Completed Document Type: Interim Measures Workplan

Completed Date: 10/27/1997

Comments: FACILITY IS VOLUNTARILY BEGINNING SOURCE REMOVAL ACTIVITIES AS OF

THIS DATE RSARACINO 19971028.14:45S

Completed Area Name: Sites With No Operable Unit Completed Sub Area Name: GROUNDWATER Completed Document Type: RFI Workplan

Completed Date: 06/09/1989

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

 NAME:
 BOEING NORTH AMERICAN, INC.
 Rev:
 05/02/2016

 ADDRESS:
 6633 CANOGA AVENUE
 ID/Status: 71002566

 CANOGA PARK, CA 91309
 ID/Status: 80001667

CANOGA PARK, CA 91309 ID/Status: 80001667
LOS ANGELES ID/Status: Refer: RCRA

SOURCE: CA Department of Toxic Substances Control ID/Status: Refer: Other Agency

Comments: Not reported

Completed Area Name: Sites With No Operable Unit Completed Sub Area Name: GROUNDWATER Completed Document Type: Interim Measures Workplan

Completed Date: 08/31/1990 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

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

MANIFEST

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 05/01/2016

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: NY Department of Environmental Conservation

NY MANIFEST: Country: USA

EPA ID: CAD074103771 Facility Status: Not reported

Location Address 1: 6633 CANOGA PARK AVE

Code: BP

Location Address 2: Not reported Total Tanks: Not reported Location City: CANOGAPARK

Location State: CA Location Zip: 91304 Location Zip 4: Not reported

NY MANIFEST:

EPAID: CAD074103771

Mailing Name: ROCKWELL INTERNATIONAL Mailing Contact: FRANKLINR SWANSON Mailing Address 1: 6633 CANOGA PARK AVE

Mailing Address 2: Not reported Mailing City: CANOGA PARK

Mailing State: CA
Mailing Zip: 91304
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 8188569194

NY MANIFEST:

Document ID: NYB4163229

Manifest Status: C seq: Not reported

Year: 1994

Trans1 State ID: 10742PNY
Trans2 State ID: Not reported
Generator Ship Date: 07/11/1994
Trans1 Recv Date: 07/11/1994
Trans2 Recv Date: / /

Part A Recv Date: 07/27/1994
Part A Recv Date: 07/28/1994
Part B Recv Date: 08/05/1994
Generator EPA ID: CAD074103771
Trans1 EPA ID: NYD980769947
Trans2 EPA ID: Not reported
TSDF ID 1: NYD000632372
TSDF ID 2: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

MANIFEST

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 05/01/2016

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: NY Department of Environmental Conservation

Manifest Tracking Number: Not reported

Import Indicator: Not reported
Export Indicator: Not reported
Discr Quantity Indicator: Not reported
Discr Type Indicator: Not reported
Discr Residue Indicator: Not reported
Discr Partial Reject Indicator: Not reported
Discr Full Reject Indicator: Not reported
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: Not reported

Waste Code: D002 - NON-LISTED CORROSIVE WASTES

Waste Code: Not reported

Quantity: 00010 Units: P - Pounds Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass) Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Waste Code: D001 - NON-LISTED IGNITABLE WASTES

Waste Code: Not reported Waste Code: Not reported Waste Code: Not reported Waste Code: Not reported

Quantity: 00020 Units: P - Pounds

Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass)
Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-TSDF:

Date form received by agency: 02/28/2014 Facility name: UNITED TECHNOLOGIES CORP

Facility address: 6633 CANOGA AVE

CANOGA PARK, CA 91309 EPA ID: CAD074103771

Mailing address: FARMSPRINGS RD

MAIL STOP EHS 6FS101 FARMINGTON, CT 06032 Contact: DAVID M CURNOCK

Contact address: FARMSPRINGS RD MAIL STOP EHS 6FS101

FARMINGTON, CT 06032 Contact country: Not reported Contact telephone: (603) 406-7737

Contact email: DAVID.CURNOCK@YTC.COM

EPA Region: 09 Land type: Private Classification: TSDF

Description: Handler is engaged in the treatment, storage or disposal of hazardous

waste

Owner/Operator Summary:

Owner/operator name: UNITED TECHNOLOGIES CORP

Owner/operator address: FARMSPRINGS RD MAIL STOP EHS 6FS101

FARMINGTON, CT 06032 Owner/operator country: Not reported Owner/operator telephone: (860) 728-7000

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/30/2012
Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORP (SEE PAGE 4A)

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator Owner/Op start date: 06/14/2013 Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION

Owner/operator address: ONE FINANCIAL PLAZA EHS MAIL STOP 503 UTC

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

HARTFORD, CT 06101 Owner/operator country: US

Owner/operator telephone: Not reported

LOS ANGELES

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/30/2012
Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION

Owner/operator address: Not reported

Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator Owner/Op start date: 06/14/2013 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No

Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No

Used oil transporter: No

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

LOS ANGELES

. Waste code: D006 . Waste name: CADMIUM

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: D011 . Waste name: SILVER

. Waste code: D018 . Waste name: BENZENE

Waste code: D035

. Waste name: METHYL ETHYL KETONE

Waste code: D039

. Waste name: TETRACHLOROETHYLENE

. Waste code: D040

. Waste name: TRICHLORETHYLENE

Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Target Property: 21515 VANOWEN STREET JOB:

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: F003

Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Historical Generators:

Date form received by agency: 06/12/2013 Site name: UNITED TECHNOLOGIES CO Classification: Small Quantity Generator

Waste code: 135 Waste name: 135

Waste code: 181 Waste name: 181

Waste code: 352 Waste name: 352

- Continued on next page -

NA

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: 512 . Waste name: 512

. Waste code: 513 . Waste name: 513

. Waste code: 521 . Waste name: 521

. Waste code: 611 . Waste name: 611

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: D011. Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

Waste code: D039

. Waste name: TETRACHLOROETHYLENE

. Waste code: D040

. Waste name: TRICHLORETHYLENE

. Waste code: F006

Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: U077

Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 03/16/2012

Site name: PRATT & WHITNEY ROCKETDYNE, INC.

Classification: Large Quantity Generator

. Waste code: 121 . Waste name: 121

. Waste code: 122 . Waste name: 122

. Waste code: 141 . Waste name: 141

. Waste code: 171 . Waste name: 171

. Waste code: 181 . Waste name: 181

. Waste code: 212 . Waste name: 212

. Waste code: 214 . Waste name: 214

. Waste code: 221 . Waste name: 221

. Waste code: 222 . Waste name: 222

. Waste code: 223 . Waste name: 223

. Waste code: 331 . Waste name: 331

Waste code: 341
Waste name: 341

Waste code: 343 Waste name: 343

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR**: 0.223 SSE **ELEVATION**: 796 **MAP ID**: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: 352 . Waste name: 352

. Waste code: 551 . Waste name: 551

. Waste code: 711 . Waste name: 711

. Waste code: 791 . Waste name: 791

. Waste code: 792 . Waste name: 792

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D004 . Waste name: ARSENIC

. Waste code: D005 . Waste name: BARIUM

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011 . Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

LOS ANGELES

Waste code: D039

. Waste name: TETRACHLOROETHYLENE

. Waste code: D040

. Waste name: TRICHLORETHYLENE

. Waste code: F001

- Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE ID/Status: 0

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Waste code: U077

. Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 06/17/2010

Site name: PRATT & WHITNEY ROCKETDYNE, INC.

Classification: Large Quantity Generator

. Waste code: 122 . Waste name: 122

. Waste code: 141 . Waste name: 141

. Waste code: 171 . Waste name: 171

. Waste code: 181 . Waste name: 181

. Waste code: 214 . Waste name: 214

. Waste code: 331 . Waste name: 331

Waste code: 341
Waste name: 341

. Waste code: 343 . Waste name: 343

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR**: 0.223 SSE **ELEVATION**: 796 **MAP ID**: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: 352 . Waste name: 352

. Waste code: 551 . Waste name: 551

. Waste code: 711 . Waste name: 711

. Waste code: 791 . Waste name: 791

. Waste code: 792 . Waste name: 792

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D004 . Waste name: ARSENIC

. Waste code: D005 . Waste name: BARIUM

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: D011 . Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

Waste code: D021

. Waste name: CHLOROBENZENE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

Waste code: D040

. Waste name: TRICHLORETHYLENE

LOS ANGELES

. Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F006
- Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/04/2008

Site name: CANOGA FACILITY
Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002

JOB:

NA

Target Property: 21515 VANOWEN STREET

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F003
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F005
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- Waste code: U134
- Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)
- Waste code: U213
- Waste name: FURAN, TETRAHYDRO-(I) (OR) TETRAHYDROFURAN (I)

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: U223

. Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T) (OR) TOLUENE DIISOCYANATE (R,T)

Date form received by agency: 02/20/2006

Site name: THE BOEING COMPANY - CANOGA FACILITY

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D004. Waste name: ARSENIC

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

Waste code: D011

. Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: D039

. Waste name: TETRACHLOROETHYLENE

. Waste code: F001

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED

FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

LOS ANGELES

Waste code: P029Waste name: COPPER CYANIDE (OR) COPPER CYANIDE CU(CN)

. Waste code: P098

. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

Waste code: P104Waste name: SILVER CYANIDE (OR) SILVER CYANIDE AG(CN)

. Waste Halle. Clevert Climabe (City Slevert Climabe AC(City)

Waste code: P106
 Waste name: SODIUM CYANIDE (OR) SODIUM CYANIDE NA(CN)

. Waste code: P121

. Waste name: ZINC CYANIDE (OR) ZINC CYANIDE ZN(CN)2

. Waste code: U151

. Waste name: MERCURY

Date form received by agency: 08/10/2005

Site name: PRATT AND WHITNEY ROCKETDYNE INC

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

Waste code: D002

. Waste name: CORROSIVE WASTE

Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D006 . Waste name: CADMIUM

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

Waste code: D009

Waste name: MERCURY

Waste code: D011
Waste name: SILVER

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

LOS ANGELES

Waste code: D018
Waste name: BENZENE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002

- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT

FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 08/10/2005

Site name: PRATT AND WHITNEY ROCKETDYNE INC

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

Waste code: D006

. Waste name: CADMIUM

Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008

. Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011

. Waste name: SILVER

Waste code: D018

Waste name: BENZENE

Waste code: D035

. Waste name: METHYL ETHYL KETONE

Target Property: 21515 VANOWEN STREET JOB:

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002

- Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F003
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM;

- Continued on next page -

NA

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

(2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/26/2004 Site name: THE BOEING COMPANY - CANOGA

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D005. Waste name: BARIUM

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008. Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011 . Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: D039

Waste name: TETRACHLOROETHYLENE

. Waste code: F001

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

Target Property: 21515 VANOWEN STREET JOB:

CANOGA PARK, CA 91303

RCRA-TSDF

0.223 SSE MAP ID: D34 EDR ID: 1000273223 DIST/DIR: **ELEVATION:** 796

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015 ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

LOS ANGELES

SOURCE: US Environmental Protection Agency

CANOGA PARK, CA 91309

TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- Waste code: F002
- Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE: ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE. A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F003
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F005
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F006
- Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM: (2) TIN PLATING ON CARBON STEEL: (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON

Continued on next page -

NA

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: F007

. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U151 . Waste name: MERCURY

Date form received by agency: 02/26/2002

Site name: THE BOEING COMPANY - CANOGA FACILITY

Classification: Large Quantity Generator

. Waste code: 132 . Waste name: 132

. Waste code: 171 . Waste name: 171

. Waste code: 711 . Waste name: 711

. Waste code: 723 . Waste name: 723

. Waste code: 728 . Waste name: 728

. Waste code: 792 . Waste name: 792

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

Waste name: CORROSIVE WASTE

. Waste code: D003

Waste name: REACTIVE WASTE

. Waste code: D005

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste name: BARIUM

. Waste code: D006

. Waste name: CADMIUM

. Waste code: D007

. Waste name: CHROMIUM

Waste code: D008Waste name: LEAD

. Waste code: D009

. Waste name: MERCURY

. Waste code: D011 . Waste name: SILVER

. Waste code: D018 . Waste name: BENZENE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

JOB:

NA

Target Property: 21515 VANOWEN STREET

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015
ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: F007
- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: LABP
. Waste name: LAB PACK

Date form received by agency: 10/12/2000 Site name: BOEING COMPANY-CANOGA PARK

Classification: Large Quantity Generator

Date form received by agency: 03/04/1999

Site name: BOEING NORTH AMERICAN, INC. - CANOGA

Classification: Large Quantity Generator

Date form received by agency: 12/10/1996 Site name: THE BOEING CO CANOGA PARK

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Classification: Large Quantity Generator

. Waste code: D000

. Waste name: Not Defined

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D006 . Waste name: CADMIUM

. Waste code: D007

. Waste name: CHROMIUM

. Waste code: D008 . Waste name: LEAD

Waste code: D009

. Waste name: MERCURY

. Waste code: D011 . Waste name: SILVER

. Waste code: D018

. Waste name: BENZENE

Waste code: D019

. Waste name: CARBON TETRACHLORIDE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

796 1000273223 DIST/DIR: 0.223 SSE MAP ID: D34 EDR ID: **ELEVATION:**

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015 ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE,

CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE,

ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2,

TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F003

- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F005
- Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- Waste code: F006
- Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Waste code: F007

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: F008

. Waste name: PLATING BATH RESIDUES FROM THE BOTTOM OF PLATING BATHS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.

Waste code: F009

. Waste name: SPENT STRIPPING AND CLEANING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.

. Waste code: P015

. Waste name: BERYLLIUM

. Waste code: U021

. Waste name: [1,1'-BIPHENYL]-4,4'-DIAMINE (OR) BENZIDINE

Date form received by agency: 09/01/1996 Site name: THE BOEING CO CANOGA PARK Classification: Large Quantity Generator

Date form received by agency: 02/29/1996

Site name: ROCKWELL-ROCKETDYNE DIV. - CANOGA

Classification: Large Quantity Generator

Date form received by agency: 03/31/1994 Site name: ROCKWELL INTERNATIONAL Classification: Large Quantity Generator

Date form received by agency: 02/28/1992

Site name: ROCKWELL INTERNATIONAL CORP. ROCKETDYNE

Classification: Large Quantity Generator

Date form received by agency: 04/30/1990

Site name: ROCKWELL INTL CORP/ROCKETDYNE DIV CANOGA

Classification: Large Quantity Generator

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled: Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT

WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 4361

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 1697

Waste code: D003

Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Amount (Lbs): 782

Waste code: D007

Waste name: CHROMIUM Amount (Lbs): 1120

Waste code: D008 Waste name: LEAD Amount (Lbs): 617

Waste code: D009
Waste name: MERCURY

Amount (Lbs): 10

Waste code: D011 Waste name: SILVER Amount (Lbs): 813

Waste code: D018 Waste name: BENZENE Amount (Lbs): 1623

Waste code: D035

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Waste name: METHYL ETHYL KETONE

Amount (Lbs): 2360

Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED

FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED

IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE

SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 1623

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE,

CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MO

BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND

SPENT SOLVENT MIXTURES.

Amount (Lbs): 1623

Waste code: F003

Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT
MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT
NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS
CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED
SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR
MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL
BOTTOMS EPOM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENTS

BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES. Amount (Lbs): 2680

Waste code: F006

Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT

FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF

ALUMINUM. Amount (Lbs): 3590

Waste code: U077

Waste name: ETHANE, 1,2-DICHLORO-

Amount (Lbs): 782

Corrective Action Summary: Event date: 10/01/1985 Event: CA029ST

Event date: 10/01/1985 Event: CA049PA

Event date: 10/01/1985

Event: CA Prioritization, Facility or area was assigned a high corrective

action priority.

Event date: 10/01/1985 Event: CA074HI

Event date: 01/01/1989 Event: RFI Imposition

Event date: 06/09/1989

Event: RFI Workplan Approved

Event date: 08/17/1989 Event: RFI Approved Event date: 08/31/1990

Event: Stabilization Measures Implemented, Groundwater extraction and treatment (e.g., to achieve groundwater containment, to achieve MCL).

Event date: 04/30/1991

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater

Target Property: 21515 VANOWEN STREET JOB:

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

LOS ANGELES

remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 04/30/1991

Event: Stabilization Construction Completed

Event date: 07/26/1991

Event: RFA Completed, Assessment was an RFA.

Event date: 07/26/1991 Event: RFA Completed

Event date: 07/26/1991

Event: RFA Determination Of Need For An RFI, RFI is Necessary;

Event date: 10/31/1991 Event: CA036WQ

Event date: 09/13/1994

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 09/13/1994

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 10/03/1994

Event: CA Prioritization, Facility or area was assigned a medium corrective

action priority.

Event date: 10/27/1997

Event: Stabilization Measures Implemented, Primary measure is source removal

and/or treatment (e.g., soil or waste excavation, in-situ soil

treatment, off-site treatment).

Event date: 10/27/1997

Event: Igration of Contaminated Groundwater under Control, Unacceptable

migration of contaminated groundwater is observed or expected.

- Continued on next page -

NA

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Event date: 10/27/1997

Event: Current Human Exposures under Control, Current human exposures are NOT

under control.

Event date: 10/27/1997

Event: CA Responsibility Referred To A Non-RCRA Federal Authority

Event date: 10/27/1997

Event: Current Human Exposures under Control, Current human exposures are NOT

under control.

Event date: 03/09/2001

Event: Igration of Contaminated Groundwater under Control, Unacceptable

migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001

Event: Igration of Contaminated Groundwater under Control, Unacceptable

migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001

Event: Current Human Exposures under Control, More information is needed to

make a determination.

Event date: 03/09/2001

Event: Current Human Exposures under Control, More information is needed to

make a determination.

Event date: 07/24/2003

Event: Current Human Exposures under Control, Yes, Current Human Exposures

Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant

changes at the facility.

Event date: 07/24/2003

Event: Current Human Exposures under Control, Yes, Current Human Exposures

Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant

changes at the facility.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Event date: 07/24/2003

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 07/24/2003

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: Not reported Event: CA03192

Facility Has Received Notices of Violations: Regulation violated: FR - 264.140-150.H Area of violation: TSD - Financial Requirements

Date violation determined: 04/09/1992 Date achieved compliance: 04/30/1993

Violation lead agency: EPA

Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL Area of violation: LDR - General

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported

Final penalty amount: 54400 Paid penalty amount: 48000

Regulation violated: FR - 268.7 Area of violation: LDR - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268.7 Area of violation: LDR - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: EPA Proposed penalty amount: Not reported

Final penalty amount: 54400 Paid penalty amount: 48000

Regulation violated: FR - 270 Area of violation: TSD - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E Area of violation: TSD - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E Area of violation: TSD - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: EPA Proposed penalty amount: Not reported

Final penalty amount: 54400 Paid penalty amount: 48000

Regulation violated: FR - 268 ALL Area of violation: LDR - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990 Enf. disposition status: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Enf. disp. status date: Not reported Enforcement lead agency: EPA Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: FR - 270 Area of violation: TSD - General Date violation determined: 03/13/1990 Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported

Final penalty amount: 54400 Paid penalty amount: 48000

Regulation violated: FR - 264.140-150.H Area of violation: TSD - Financial Requirements

Date violation determined: 01/29/1990 Date achieved compliance: 03/13/1990

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 01/29/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 01/25/1990
Date achieved compliance: 03/31/1991

Violation lead agency: State

Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: FR - 270 Area of violation: TSD - General Date violation determined: 01/25/1990 Date achieved compliance: 03/31/1991

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 02/01/1990 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL Area of violation: LDR - General Date violation determined: 07/06/1988 Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G Area of violation: TSD - Closure/Post-Closure Date violation determined: 07/06/1988

Date violation determined: 07/06/1988 Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/18/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE **ELEVATION:** 796 MAP ID: D34

UNITED TECHNOLOGIES CORP NAME: Rev: 12/09/2015 ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Regulation violated: FR - 268.7 Area of violation: LDR - General Date violation determined: 07/06/1988 Date achieved compliance: 11/21/1988

Violation lead agency: State Enforcement action: Not reported Enforcement action date: Not reported Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: Not reported Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E Area of violation: TSD - General Date violation determined: 07/06/1988 Date achieved compliance: 11/21/1988

Violation lead agency: State Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/18/1988 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: FR - 270 Area of violation: TSD - General Date violation determined: 07/06/1988 Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL Enforcement action date: 08/18/1988 Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: State Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Evaluation Action Summary: Evaluation date: 09/03/2008

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported Evaluation lead agency: State

LOS ANGELES

Evaluation date: 07/19/2005

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: Local

Evaluation date: 11/23/1998

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 05/29/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 02/28/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 04/09/1992

Evaluation: FINANCIAL RECORD REVIEW Area of violation: TSD - Financial Requirements

Date achieved compliance: 04/30/1993

Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 01/29/1992

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 03/13/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General Date achieved compliance: 03/31/1991

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

SOURCE: US Environmental Protection Agency

Evaluation lead agency: EPA

Evaluation date: 03/13/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: LDR - General Date achieved compliance: 03/31/1991

LOS ANGELES

Evaluation lead agency: EPA

Evaluation date: 01/29/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 01/29/1990

Evaluation: FINANCIAL RECORD REVIEW Area of violation: TSD - Financial Requirements

Date achieved compliance: 03/13/1990

Evaluation lead agency: State

Evaluation date: 01/25/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General Date achieved compliance: 03/31/1991

Evaluation lead agency: State

Evaluation date: 08/10/1988

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 07/06/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Evaluation date: 07/06/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - Closure/Post-Closure Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Evaluation date: 07/06/1988

NA

Target Property: 21515 VANOWEN STREET JOB:

CANOGA PARK, CA 91303

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309 LOS ANGELES

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: LDR - General Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

CORRACTS

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US EPA

CORRACTS:

EPA ID: CAD074103771

EPA Region: 09

Area Name: GROUNDWATER

Actual Date: 19890609

Action: CA150 - RFI Workplan Approved

NAICS Code(s): 56291 Remediation Services

Original schedule date: Not reported Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY

Actual Date: 20010309

Action: CA750NO - Migration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or

expected

NAICS Code(s): 56291 Remediation Services

Original schedule date: 20010309 Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY Actual Date: 20010309

Action: CA725IN - Current Human Exposures Under Control, More information is

needed to make a determination

NAICS Code(s): 56291 Remediation Services

Original schedule date: 20010309 Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY

Actual Date: 19940913

Action: CA225IN - Stabilization Measures Evaluation, This facility is not, amenable to stabilization activity because of, a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

CORRACTS

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US EPA

NAICS Code(s): 56291 Remediation Services

Original schedule date: 19940913 Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: GROUNDWATER Actual Date: 19890817 Action: CA200 - RFI Approved NAICS Code(s): 56291 Remediation Services

Original schedule date: Not reported Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY

Actual Date: 20030724

Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified

NAICS Code(s): 56291 Remediation Services

Original schedule date: 20030724 Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY Actual Date: 20030724

Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human

Exposures Under Control has been verified

NAICS Code(s): 56291 Remediation Services

Original schedule date: 20030724 Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY

Actual Date: 19910726

Action: CA070YE - RFA Determination Of Need For An RFI, RFI is Necessary

NAICS Code(s): 56291

Remediation Services

Original schedule date: 19910726

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

CORRACTS

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

SOURCE: US EPA

Area Name: ENTIRE FACILITY

Actual Date: 19910726

Action: CA050 - RFA Completed

NAICS Code(s): 56291 Remediation Services

Original schedule date: 19910726 Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: ENTIRE FACILITY

Actual Date: 19971027

Action: CA725NO - Current Human Exposures Under Control, Current human

exposures are NOT under control

NAICS Code(s): 56291 Remediation Services

Original schedule date: 19971027 Schedule end date: Not reported

EPA ID: CAD074103771 EPA Region: 09 Area Name: SOILS Actual Date: 19971027

Action: CA600SR - Stabilization Measures Implemented, Primary measure is

source removal and/or treatment

NAICS Code(s): 56291 Remediation Services

Original schedule date: Not reported Schedule end date: Not reported

EPA ID: CAD074103771

EPA Region: 09

Area Name: GROUNDWATER

Actual Date: 19910430

Action: CA650 - Stabilization Construction Completed

NAICS Code(s): 56291 Remediation Services

Original schedule date: Not reported Schedule end date: Not reported

EPA ID: CAD074103771

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

CORRACTS

1000273223 DIST/DIR: 0.223 SSE EDR ID: **ELEVATION:** 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP 12/09/2015 Rev: ID/Status: CAD074103771

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US EPA

EPA Region: 09

Area Name: GROUNDWATER Actual Date: 19900831

Action: CA600GW - Stabilization Measures Implemented, Groundwater extraction

and treatment NAICS Code(s): 56291 Remediation Services

Original schedule date: Not reported Schedule end date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SEMS-ARCHIVE

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 03/07/2016
ID/Status: 0901574

ADDRESS: 6633 CANOGA AVE ID/Status: CAD074103771 CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US EPA

SEMS-ARCHIVE: Site ID: 901574

EPA ID: CAD074103771 Federal Facility: N NPL: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013: :

Site ID: 0901574

Federal Facility: Not a Federal Facility

NPL Status: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details: Contact Sequence ID: 13288747.00000

Person ID: 13003854.00000

Contact Sequence ID: 13294342.00000

Person ID: 13003858.00000

Contact Sequence ID: 13300200.00000

Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s): Alias Name: SANTA SUSANA FIELD LAB

Alias Address: Not reported

CA

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY Date Started: / /

Date Completed: 11/01/79 Priority Level: Not reported

Action: ARCHIVE SITE Date Started: / /

Date Completed: 10/01/85 Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT

Date Started: / /

Date Completed: 10/01/85

Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113021532 DIST/DIR: 0.223 SSE **ELEVATION:** 796 MAP ID: D35

CITY OF LOS ANGELES - DPW - BUREAU SANIT NAME: Rev: 12/31/2014

ID/Status: CAH777001581 ADDRESS: 6633 CANOGA AVE MC AB-57

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

CANOGA PARK, CA 91309

HAZNET:

envid: S113021532

Year: 2006

GEPAID: CAH777001581 Contact: JAMES H LEE Telephone: 2134738224 Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500 Mailing City, St, Zip: LOS ANGELES, CA 900130000

Gen County: Not reported TSD EPA ID: WAD991281767 TSD County: Not reported Waste Category: Household waste

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Household waste Method Decode: Recycler Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581 Contact: JAMES H LEE Telephone: 2134738224 Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500 Mailing City, St, Zip: LOS ANGELES, CA 900130000

Gen County: Not reported TSD EPA ID: WAD991281767 TSD County: Not reported

Waste Category: Household waste Disposal Method: Disposal, Land Fill

Tons: 1.12

Cat Decode: Household waste Method Decode: Disposal, Land Fill Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581 Contact: JAMES H LEE Telephone: 2134738224 Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113021532 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57 ID/Status: CAH777001581

CANOGA PARK, CA 91309 LOS ANGELES

2007,1102222

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: LOS ANGELES, CA 900130000

Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste

Disposal Method: Treatment, Incineration

Tons: 2.62

Cat Decode: Household waste

Method Decode: Treatment, Incineration

Facility County: Los Angeles

envid: S113021532 Year: 2006

GEPAID: CAH777001581 Contact: JAMES H LEE

Contact: JAMES H LEE Telephone: 2134738224 Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500
Mailing City, St, Zip: LOS ANGELES, CA 900130000

Gen County: Not reported TSD EPA ID: WAD991281767 TSD County: Not reported

Waste Category: Household waste
Disposal Method: Treatment, Incineration

Tons: 1.62

Cat Decode: Household waste

Method Decode: Treatment, Incineration

Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581 Contact: JAMES H LEE Telephone: 2134738224 Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500 Mailing City,St,Zip: LOS ANGELES, CA 900130000

Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported

Waste Category: Household waste
Disposal Method: Treatment, Incineration

Tons: 0.4

Cat Decode: Household waste

Method Decode: Treatment, Incineration

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT Rev: 12/31/2014

ADDRESS: 6623 CANOCA AVE MC AR EZ

ID/Status: CAH777001581

ADDRESS: 6633 CANOGA AVE MC AB-57

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 12 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

WMUDS/SWAT

EDR ID: \$103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY Rev: 04/01/2000

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA, CA 91304

SOURCE: CA State Water Resources Control Board

WMUDS/SWAT:

Edit Date: Not reported

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.
Primary Waste: DOMIND

Primary Waste Type: Hazardous/Influent or Solid Wastes that contain toxic, corrosive,

ignitable or reactive substances and must be managed according to

applicable DOHS standards. Secondary Waste: Not reported Secondary Waste Type: Not reported

Base Meridian: Not reported

NPID: Not reported

Tonnage: 0

Regional Board ID: Not reported Municipal Solid Waste: False

Superorder: False Open To Public: False Waste List: False Agency Type: Private

Agency Name: ROCKWELL INTERNATIONAL CORP.

Agency Department: Not reported Agency Address: 6633 CANOGA AVE

Agency City, St, Zip: CANOGA PARK ,CA 91304

Agency Contact: Not reported
Agency Telephone: 8188844000
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City,St,Zip: Not reported
Land Owner Contact: Not reported
Land Owner Phone: Not reported

Region: 4

Facility Type: Municipal/Domestic - Facility that treats sewage or a mixture of

predominantly sewage and other waste from districts, municipalities, communities, hospitals, schools, and publicly or privately owned systems (excluding individual subsurface leaching systems disposing of

less than 1,000 gallons per day).
Facility Description: Not reported
Facility Telephone: 8188844000
SWAT Facility Name: Not reported

Primary SIC: 3764

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

WMUDS/SWAT

EDR ID: \$103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY Rev: 04/01/2000

ADDRESS: 6633 CANOGA AVE

CANOGA PARK, CA, CA 91304

SOURCE: CA State Water Resources Control Board

Secondary SIC: Not reported Comments: Not reported Last Facility Editors: Not reported Waste Discharge System: True

Solid Waste Assessment Test Program: False Toxic Pits Cleanup Act Program: False Resource Conservation Recovery Act: True

Department of Defence: False

Solid Waste Assessment Test Program: Not reported

Threat to Water Quality: Moderate Threat to Water Quality. A violation could have a major

adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance

from a waste treatment facility.

Sub Chapter 15: False

Regional Board Project Officer: DAB Number of WMUDS at Facility: 1
Section Range: Not reported

RCRA Facility: Yes

Waste Discharge Requirements: A

Self-Monitoring Rept. Frequency: Quarterly Submittal

Waste Discharge System ID: 4B562013001 Solid Waste Information ID: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113128554 DIST/DIR: 0.223 NE ELEVATION: 791 MAP ID: E37

NAME: AIRMIS MFG Rev: 12/31/2014

ADDRESS: 6930 DEERING AVE ID/Status: CAL000275126

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113128554

Year: 2004

GEPAID: CAL000275126 Contact: RUBEN CORDOVA Telephone: 8187653103 Mailing Name: Not reported

Mailing Address: 6930 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 91303

Gen County: Not reported TSD EPA ID: CAT000613976 TSD County: Not reported

Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L

Disposal Method: Transfer Station

Tons: 0.17

Cat Decode: Liquids with halogenated organic compounds >= 1,000 Mg./L

Method Decode: Transfer Station Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S113109268 DIST/DIR: 0.225 NE **ELEVATION:** MAP ID: E38 792

NATIONAL READY MIXED CONCRETE CO NAME: Rev: 12/31/2014 ID/Status: CAL000216192

ADDRESS: 6969 DEERING AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113109268

Year: 2014

GEPAID: CAL000216192 Contact: RUSS MORTON Telephone: 8187680050 Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475 Mailing City, St, Zip: ENCINO, CA 914364778

Gen County: Los Angeles TSD EPA ID: CAT080013352 TSD County: Los Angeles

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 0.0924

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113109268

Year: 2009

GEPAID: CAL000216192

Contact: RUSS MORTON ENVIR. COORD

Telephone: 8187680050 Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475 Mailing City, St, Zip: ENCINO, CA 914364778

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect

Tons: 0.7089

Cat Decode: Unspecified oil-containing waste

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,

Organics Recovery Ect Facility County: Los Angeles

envid: S113109268

Year: 2006

GEPAID: CAL000216192

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113109268 DIST/DIR: 0.225 NE ELEVATION: 792 MAP ID: E38

NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: RUSS MORTON ENVIR. COORD

Telephone: 8187680050 Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475 Mailing City, St, Zip: ENCINO, CA 914364778

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Recycler

Tons: 0.02

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler Facility County: Los Angeles

envid: S113109268

Year: 2005

GEPAID: CAL000216192

Contact: JEFF LITZIE - DISPATCHER

Telephone: 8188840893 Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475 Mailing City, St, Zip: ENCINO, CA 914364778

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Recycler

Tons: 0.09

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler Facility County: Los Angeles

envid: S113109268

Year: 2002

GEPAID: CAL000216192

Contact: JEFF LITZIE - DISPATCHER

Telephone: 8188840893 Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475 Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported TSD EPA ID: CAT080013352 TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

S113109268 0.225 NE EDR ID: DIST/DIR: **ELEVATION:** 792 MAP ID: E38

NAME: NATIONAL READY MIXED CONCRETE CO 12/31/2014 ID/Status: CAL000216192

ADDRESS: 6969 DEERING AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Disposal Method: Recycler

Tons: 0.11

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler Facility County: Los Angeles

> Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112999367 DIST/DIR: 0.227 ESE ELEVATION: 791 MAP ID: H39

 NAME:
 IMPRESS EXPRESS
 Rev:
 12/31/2014

 ADDRESS:
 6701 ETON AVE
 ID/Status: CAD008355661

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600
Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City, St, Zip: CHATSWORTH, CA 91311

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.27

Cat Decode: Unspecified solvent mixture

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600 Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City, St, Zip: CHATSWORTH, CA 91311

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.27

Cat Decode: Unspecified solvent mixture

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600 Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$112999367 DIST/DIR: 0.227 ESE ELEVATION: 791 MAP ID: H39

 NAME:
 IMPRESS EXPRESS
 Rev:
 12/31/2014

 APPRESS:
 6704 ETON AVE
 ID/Status: CAD008355661

ADDRESS: 6701 ETON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CHATSWORTH, CA 91311

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.33

Cat Decode: Waste oil and mixed oil

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600 Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City, St, Zip: CHATSWORTH, CA 91311

Gen County: Not reported TSD EPA ID: CAD008252405 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.33

Cat Decode: Waste oil and mixed oil

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367 Year: 2006

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600 Mailing Name: Not reported Mailing Address: 6701 ETON AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032814

Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS Rev: 12/31/2014

ADDRESS: 6701 ETON AVE ID/Status: CAD008355661

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 35 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113066063 DIST/DIR: 0.233 ESE ELEVATION: 790 MAP ID: H40

NAME: FLYING COLORS PRINTING AND GRAPHICS Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE ID/Status: CAL000115832

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: \$113066063

Year: 1998

GEPAID: CAL000115832 Contact: PAUL MARINO Telephone: 0000000000 Mailing Name: Not reported Mailing Address: 6701 ETON AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0585

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler Facility County: Los Angeles

envid: S113066063

Year: 1997

GEPAID: CAL000115832 Contact: PAUL MARINO Telephone: 0000000000 Mailing Name: Not reported Mailing Address: 6701 ETON AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0565

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832 Contact: PAUL MARINO Telephone: 0000000000 Mailing Name: Not reported Mailing Address: 6701 ETON AVE

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113066063 DIST/DIR: 0.233 ESE ELEVATION: 790 MAP ID: H40

NAME: FLYING COLORS PRINTING AND GRAPHICS Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE ID/Status: CAL000115832

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Recycler

Tons: .0070

Cat Decode: Other inorganic solid waste

Method Decode: Recycler Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832 Contact: PAUL MARINO Telephone: 0000000000 Mailing Name: Not reported Mailing Address: 6701 ETON AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .0250

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832 Contact: PAUL MARINO Telephone: 0000000000 Mailing Name: Not reported Mailing Address: 6701 ETON AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAD981402522 TSD County: Not reported Waste Category: Not reported Disposal Method: Recycler

Tons: .0000

Cat Decode: Not reported Method Decode: Recycler

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

790 EDR ID: S113066063 DIST/DIR: 0.233 ESE **ELEVATION:** MAP ID: H40

NAME: FLYING COLORS PRINTING AND GRAPHICS 12/31/2014 Rev: ID/Status: CAL000115832

ADDRESS: 6724 ETON AVENUE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 2 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113082153 DIST/DIR: 0.233 NE ELEVATION: 791 MAP ID: E41

NAME: AZTEC POLISHING Rev: 12/31/2014

ADDRESS: 6938 DEERING AVE ID/Status: CAL000149098

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113082153

Year: 2011

GEPAID: CAL000149098 Contact: SILVIA SILLAS Telephone: 8183477232 Mailing Name: Not reported

Mailing Address: 6938 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Tons: 0.6

Cat Decode: Other inorganic solid waste

Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Facility County: Los Angeles

envid: S113082153

Year: 2011

GEPAID: CAL000149098 Contact: SILVIA SILLAS Telephone: 8183477232 Mailing Name: Not reported

Mailing Address: 6938 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Tons: 0.6

Cat Decode: Other inorganic solid waste

Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Facility County: Los Angeles

envid: S113082153 Year: 2010

GEPAID: CAL000149098

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113082153 DIST/DIR: 0.233 NE ELEVATION: 791 MAP ID: E41

NAME: AZTEC POLISHING Rev: 12/31/2014

ADDRESS: 6938 DEERING AVE ID/Status: CAL000149098

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: SILVIA SILLAS Telephone: 8183477232 Mailing Name: Not reported

Mailing Address: 6938 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Tons: 0.0625

Cat Decode: Other inorganic solid waste

Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Facility County: Los Angeles

envid: S113082153

Year: 2010

GEPAID: CAL000149098 Contact: SILVIA SILLAS Telephone: 8183477232 Mailing Name: Not reported

Mailing Address: 6938 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To

Include On-Site Treatment And/Or Stabilization)

Tons: 0.0625

Cat Decode: Other inorganic solid waste

Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill (To

Include On-Site Treatment And/Or Stabilization)

Facility County: Los Angeles

envid: S113082153

Year: 2004

GEPAID: CAL000149098 Contact: SILVIA SILLAS Telephone: 8183477232 Mailing Name: Not reported

Mailing Address: 6938 DEERING AVE

Mailing City, St, Zip: CANOGA PARK, CA 913032104

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

S113082153 DIST/DIR: 0.233 NE EDR ID: **ELEVATION:** 791 MAP ID: E41

NAME: AZTEC POLISHING 12/31/2014 Rev: ID/Status: CAL000149098

ADDRESS: 6938 DEERING AVE CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported

Waste Category: Other inorganic solid waste Disposal Method: Disposal, Land Fill

Cat Decode: Other inorganic solid waste Method Decode: Disposal, Land Fill Facility County: Los Angeles

> Click this hyperlink while viewing on your computer to access 15 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113002015 DIST/DIR: 0.237 ENE ELEVATION: 789 MAP ID: E42

NAME: GLOBAL GEOCHEMISTRY CORP Rev: 12/31/2014
ID/Status: CAD085405934

ADDRESS: 6919 ETON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201 Mailing City, St, Zip: NORTH HILLS, CA 913430000

Gen County: Not reported TSD EPA ID: TND000772186 TSD County: Not reported

Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Disposal Method: Invalid Code

Tons: 1.83

Cat Decode: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Method Decode: Invalid Code Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201 Mailing City, St, Zip: NORTH HILLS, CA 913430000

Gen County: Not reported TSD EPA ID: CAT080022148 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Transfer Station

Tons: 0.05

Cat Decode: Other inorganic solid waste Method Decode: Transfer Station Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113002015 DIST/DIR: 0.237 ENE ELEVATION: 789 MAP ID: E42

NAME: GLOBAL GEOCHEMISTRY CORP Rev: 12/31/2014
ID/Status: CAD085405934

ADDRESS: 6919 ETON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: NORTH HILLS, CA 913430000

Gen County: Not reported TSD EPA ID: TND000772186 TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 0.08

Cat Decode: Laboratory waste chemicals Method Decode: Disposal, Other Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201 Mailing City, St, Zip: NORTH HILLS, CA 913430000

Gen County: Not reported TSD EPA ID: TND000772186 TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Invalid Code

Tons: 0.02

Cat Decode: Laboratory waste chemicals

Method Decode: Invalid Code Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201 Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported TSD EPA ID: TND000772186 TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Invalid Code

Tons: 0.05

Cat Decode: Other inorganic solid waste

Method Decode: Invalid Code

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

789 EDR ID: S113002015 DIST/DIR: 0.237 ENE **ELEVATION:** MAP ID: E42

NAME: GLOBAL GEOCHEMISTRY CORP 12/31/2014 Rev: ID/Status: CAD085405934

ADDRESS: 6919 ETON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access 31 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113057079 DIST/DIR: 0.245 NNE ELEVATION: 792 MAP ID: G43

NAME: COMPANION ANIMAL HOSPITAL Rev: 12/31/2014

ADDRESS: 7009 CANOGA AVE ID/Status: CAL000092966

CANOGA PARK, CA 91303 LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113057079

Year: 1998

GEPAID: CAL000092966 Contact: PETERSON/THIELE Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 7009 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000121946 TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0458

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler Facility County: Los Angeles

envid: S113057079

Year: 1997

GEPAID: CAL000092966 Contact: PETERSON/THIELE Telephone: 0000000000 Mailing Name: Not reported

Mailing Address: 7009 CANOGA AVE

Mailing City, St, Zip: CANOGA PARK, CA 913030000

Gen County: Not reported TSD EPA ID: CAL000121946 TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0416

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler Facility County: Los Angeles

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113136757 DIST/DIR: 0.246 NE ELEVATION: 789 MAP ID: E44

NAME: HITECH LED PRODUCTS INC

Rev: 12/31/2014
ID/Status: CAL000293076

ADDRESS: 6925 ETON AVE

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113136757

Year: 2005

GEPAID: CAL000293076 Contact: AARON BEDROSIAN Telephone: 8188870136 Mailing Name: Not reported Mailing Address: 6925 ETON AVI

Mailing Address: 6925 ETON AVE Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported TSD EPA ID: AZR000033381 TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.56

Cat Decode: Waste oil and mixed oil Method Decode: Not reported Facility County: Los Angeles

4700985.2s Site Details Page - 142

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113144599 DIST/DIR: 0.249 WSW ELEVATION: 800 MAP ID: 45

NAME: MACY'S WEST 219A Rev: 12/31/2014

ADDRESS: 21900 VANOWEN ST

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113144599

Year: 2014

GEPAID: CAL000311983 Contact: MONICA NG Telephone: 7326315578 Mailing Name: Not reported

Mailing Address: 755 ROUTE 18 SOUTH

Mailing City, St, Zip: EAST BRUNSWICK, NJ 08816

Gen County: Los Angeles TSD EPA ID: UTD981552177

TSD County: 99

Waste Category: Unspecified organic liquid mixture

Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel

Tons: 0.8325

Cat Decode: Unspecified organic liquid mixture

Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

Facility County: Los Angeles

envid: S113144599

Year: 2014

GEPAID: CAL000311983 Contact: MONICA NG Telephone: 7326315578 Mailing Name: Not reported

Mailing Address: 755 ROUTE 18 SOUTH

Mailing City, St, Zip: EAST BRUNSWICK, NJ 08816

Gen County: Los Angeles TSD EPA ID: ARD069748192

TSD County: 99

Waste Category: Unspecified organic liquid mixture

Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel

Tons: 0.2725

Cat Decode: Unspecified organic liquid mixture

Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

Facility County: Los Angeles

envid: S113144599

Year: 2013

GEPAID: CAL000311983 Contact: Monica Ng Telephone: 7326315578 Mailing Name: Not reported

Mailing Address: 755 ROUTE 18 SOUTH

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113144599 DIST/DIR: 0.249 WSW ELEVATION: 800 MAP ID: 45

NAME: MACY'S WEST 219A Rev: 12/31/2014

ADDRESS: 21900 VANOWEN ST

CANOGA PARK, CA 91303

ID/Status: CAL000311983

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City, St, Zip: EAST BRUNSWICK, NJ 088160000

Gen County: Los Angeles TSD EPA ID: UTD981552177

TSD County: 99

Waste Category: Not reported

Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel

Tons: 0.185

Cat Decode: Not reported

Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

Facility County: Not reported

envid: S113144599

Year: 2013

GEPAID: CAL000311983 Contact: Monica Ng Telephone: 7326315578 Mailing Name: Not reported

Mailing Address: 755 ROUTE 18 SOUTH

Mailing City, St, Zip: EAST BRUNSWICK, NJ 088160000

Gen County: Los Angeles TSD EPA ID: ARD069748192 TSD County: 99 Waste Category: Not reported

Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel

Tons: 0.7365

Cat Decode: Not reported

Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

Facility County: Not reported

envid: S113144599

Year: 2013

GEPAID: CAL000311983 Contact: Monica Ng Telephone: 7326315578 Mailing Name: Not reported

Mailing Address: 755 ROUTE 18 SOUTH

Mailing City, St, Zip: EAST BRUNSWICK, NJ 088160000

Gen County: Los Angeles TSD EPA ID: TXD055141378

TSD County: 99

Waste Category: Not reported

Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel

Tons: 0.225

Cat Decode: Not reported

Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

HAZNET

EDR ID: \$113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A Rev: 12/31/2014

ADDRESS: 24000 VANOWEN ST ID/Status: CAL000311983

ADDRESS: 21900 VANOWEN ST

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Not reported

Click this hyperlink while viewing on your computer to access 34 additional CA_HAZNET: record(s) in the EDR Site Report.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S103587495 DIST/DIR: 0.259 NE **ELEVATION:** 792 **MAP ID**: 46

06/13/2016 NAME: CALMAT FACILITY FORMER Rev:

ID/Status: Pollution Characterization ADDRESS: 7001 DEERING AVE

ID/Status: 913030734 LOS ANGELES, CA 91303 ID/Status: T0603702079

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030734

Status: Pollution Characterization

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702079 W Global ID: W0606501096

Staff: CEC

Local Agency: 19050

Cross Street: SHERMAN & VANOWEN

Enforcement Type: EF

Date Leak Discovered: 8/5/1986 Date Leak First Reported: 11/24/1987 Date Leak Record Entered: 3/31/1988 Date Confirmation Began: 8/5/1986

Date Leak Stopped: 8/5/1986

Date Case Last Changed on Database: 4/9/2001 Date the Case was Closed: Not reported How Leak Discovered: Repair Tank How Leak Stopped: Not reported Cause of Leak: Not reported Leak Source: Not reported

Operator: ED RUIZ/GARY MINIER Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 8179.925068550512566838303627

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: 6/3/1999

Preliminary Site Assessment Began: 3/29/2001 Pollution Characterization Began: 12/19/2001 Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 11/24/1987

Enforcement Action Date: 3/29/2001 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

21515 VANOWEN STREET JOB: Target Property: NA

CANOGA PARK, CA 91303

LUST

S103587495 EDR ID: DIST/DIR: 0.259 NE **ELEVATION:** 792 **MAP ID**: 46

CALMAT FACILITY FORMER 06/13/2016 NAME: Rev:

ID/Status: Pollution Characterization ADDRESS: 7001 DEERING AVE

ID/Status: 913030734 LOS ANGELES, CA 91303 ID/Status: T0603702079

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported Responsible Party: JAY GRADY RP Address: 2025 E. FINANCIAL WAY

Program: LUST

Lat/Long: 34.1974456 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 3/19/97 - INFORMATION LETTER SENT & FOLLOW-UP.; 5/27/97 - ENFORCEMENT

LETTER & FOLLOW-UP.: 4/9/01 GW MONITORING & SURVEY RPT

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702073 Latitude: 34.1928077 Longitude: -118.6055332 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 09/23/2015

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: MB

Local Agency: LOS ANGELES, CITY OF RB Case Number: 913030507A LOC Case Number: Not reported

File Location: Regional Board

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702073

Contact Type: Regional Board Caseworker

Contact Name: MAGDY BAIADY

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: 320 W. 4TH ST., SUITE 200

City: LOS ANGELES

Email: mbaiady@waterboards.ca.gov

Phone Number: 2135766699

Global Id: T0603702073

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

Status History:

Global Id: T0603702073

Status: Completed - Case Closed

Status Date: 12/19/1996

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 DIST/DIR: 0.298 West ELEVATION: 798 MAP ID: 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702073

Status: Completed - Case Closed

Status Date: 09/23/2015

Global Id: T0603702073

Status: Open - Case Begin Date

Status Date: 12/31/1987

Global Id: T0603702073

Status: Open - Eligible for Closure

Status Date: 06/20/2014

Global Id: T0603702073 Status: Open - Reopen Case Status Date: 09/10/2002

Global Id: T0603702073

Status: Open - Site Assessment

Status Date: 04/01/1990

Global Id: T0603702073

Status: Open - Site Assessment

Status Date: 07/25/1990

Global Id: T0603702073

Status: Open - Site Assessment

Status Date: 04/21/1992

Global Id: T0603702073

Status: Open - Site Assessment

Status Date: 07/15/1992

Global Id: T0603702073

Status: Open - Site Assessment

Status Date: 11/23/2005

Global Id: T0603702073

Status: Open - Site Assessment

Status Date: 10/04/2007

Global Id: T0603702073

Status: Open - Verification Monitoring

Status Date: 05/09/1996

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 DIST/DIR: 0.298 West ELEVATION: 798 MAP ID: 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Regulatory Activities: Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2013

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2010

Action: Remedial Progress Report

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2007

Action: Other Report / Document

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2002

Action: Soil and Water Investigation Report

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 11/21/2007

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 DIST/DIR: 0.298 West ELEVATION: 798 MAP ID: 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Staff Letter

Global Id: T0603702073 Action Type: RESPONSE

Date: 04/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: Other Date: 04/01/1990 Action: Leak Discovery

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2013

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073 Action Type: Other Date: 12/31/1987 Action: Leak Reported

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 09/10/2002 Action: 13267 Requirement

Global Id: T0603702073 Action Type: RESPONSE

Date: 04/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 04/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2010

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 04/16/2014

Action: Notification - Preclosure

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2014

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/29/2014

Action: Site Assessment Report

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 06/04/2009

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Well Installation Report

Global Id: T0603702073 Action Type: RESPONSE

Date: 09/14/2009

Action: Soil and Water Investigation Report

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 06/15/2009 Action: Staff Letter

Global Id: T0603702073 Action Type: RESPONSE

Date: 04/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 01/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/04/2007

Action: Soil and Water Investigation Workplan

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 08/28/2009

Action: Site Visit / Inspection / Sampling

Global Id: T0603702073 Action Type: RESPONSE

Date: 05/24/2013

Action: Other Workplan - Regulator Responded

Global Id: T0603702073 Action Type: RESPONSE

Date: 02/27/2014

Action: Request for Closure - Regulator Responded

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2007

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 DIST/DIR: 0.298 West ELEVATION: 798 MAP ID: 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 09/23/2015

Action: Closure/No Further Action Letter

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 09/15/2009 Action: Staff Letter

Global Id: T0603702073 Action Type: Other Date: 04/01/1990 Action: Leak Stopped

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/01/2008

Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2002

Action: Soil and Water Investigation Workplan

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 11/30/2005 Action: Staff Letter

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2006

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844 Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702073

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: REMEDIATION

Date: 06/12/2009

Action: Soil Vapor Extraction (SVE)

Global Id: T0603702073 Action Type: RESPONSE

Date: 10/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073 Action Type: RESPONSE

Date: 07/20/2009

Action: Soil and Water Investigation Workplan

Global Id: T0603702073 Action Type: RESPONSE

Date: 05/28/2008

Action: Well Installation Report

Global Id: T0603702073 Action Type: ENFORCEMENT

Date: 01/26/2003

Action: Technical Correspondence / Assistance / Other

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

EDR ID: S100927402 DIST/DIR: 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

MONTGOMERY WARDS AUTO SVC CTR 06/13/2016 NAME: Rev:

ID/Status: Completed - Case Closed ADDRESS: 6601 OWENSMOUTH AVE

ID/Status: SL204071489 CANOGA PARK, CA 91303 ID/Status: T0603702093

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 12/01/1998 Global Id: SL204071489

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.2030111844444 Longitude: -118.595956595556 Case Type: Cleanup Program Site Case Worker: Not reported Local Agency: Not reported RB Case Number: 0326 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:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 10/23/1997 Global Id: T0603702093

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1904628 Longitude: -118.6016171 Case Type: Cleanup Program Site

Case Worker: SLC Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030870 File Location: Not reported

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: * Solvents

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$100927402 DIST/DIR: 0.316 SSW ELEVATION: 802 MAP ID: 48

NAME: MONTGOMERY WARDS AUTO SVC CTR Rev: 06/13/2016

ADDRESS: 6601 OWENSMOUTH AVE ID/Status: Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030870
ID/Status: T0603702093

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030870 Status: Case Closed Substance: Solvents

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702093 W Global ID: W0606501096

Staff: SLC

Local Agency: 19050

Cross Street: VICTORY BLVD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 8/24/1992
Date Leak Record Entered: 9/13/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

Date Case Last Changed on Database: 10/27/1993

Date the Case was Closed: 10/23/1997 How Leak Discovered: Not reported How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: UNK Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 5240.8262069458457556898646351

Source of Cleanup Funding: UNK

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported Pollution Characterization Began: 8/24/1992 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

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$100927402 DIST/DIR: 0.316 SSW ELEVATION: 802 MAP ID: 48

NAME: MONTGOMERY WARDS AUTO SVC CTR

ADDRESS: 6601 OWENSMOUTH AVE

Rev: 06/13/2016

ID/Status: Case Closed

ID/Status: 04/2020/70

CANOGA PARK, CA 91303

ID/Status: 913030870

ID/Status: T0603702093

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported Responsible Party: BLANK RP RP Address: Not reported

Program: SLIC

Lat/Long: 34.1904628 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567113 DIST/DIR: 0.335 West ELEVATION: 798 MAP ID: 149

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702074 Latitude: 34.1947667 Longitude: -118.6059843 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 02/17/2010

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: MB

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030616 LOC Case Number: Not reported File Location: Regional Board

Potential Media Affect: Aguifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702074

Contact Type: Regional Board Caseworker

Contact Name: MAGDY BAIADY

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: 320 W. 4TH ST., SUITE 200

City: LOS ANGELES

Email: mbaiady@waterboards.ca.gov

Phone Number: 2135766699

Global Id: T0603702074

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

Status History:

Global Id: T0603702074

Status: Completed - Case Closed

Status Date: 02/17/2010

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567113 DIST/DIR: 0.335 West ELEVATION: 798 MAP ID: 149

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074

Status: Open - Case Begin Date

Status Date: 05/15/1990

Global Id: T0603702074 Status: Open - Remediation Status Date: 08/24/1990

Global Id: T0603702074 Status: Open - Remediation Status Date: 02/14/2008

Global Id: T0603702074

Status: Open - Site Assessment

Status Date: 01/28/1991

Global Id: T0603702074

Status: Open - Site Assessment

Status Date: 07/18/2000

Global Id: T0603702074

Status: Open - Verification Monitoring

Status Date: 12/26/1996

Regulatory Activities: Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 02/06/2001 Action: Staff Letter

Global Id: T0603702074 Action Type: RESPONSE

Date: 09/21/2005

Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/09/2007

Action: Interim Remedial Action Report

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2007

Action: Monitoring Report - Quarterly

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567113 DIST/DIR: 0.335 West ELEVATION: 798 MAP ID: 149

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074 Action Type: RESPONSE

Date: 02/14/2008

Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603702074 Action Type: RESPONSE

Date: 06/15/2008

Action: Remedial Progress Report

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: Other Date: 05/15/1990 Action: Leak Reported

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2003

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2004

Action: Monitoring Report - Quarterly

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567113 DIST/DIR: 0.335 West ELEVATION: 798 MAP ID: 149

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2004

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/03/2007

Action: Interim Remedial Action Plan

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567113 DIST/DIR: 0.335 West ELEVATION: 798 MAP ID: 149

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 09/25/2003

Action: Site Visit / Inspection / Sampling

Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 06/15/2009 Action: Staff Letter

Global Id: T0603702074 Action Type: REMEDIATION

Date: 01/04/2006 Action: Excavation

Global Id: T0603702074 Action Type: REMEDIATION

Date: 01/04/1990 Action: Excavation

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2003

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2002

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: REMEDIATION

Date: 04/01/2006 Action: Excavation

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U001567113 DIST/DIR: 0.335 West ELEVATION: 798 MAP ID: 149

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/03/2007

Action: Other Report / Document

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 05/12/2003

Action: Soil and Water Investigation Report

Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 01/12/2010

Action: Notification - Preclosure

Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 04/17/2008 Action: Staff Letter

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/01/2008

Action: Interim Remedial Action Plan

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2008

Action: Other Report / Document

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2004

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 02/17/2010

Action: Closure/No Further Action Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

NAME: THRIFTY OIL STN 141 Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074 Action Type: RESPONSE

Date: 12/17/2009

Action: Request for Closure

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2003

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 01/15/2004

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 04/15/2003

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 07/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: RESPONSE

Date: 10/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702074 Action Type: ENFORCEMENT

Date: 04/18/2003

Action: Site Visit / Inspection / Sampling

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295732 DIST/DIR: 0.347 West ELEVATION: 798 MAP ID: 150

NAME: TOPANGA CAR WASH Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303
LOS ANGELES
ID/Status: 913030116
ID/Status: T0603702072
SOURCE: CA State Water Resources Control Board
ID/Status: T0603702072

LUST:

Region: STATE

Global Id: T0603702072 Latitude: 34.1943807 Longitude: -118.6059823 Case Type: LUST Cleanup Site Status: Open - Eligible for Closure

Status Date: 11/01/2012

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: MB

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030116 LOC Case Number: Not reported File Location: Regional Board

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702072

Contact Type: Regional Board Caseworker

Contact Name: MAGDY BAIADY

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: 320 W. 4TH ST., SUITE 200

City: LOS ANGELES

Email: mbaiady@waterboards.ca.gov

Phone Number: 2135766699

Global Id: T0603702072

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

Status History:

Global Id: T0603702072

Status: Open - Case Begin Date

Status Date: 09/11/1989

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** 150

NAME: TOPANGA CAR WASH Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD

ID/Status: Post remedial action monitoring ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303 ID/Status: Open - Eligible for Closure ID/Status: 913030116

LOS ANGELES ID/Status: 913030116

LOS ANGELES ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board ID/Status: T0603702072

Global Id: T0603702072

Status: Open - Eligible for Closure

Status Date: 11/01/2012

Global Id: T0603702072 Status: Open - Remediation Status Date: 05/15/2007

Global Id: T0603702072 Status: Open - Remediation Status Date: 05/20/2009

Global Id: T0603702072

Status: Open - Site Assessment

Status Date: 06/11/1990

Global Id: T0603702072

Status: Open - Site Assessment

Status Date: 08/03/2007

Global Id: T0603702072

Status: Open - Verification Monitoring

Status Date: 12/26/1996

Regulatory Activities: Global Id: T0603702072 Action Type: RESPONSE Date: 07/15/2010

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/08/2009

Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072 Action Type: RESPONSE

Date: 11/23/2010

Action: Well Installation Report

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

ID/Status: 913030116 LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE:** CA State Water Resources Control Board

Global Id: T0603702072 Action Type: RESPONSE

Date: 11/23/2010

Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2013

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2006

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2011

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: RESPONSE

Date: 03/28/2011

Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072 Action Type: Other Date: 09/11/1989 Action: Leak Discovery

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 04/18/2003

Action: Site Visit / Inspection / Sampling

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303 ID/Status: 913030116

LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE:** CA State Water Resources Control Board

Global Id: T0603702072 Action Type: Other Date: 06/13/1990 Action: Leak Reported

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 05/15/2009

Action: Site Visit / Inspection / Sampling

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2004

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 08/03/2007

Action: Soil and Water Investigation Workplan

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2006

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: RESPONSE

Date: 05/20/2010

Action: Well Installation Workplan

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 08/14/2007 Action: Staff Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** 150

NAME: TOPANGA CAR WASH Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD

ID/Status: Post remedial action monitoring ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

LOS ANGELES

ID/Status: 913030116

ID/Status: T0603702072

CA State Water Resources Control Board

ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2010

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2009

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 05/20/2009 Action: Staff Letter

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: REMEDIATION

Date: 11/13/2006

Action: Soil Vapor Extraction (SVE)

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2008

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 05/14/2014 Action: Staff Letter

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2010

Action: Conceptual Site Model

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

ID/Status: 913030116 LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE**: CA State Water Resources Control Board

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2007

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 09/25/2003

Action: Site Visit / Inspection / Sampling

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 04/23/2003 Action: Staff Letter

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 06/15/2009 Action: Staff Letter

Global Id: T0603702072 Action Type: RESPONSE

Date: 12/04/2012

Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2006

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 11/24/2014

Action: Notification - Preclosure

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

ID/Status: 913030116 LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE**: CA State Water Resources Control Board

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 08/11/1998 Action: Staff Letter

Global Id: T0603702072 Action Type: RESPONSE

Date: 12/16/2014

Action: Request for Closure - Regulator Responded

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 08/10/2006 Action: Staff Letter

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2011

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072 Action Type: RESPONSE

Date: 08/14/2012

Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2014

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 02/27/2003

Action: Soil and Water Investigation Workplan

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2003

Action: Soil and Water Investigation Report

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

ID/Status: 913030116 LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE:** CA State Water Resources Control Board

Global Id: T0603702072 Action Type: RESPONSE

Date: 02/24/2003

Action: Interim Remedial Action Plan

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2004

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2004

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 10/15/2004

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 12/14/2009 Action: Staff Letter

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2005

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2005

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2005

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2005

Action: Monitoring Report - Quarterly

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

ID/Status: 913030116 LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE:** CA State Water Resources Control Board

Global Id: T0603702072 Action Type: RESPONSE Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2008

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2014

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: REMEDIATION

Date: 10/01/2006

Action: Dual Phase Extraction

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

06/13/2016 NAME: TOPANGA CAR WASH Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303 ID/Status: 913030116

LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 **SOURCE:** CA State Water Resources Control Board

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2012

Action: Conceptual Site Model

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2008

Action: Remedial Progress Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2009

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2004

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 04/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 07/15/2005

Action: Soil and Water Investigation Report

Global Id: T0603702072 Action Type: RESPONSE

Date: 01/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072 Action Type: ENFORCEMENT

Date: 12/05/2003

Action: Site Visit / Inspection / Sampling

LUST REG 4: Region: 4

Regional Board: 04

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295732 DIST/DIR: 0.347 West ELEVATION: 798 MAP ID: 150

NAME: TOPANGA CAR WASH Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD

ID/Status: Post remedial action monitoring ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303 ID/Status: Open - Eligible for Closure ID/Status: 913030116

LOS ANGELES ID/Status: 913030116

LOS ANGELES ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board ID/Status: T0603702072

County: Los Angeles Facility Id: 913030116

Status: Post remedial action monitoring

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702072 W Global ID: W0606501096

Staff: MB

Local Agency: 19050 Cross Street: VAN OWEN ST Enforcement Type: SI

Date Leak Discovered: 9/11/1989
Date Leak First Reported: 6/13/19

Date Leak First Reported: 6/13/1990 Date Leak Record Entered: 6/25/1990 Date Confirmation Began: Not reported Date Leak Stopped: Not reported

Date Case Last Changed on Database: 2/8/2002 Date the Case was Closed: Not reported How Leak Discovered: Tank Closure How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: UNK Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 5993.0739648267090153942042885

Source of Cleanup Funding: UNK

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported Pollution Characterization Began: 6/11/1990 Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 12/26/1996

Enforcement Action Date: 8/11/1998
Historical Max MTBE Date: 3/26/2002
Hist Max MTBE Conc in Groundwater: 1100
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: No

GW Qualifier: =

Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported

21515 VANOWEN STREET JOB: **Target Property:** NA

CANOGA PARK, CA 91303

LUST

EDR ID: S101295732 DIST/DIR: 0.347 West **ELEVATION:** 798 **MAP ID:** 150

TOPANGA CAR WASH 06/13/2016 NAME: Rev:

ID/Status: Post remedial action monitoring ADDRESS: 6829 TOPANGA CANYON BLVD ID/Status: Open - Eligible for Closure

LOS ANGELES, CA 91303

ID/Status: 913030116 LOS ANGELES ID/Status: T0603702072 ID/Status: T0603702072 SOURCE: CA State Water Resources Control Board

Responsible Party: MEL/HOWARD ADER RP Address: 6279 VARIEL AVE.

Program: LUST

Lat/Long: 34.1943807 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/15/99 FREE PRODUCT RECOVERY RPT AND GW MON RPT DEC 1998; 3/15/00

HEALTH & SAFETY PLAN FOR A SITE INVESTIGATION; 7/25/00 2ND QTR GW MON

RPT

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$102438969 DIST/DIR: 0.351 WNW ELEVATION: 798 MAP ID: 151

NAME: THRIFTY #141 (FORMER) Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: Preliminary site assessment underway

LOS ANGELES, CA 91303 ID/Status: 913030616 ID/Status: T0603702074

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030616

Status: Preliminary site assessment underway

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: ETVE

Global ID: T0603702074 W Global ID: W0606501096

Staff: MB

Local Agency: 19050

Cross Street: BASSETT STREET

Enforcement Type: SI

Date Leak Discovered: Not reported
Date Leak First Reported: 5/15/1990
Date Leak Record Entered: 5/16/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

Date Case Last Changed on Database: 10/8/2002

Date the Case was Closed: Not reported How Leak Discovered: Not reported How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: Tank Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 6128.4957920191420481073652423

Source of Cleanup Funding: Tank

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: 7/18/2000 Pollution Characterization Began: 1/28/1991 Remediation Plan Submitted: Not reported Remedial Action Underway: 8/24/1990

Post Remedial Action Monitoring Began: 12/26/1996

Enforcement Action Date: 7/28/1998
Historical Max MTBE Date: 12/2/2002
Hist Max MTBE Conc in Groundwater: 2.9

Hist Max MTBE Conc in Soil: 0

Significant Interim Remedial Action Taken: Yes

21515 VANOWEN STREET JOB: **Target Property:** NA

CANOGA PARK, CA 91303

LUST

EDR ID: S102438969 DIST/DIR: 0.351 WNW **ELEVATION:** 798 **MAP ID:** 151

THRIFTY #141 (FORMER) 06/13/2016 NAME: Rev:

ID/Status: Preliminary site assessment underway ADDRESS: 6851 TOPANGA CANYON BLVD

ID/Status: 913030616

LOS ANGELES, CA 91303 ID/Status: T0603702074 LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: = Soil Qualifier: ND

Organization: Not reported Owner Contact: Not reported

Responsible Party: CHRIS PANAITESCU RP Address: 10000 LAKEVIEW BLVD.

Program: LUST

Lat/Long: 34.1947667 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/13/00 1ST QTR GW MON RPT 2000; 5/30/00 MON WELL ABANDONMENT RPT;

7/6/00 2ND QTR MON RPT 2000; 9/29/00 3RD QTR GW MON RPT 2000; 4/9/01

1ST QTR STATUS RPT 2001

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** 152

NAME: SHELL #204-1242-0604 Rev: 06/13/2016

ADDRESS: 22001 VANOWEN ST

ID/Status: Preliminary site assessment underway

ID/Status: 913030689 ID/Status: T0603702075

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LOS ANGELES, CA 91303

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030689

Status: Preliminary site assessment underway

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: EDFP

Global ID: T0603702075 W Global ID: W0606501096

Staff: MB

Local Agency: 19050

Cross Street: TOPANGA CANYON

Enforcement Type: NTC

Date Leak Discovered: Not reported Date Leak First Reported: 10/29/1987 Date Leak Record Entered: 3/31/1988 Date Confirmation Began: Not reported Date Leak Stopped: Not reported

Date Case Last Changed on Database: 7/15/2002

Date the Case was Closed: Not reported How Leak Discovered: Not reported How Leak Stopped: Not reported Cause of Leak: Not reported Leak Source: Not reported Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 5855.1494219821019304818226337

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: 8/28/1996 Pollution Characterization Began: 7/8/1991 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: 8/29/2003 Hist Max MTBE Conc in Groundwater: 730 Hist Max MTBE Conc in Soil: Not reported Significant Interim Remedial Action Taken: Yes

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** 152

NAME: SHELL #204-1242-0604 Rev: 06/13/2016

ADDRESS: 22001 VANOWEN ST

ID/Status: Preliminary site assessment underway

ID/Status: 913030689 ID/Status: T0603702075

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LOS ANGELES, CA 91303

GW Qualifier: =

Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported Responsible Party: SHELL OIL CO

RP Address: P.O. BOX 25370, SANTA ANA, CA 92799

Program: LUST

Lat/Long: 34.1939657 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund ld: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: MTBE=ND IN GW THIS QTR, HOWEVER FP SHEEN STILL PRESENT.; 6/28/00 2ND

QTR GW MON RPT: 10/6/00 3RD QTR GW MON RPT 2000: 12/5/01 4TH QTR GW

MON RPT2000; 4/15/01 1ST QTR MON RPT 2001

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100) Rev: 06/13/2016

ADDRESS: 22012 VANOWEN ST ID/Status: Completed - Case Closed

LOS ANGELES, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702083 Latitude: 34.193732 Longitude: -118.6062338 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 07/29/1996

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: YR

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030770 LOC Case Number: Not reported File Location: Not reported

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Diesel

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702083

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

Global Id: T0603702083

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

Status History:

Global Id: T0603702083

Status: Completed - Case Closed

Status Date: 07/29/1996

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100) **Rev:** 06/13/2016

ADDRESS: 22012 VANOWEN ST ID/Status: Completed - Case Closed

LOS ANGELES, CA 91303 ID/Status: T0603702083

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603702083

Status: Open - Case Begin Date

Status Date: 12/28/1988

Global Id: T0603702083

Status: Open - Site Assessment

Status Date: 12/28/1989

Regulatory Activities: Global Id: T0603702083 Action Type: Other Date: 12/28/1988 Action: Leak Reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: 1000250031 DIST/DIR: 0.363 WSW ELEVATION: 800 MAP ID: 54

NAME: PACIFIC BELL Rev: 06/13/2016

ADDRESS: 6685 TOPANGA CYN BLVD

ID/Status: Case Closed
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: 913030107

LOS ANGELES

ID/Status: T0603702071

CA State Water Resources Control Board

ID/Status: T0603702071

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702071 Latitude: 34.1920688 Longitude: -118.6059504 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 12/18/1996

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: YR

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030107 LOC Case Number: Not reported File Location: Not reported Potential Media Affect: Soil

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702071

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

Global Id: T0603702071

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

Status History:

Global Id: T0603702071

Status: Completed - Case Closed

Status Date: 12/18/1996

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: 1000250031 DIST/DIR: 0.363 WSW ELEVATION: 800 MAP ID: 54

NAME: PACIFIC BELL Rev: 06/13/2016

ADDRESS: 6685 TOPANGA CYN BLVD

ID/Status: Case Closed
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030107

LOS ANGELES ID/Status: T0603702071

SOURCE: CA State Water Resources Control Board ID/Status: T0603702071

Global Id: T0603702071

Status: Open - Case Begin Date

Status Date: 03/03/1989

Global Id: T0603702071

Status: Open - Site Assessment

Status Date: 10/11/1989

Global Id: T0603702071

Status: Open - Verification Monitoring

Status Date: 05/12/1994

Regulatory Activities: Global Id: T0603702071 Action Type: Other Date: 03/03/1989 Action: Leak Reported

LUST REG 4:

Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030107 Status: Case Closed Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported

Case Type: Soil

Abatement Method Used at the Site: Excavate and Dispose

Global ID: T0603702071 W Global ID: W0606501096

Staff: UNK

Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 3/3/1989
Date Leak Record Entered: 8/4/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

Date Case Last Changed on Database: 3/10/1997

Date the Case was Closed: 12/18/1996 How Leak Discovered: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: 1000250031 DIST/DIR: 0.363 WSW ELEVATION: 800 MAP ID: 54

NAME: PACIFIC BELL Rev: 06/13/2016
ID/Status: Case Closed

ADDRESS: 6685 TOPANGA CYN BLVD

ID/Status: Case Closed

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

ID/Status: 913030107

ID/Status: 70603702071

ID/Status: T0603702071

How Leak Stopped: Not reported Cause of Leak: Not reported

Leak Source: Not reported Operator: 1E

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 4802.1360992933760933211075677

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported Pollution Characterization Began: 10/11/1989 Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 5/12/1994

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: Yes

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported

Responsible Party: PACIFIC TELESIS CO-PACIFIC BEL

RP Address: 2600 CAMINO RAMON, RM 1N200SS, SAN RAMON CA 94583

Program: LUST

Lat/Long: 34.1909557 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 12/20/96 - SITE PLAN & TANK DETAIL THERE WAS

NEVER A REALEASE FROM THIS SITE. ALL SOIL & GROUNDWATER SAMPLES

TESTED NON-DETECT.

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

799 EDR ID: 1000819177 DIST/DIR: 0.372 West **ELEVATION:** MAP ID: J55

WHITE ANGEL CLEANERS NAME: Rev: 06/13/2016

ID/Status: Open - Assessment & Interim Remedial Action ADDRESS: 22017 VANOWEN ST

ID/Status: SL0603768586 CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Open - Assessment & Interim Remedial Action

Status Date: 10/06/2015 Global Id: SL0603768586

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1942414065928 Longitude: -118.606774331352 Case Type: Cleanup Program Site

Case Worker: BA

Local Agency: Not reported RB Case Number: 1153 File Location: Regional Board

Potential Media Affected: Aguifer used for drinking water supply, Soil, Soil Vapor

Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE),

Trichloroethylene (TCE)

Site History: The site is a single, three-story structure and is occupied by shops on the main floors and offices on the upper floors. The building was

constructed in approximately 1963 and various dry cleaners (first White Angel Cleaners and later N & E Cleaners) occupied a unit in the

building and operated a dry cleaning business since approximately

1992. N & E Cleaners have been operating in the unit since approximately 2001. A Phase I environmental site assessment (ESA)

conducted in 2002 for property transaction indicated the existence of recognized environmental conditions. Subsurface site investigations conducted afterwards in 2002, 2003 and 2007 showed that the soil, soil vapor and groundwater are contaminated with perchloroethylene

(PCE), trichloroethene (TCE) and other volatile organic compounds (VOCs) as a result of release(s) from the dry cleaning operations.

The site investigations involved soil vapor survey, soil and groundwater sampling and installation of groundwater monitoring wells. Groundwater monitoring has been conducted at the site since

2005 and site investigations are still underway.

Click here to access the California GeoTracker records for this facility:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

0.407 South EDR ID: S101540104 DIST/DIR: **ELEVATION:** 804 **MAP ID:** 56

JC PENNY CO 06/13/2016 NAME: Rev:

ID/Status: Completed - Case Closed ADDRESS: 21500 VICTORY BLVD

ID/Status: T0603702400 WOODLAND HILLS, CA 91367

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 02/25/1998 Global Id: T0603702400

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1868849

Longitude: -118.599509 Case Type: Cleanup Program Site

Case Worker: SLC Local Agency: LOS ANGELES, CITY OF

RB Case Number: 0325 File Location: Not reported

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

 NAME:
 JC PENNY CO
 Rev:
 06/13/2016

 ADDRESS:
 21500 VICTORY BLVD
 ID/Status: Case Closed ID/Status: 913670643

WOODLAND HILLS, CA 91367

ID/Status: 913670643

ID/Status: T0603702400

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913670643 Status: Case Closed Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: VE

Global ID: T0603702400 W Global ID: W0606501096

Staff: SLC

Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: Not reported
Date Leak Discovered: 9/19/1988
Date Leak First Reported: 2/19/1998
Date Leak Record Entered: 2/20/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

Date Case Last Changed on Database: 1/27/1997

Date the Case was Closed: 2/25/1998 How Leak Discovered: Tank Closure How Leak Stopped: Not reported Cause of Leak: Not reported

Leak Source: Tank Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 5169.8260514300106638488727923

Source of Cleanup Funding: Tank

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported Pollution Characterization Began: Not reported Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: Not reported

Enforcement Action Date: Not reported Historical Max MTBE Date: Not reported

Hist Max MTBE Conc in Groundwater: Not reported

Hist Max MTBE Conc in Soil: Not reported

Significant Interim Remedial Action Taken: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

ID/Status: T0603702400

0.407 South EDR ID: S101540104 DIST/DIR: **ELEVATION:** 804 **MAP ID:** 56

JC PENNY CO 06/13/2016 NAME: Rev: ID/Status: Case Closed ADDRESS: 21500 VICTORY BLVD ID/Status: 913670643 WOODLAND HILLS, CA 91367

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported Responsible Party: J. C. PENNY CO.

RP Address: 6131 ORANGETHORPE AVE., BUENA PARK, CA 90624

Program: SLIC

Lat/Long: 34.1881638 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported Cleanup Fund Id: Not reported

Suspended: Not reported Assigned Name: 3301096-001GEN

Summary: VAPOR EXTRACTION COMPLETED. GROUNDWATER MONITORING DATA SHOWVERY LOW

TO NON-DETECTABLE CONCENTRATION OF BTEX AND VERY LOW CONCENTRATIONS

TO TPH-G IN GW. GROUNDWATER PLUME CONTINUING TO SHRINK. REFER

TO SLIC #325

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

EDR ID: S104405019 DIST/DIR: 0.413 South **ELEVATION:** 805 **MAP ID:** 57

ROCKWELL - BEST BUY 06/13/2016 NAME: Rev:

ID/Status: Completed - Case Closed ADDRESS: 21601 VICTORY BLVD ID/Status: No further action required

WOODLAND HILLS, CA 91367 ID/Status: SLT43134132

SAN DIEGO

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 08/12/1995 Global Id: SLT43134132

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.18862 Longitude: -118.600558 Case Type: Cleanup Program Site

Case Worker: RC

Local Agency: Not reported RB Case Number: 0237B File Location: Not reported

Potential Media Affected: Not reported

Potential Contaminants of Concern: Not reported

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

SLIC REG 4: Region: 4

Facility Status: No further action required

SLIC: 0237B

Substance: Not reported Staff: Rebecca Chou

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

EDR ID: \$103987563 DIST/DIR: 0.413 ESE ELEVATION: 789 MAP ID: K58

NAME: SG HOUSING PROJECT Rev: 06/13/2016

ADDRESS: 6625 VARIEL AVENUE ID/Status: Completed - Case Closed

CANOGA PARK, CA

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 02/01/1997 Global Id: SL204521606

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.2030111844444 Longitude: -118.595956595556 Case Type: Cleanup Program Site

Case Worker: RC Local Agency: Not reported

RB Case Number: 0447
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:

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

SLIC

ID/Status: No further action required

789 EDR ID: S103878682 DIST/DIR: 0.413 ESE **ELEVATION: MAP ID**: K59

NAME: SG HOUSING/RENKEN LAB 06/13/2016 Rev:

ADDRESS: 6625 VARIEL

CANOGA PARK, CA 91304

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC REG 4:

Region: 4 Facility Status: No further action required

SLIC: 0447 Substance: VOCs Staff: Rebecca Chou

4700985.2s Site Details Page - 193

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME:REINHOLD GAMPERRev:06/13/2016ADDRESS:7140 REMMET AVEID/Status: Open - Remediation
ID/Status: T0603780785

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603780785 Latitude: 34.20038 Longitude: -118.599927 Case Type: LUST Cleanup Site Status: Open - Remediation

Status Date: 05/18/2010

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: ALT

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030961 LOC Case Number: 00871 File Location: Regional Board

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603780785

Contact Type: Regional Board Caseworker

Contact Name: ADAM TAING

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: 320 West 4th Street

City: LOS ANGELES

Email: adam.taing@waterboards.ca.gov

Phone Number: 2135766752

Global Id: T0603780785

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

Status History:

Global Id: T0603780785

Status: Open - Case Begin Date

Status Date: 11/15/2005

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U003780965 DIST/DIR: 0.422 North **ELEVATION:** 797 **MAP ID:** 60

06/13/2016 NAME: REINHOLD GAMPER Rev: ID/Status: Open - Remediation ADDRESS: 7140 REMMET AVE ID/Status: T0603780785

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603780785 Status: Open - Remediation Status Date: 08/07/2008

Global Id: T0603780785 Status: Open - Remediation Status Date: 05/18/2010

Global Id: T0603780785 Status: Open - Site Assessment Status Date: 11/15/2005

Global Id: T0603780785

Status: Open - Site Assessment

Status Date: 05/20/2008

Global Id: T0603780785

Status: Open - Site Assessment

Status Date: 04/15/2009

Regulatory Activities: Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 09/16/2008 Action: Notice to Comply

Global Id: T0603780785 Action Type: RESPONSE

Date: 07/14/2008

Action: Soil and Water Investigation Report

Global Id: T0603780785 Action Type: RESPONSE

Date: 05/19/2006

Action: Other Report / Document

Global Id: T0603780785 Action Type: RESPONSE

Date: 01/15/2011

Action: Monitoring Report - Semi-Annually

Global Id: T0603780785 Action Type: RESPONSE

Date: 08/15/2010

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME:REINHOLD GAMPERRev:06/13/2016ADDRESS:7140 REMMET AVEID/Status: Open - Remediation
ID/Status: T0603780785

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Well Installation Report

Global Id: T0603780785 Action Type: RESPONSE

Date: 07/15/2009

Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603780785 Action Type: RESPONSE

Date: 08/15/2010

Action: CAP/RAP - Other Report

Global Id: T0603780785 Action Type: Other Date: 11/15/2005 Action: Leak Discovery

Global Id: T0603780785 Action Type: Other Date: 11/15/2005 Action: Leak Reported

Global Id: T0603780785 Action Type: REMEDIATION

Date: 11/15/2005 Action: Excavation

Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 07/03/2015

Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 04/15/2009 Action: Staff Letter

Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 06/15/2009 Action: Staff Letter

Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 03/24/2006

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME:REINHOLD GAMPERRev:06/13/2016ADDRESS:7140 REMMET AVEID/Status: Open - Remediation
ID/Status: T0603780785

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action: Staff Letter

Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 08/07/2008 Action: Staff Letter

Global Id: T0603780785 Action Type: RESPONSE

Date: 01/15/2016

Action: Monitoring Report - Semi-Annually

Global Id: T0603780785 Action Type: RESPONSE

Date: 09/24/2015

Action: Well Installation Report

Global Id: T0603780785 Action Type: RESPONSE

Date: 09/24/2015

Action: CAP/RAP - Other Report

Global Id: T0603780785 Action Type: RESPONSE

Date: 10/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603780785 Action Type: RESPONSE

Date: 11/21/2008

Action: Soil and Water Investigation Workplan

Global Id: T0603780785 Action Type: ENFORCEMENT

Date: 05/18/2010 Action: Staff Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: 1000131966 DIST/DIR: 0.424 NW ELEVATION: 797 MAP ID: 61

NAME: BOB SMITH BMW Rev: 06/13/2016

ADDRESS: 7050 TOPANGA CANYON BLVD

ID/Status: Case Closed
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: 913030761

LOS ANGELES

ID/Status: T0603702082

CA State Water Resources Control Board

ID/Status: T0603702082

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702082 Latitude: 34.198594 Longitude: -118.605483 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 01/20/1993

Lead Agency: LOS ANGELES, CITY OF

Case Worker: EL

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030761 LOC Case Number: Not reported File Location: Not reported Potential Media Affect: Soil

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702082

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

Global Id: T0603702082

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

Status History:

Global Id: T0603702082

Status: Completed - Case Closed

Status Date: 01/20/1993

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: 1000131966 DIST/DIR: 0.424 NW ELEVATION: 797 MAP ID: 61

NAME: BOB SMITH BMW Rev: 06/13/2016

ADDRESS: 7050 TOPANGA CANYON BLVD

ID/Status: Case Closed
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030761
LOS ANGELES ID/Status: T0603702082

SOURCE: CA State Water Resources Control Board ID/Status: T0603702082

Global Id: T0603702082

Status: Open - Case Begin Date

Status Date: 03/05/1992

Global Id: T0603702082 Status: Open - Remediation Status Date: 12/28/1992

Regulatory Activities: Global Id: T0603702082 Action Type: Other Date: 03/05/1992 Action: Leak Discovery

Global Id: T0603702082 Action Type: Other Date: 03/05/1992 Action: Leak Reported

Global Id: T0603702082 Action Type: Other Date: 03/05/1992 Action: Leak Stopped

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030761 Status: Case Closed Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported

Case Type: Soil

Abatement Method Used at the Site: Not reported

Global ID: T0603702082 W Global ID: W0606501096

Staff: UNK

Local Agency: 19050 Cross Street: VANOWEN ST Enforcement Type: Not reported Date Leak Discovered: 3/5/1992 Date Leak First Reported: 3/5/1992

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: 1000131966 DIST/DIR: 0.424 NW ELEVATION: 797 MAP ID: 61

NAME: BOB SMITH BMW Rev: 06/13/2016
ID/Status: Case Closed

ADDRESS: 7050 TOPANGA CANYON BLVD

ID/Status: Case Closed
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030761
LOS ANGELES ID/Status: T0603702082

SOURCE: CA State Water Resources Control Board ID/Status: T0603702082

Date Leak Record Entered: 7/10/1996 Date Confirmation Began: Not reported

Date Leak Stopped: 3/5/1992

Date Case Last Changed on Database: 1/20/1993

Date the Case was Closed: 1/20/1993 How Leak Discovered: Tank Closure How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: UNK Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 7419.7233712492719943175037962

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: 12/28/1992 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: BLANK RP RP Address: Not reported

Program: LUST

Lat/Long: 34.1983646 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund ld: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103587539 DIST/DIR: 0.448 NNE ELEVATION: 796 MAP ID: L62

NAME: WORTHMAN OIL S.S. (FORMER)

ADDRESS: 21404 SHERMAN WY

Rev: 06/13/2016

ID/Status: Remediation Plan

LOS ANGELES, CA 91303 ID/Status: 70603702085

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030798 Status: Remediation Plan Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Excavate and Dispose

Global ID: T0603702085 W Global ID: W0606501096

Staff: JW

Local Agency: 19050 Cross Street: CANOGA AVE Enforcement Type: LET

Date Leak Discovered: Not reported Date Leak First Reported: 1/26/1988 Date Leak Record Entered: 2/5/1989 Date Confirmation Began: Not reported Date Leak Stopped: Not reported

Date Case Last Changed on Database: 9/15/2000 Date the Case was Closed: Not reported

How Leak Discovered: Subsurface Monitoring

How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: Tank Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9146.914853811501642395686903

Source of Cleanup Funding: Tank

Preliminary Site Assessment Workplan Submitted: 12/17/1988

Preliminary Site Assessment Began: 4/18/1989 Pollution Characterization Began: 12/5/1996 Remediation Plan Submitted: 8/24/2001 Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 1/26/1988

Enforcement Action Date: Not reported Historical Max MTBE Date: 1/1/1965 Hist Max MTBE Conc in Groundwater: 2900 Hist Max MTBE Conc in Soil: Not reported Significant Interim Remedial Action Taken: Yes

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER)

ADDRESS: 21404 SHERMAN WY

Rev: 06/13/2016
ID/Status: Remediation Plan

LOS ANGELES, CA 91303

ID/Status: 913030798

ID/Status: T0603702085

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported

Responsible Party: FINN MOLLER/PETE DAMICO RP Address: 5777 W. CENTURY BLVD., #1187

Program: LUST

Lat/Long: 34.2010205 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund ld: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: GROUNDWATER MONITORING REPORT NO PROP 65 NOTIFICATION. INFORMATION

FROM LAFD REFERRAL CASEASSIGNED TO MYL ON 6/14/89.: 6/6/00 1ST QTR GW

MON RPT 2000; 9/15/00 3RD QTR GW MON RPT 2000

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103281968 DIST/DIR: 0.475 NNE ELEVATION: 796 MAP ID: L63

NAME: HULL BROTHERS LUMBER CO Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

LOS ANGELES

ID/Status: 913030898

ID/Status: T0603702094

ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603702094 Latitude: 34.2010215 Longitude: -118.5972292 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 06/26/2006

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: CET

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030898 LOC Case Number: Not reported File Location: Not reported

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702094

Contact Type: Regional Board Caseworker Contact Name: CHANDRA TYLER

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: Not reported City: R4 UNKNOWN

Email: cetyler@waterboards.ca.gov Phone Number: Not reported

Global Id: T0603702094

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

Status History:

Global Id: T0603702094

Status: Completed - Case Closed

Status Date: 06/26/2006

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103281968 DIST/DIR: 0.475 NNE ELEVATION: 796 MAP ID: L63

NAME: HULL BROTHERS LUMBER CO Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: 913030898

LOS ANGELES

ID/Status: T0603702094

ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

Global Id: T0603702094

Status: Open - Case Begin Date

Status Date: 05/01/1990

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 10/28/1997

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 01/23/1998

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 02/25/1999

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 08/03/2001

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 12/06/2001

Global Id: T0603702094

Status: Open - Verification Monitoring

Status Date: 05/01/1990

Regulatory Activities: Global Id: T0603702094 Action Type: ENFORCEMENT

Date: 07/23/2002 Action: Staff Letter

Global Id: T0603702094 Action Type: Other Date: 05/01/1990 Action: Leak Discovery

Global Id: T0603702094 Action Type: ENFORCEMENT

Date: 05/30/2006

Action: Notification - Preclosure

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103281968 DIST/DIR: 0.475 NNE ELEVATION: 796 MAP ID: L63

NAME: HULL BROTHERS LUMBER CO Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030898 LOS ANGELES ID/Status: T0603702094 ID/Status: T0603702094 ID/Status: T0603702094

Global Id: T0603702094 Action Type: Other Date: 05/01/1990 Action: Leak Reported

Global Id: T0603702094 Action Type: RESPONSE

Date: 02/24/2006

Action: Request for Closure

Global Id: T0603702094 Action Type: ENFORCEMENT

Date: 05/03/2006

Action: Site Visit / Inspection / Sampling

Global Id: T0603702094 Action Type: RESPONSE

Date: 10/28/2002

Action: Soil and Water Investigation Report

Global Id: T0603702094 Action Type: RESPONSE

Date: 08/03/2001

Action: Soil and Water Investigation Workplan

Global Id: T0603702094 Action Type: RESPONSE

Date: 02/25/1999

Action: Preliminary Site Assessment Report

Global Id: T0603702094 Action Type: ENFORCEMENT

Date: 06/26/2006

Action: Closure/No Further Action Letter

Global Id: T0603702094 Action Type: RESPONSE

Date: 02/24/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702094 Action Type: ENFORCEMENT

Date: 05/31/2001 Action: Staff Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: S103281968 DIST/DIR: 0.475 NNE **ELEVATION:** 796 MAP ID: L63

06/13/2016 NAME: **HULL BROTHERS LUMBER CO** Rev:

ID/Status: Pollution Characterization ADDRESS: 21350 SHERMAN WY ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030898 LOS ANGELES ID/Status: T0603702094 ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030898

Status: Pollution Characterization

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702094 W Global ID: W0606501096

Staff: CEC

Local Agency: 19050 Cross Street: CANOGA AVE Enforcement Type: LET Date Leak Discovered: 5/1/1990 Date Leak First Reported: 5/1/1990

Date Leak Record Entered: 1/15/1998 Date Confirmation Began: Not reported Date Leak Stopped: Not reported

Date Case Last Changed on Database: 6/28/2002

Date the Case was Closed: Not reported How Leak Discovered: Tank Closure How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: UNK Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9230.991382624509248742945045

Source of Cleanup Funding: UNK

Preliminary Site Assessment Workplan Submitted: 10/28/1997

Preliminary Site Assessment Began: 1/23/1998 Pollution Characterization Began: 12/6/2001 Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 5/1/1990

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: 12

Significant Interim Remedial Action Taken: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103281968 DIST/DIR: 0.475 NNE ELEVATION: 796 MAP ID: L63

NAME: HULL BROTHERS LUMBER CO Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: 913030898

LOS ANGELES

ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board ID/Status: T0603702094

GW Qualifier: Not reported

Soil Qualifier: <

Organization: Not reported Owner Contact: Not reported Responsible Party: JOHN MOE

RP Address: 49 STEVENSEN ST., 15TH FL

Program: LUST

Lat/Long: 34.2010215 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund ld: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 5/98 - SITE INVESTIGATION; 9/13/00 SOIL AND GW RPT

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103065163 DIST/DIR: 0.479 NNE ELEVATION: 797 MAP ID: L64

NAME: EXXON Rev: 06/13/2016

ADDRESS: 7215 CANOGA ID/Status: Pollution Characterization

7215 CANOGA ID/Status: 913030916 CANOGA PARK, CA 91404 ID/Status: T0603702096

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030916

Status: Pollution Characterization

Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported

Case Type: Soil

Abatement Method Used at the Site: Not reported

Global ID: T0603702096 W Global ID: W0606501096

Staff: UNK

Local Agency: 19050
Cross Street: SHERMAN WY
Enforcement Type: Not reported
Date Leak Discovered: 5/5/1988
Date Leak First Reported: 5/5/1988

Date Leak Discovered: 5/5/1988
Date Leak Record Entered: 9/11/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported

Date Case Last Changed on Database: 9/16/1988

Date the Case was Closed: Not reported How Leak Discovered: Tank Closure How Leak Stopped: Not reported

Cause of Leak: UNK Leak Source: Tank Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9265.963642108704304247729471

Source of Cleanup Funding: Tank

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported Pollution Characterization Began: 9/16/1988 Remediation Plan Submitted: Not reported Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: Not reported

Enforcement Action Date: Not reported Historical Max MTBE Date: Not reported

Hist Max MTBE Conc in Groundwater: Not reported

Hist Max MTBE Conc in Soil: Not reported

Significant Interim Remedial Action Taken: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$103065163 DIST/DIR: 0.479 NNE ELEVATION: 797 MAP ID: L64

NAME: EXXON Rev: 06/13/2016

ADDRESS: 7215 CANOGA ID/Status: Pollution Characterization

7215 CANOGA ID/Status: 913030916 CANOGA PARK, CA 91404 ID/Status: T0603702096

LOS ANGELES

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported

Responsible Party: CHATTERON, BILL

RP Address: PO BOX 19649, IRVINE, CA 91404

Program: LUST

Lat/Long: 34.2014065 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported

Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: HEAVY CONTAMINATION INDICATED BY ON SITE ANALYZER --

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018 Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE

Global Id: T0603742630 Latitude: 34.201031 Longitude: -118.598216 Case Type: LUST Cleanup Site Status: Completed - Case Closed

Status Date: 07/12/2012

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: MT

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030970 LOC Case Number: 09452 File Location: Regional Board

Potential Media Affect: Aguifer used for drinking water supply

Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603742630

Contact Type: Regional Board Caseworker

Contact Name: MARYAM TAIDY

Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: 320 W. 4TH ST., SUITE 200

City: LOS ANGELES

Email: mtaidy@waterboards.ca.gov Phone Number: 2135766741

Global Id: T0603742630

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

Status History:

Global Id: T0603742630

Status: Completed - Case Closed

Status Date: 07/12/2012

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018 Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: T0603742630

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Global Id: T0603742630

Status: Open - Case Begin Date

Status Date: 06/11/2004

Global Id: T0603742630

Status: Open - Site Assessment

Status Date: 06/11/2004

Global Id: T0603742630

Status: Open - Site Assessment

Status Date: 06/18/2008

Regulatory Activities: Global Id: T0603742630 Action Type: RESPONSE

Date: 10/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603742630 Action Type: RESPONSE

Date: 01/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630 Action Type: RESPONSE

Date: 10/12/2012

Action: Well Destruction Report

Global Id: T0603742630 Action Type: ENFORCEMENT

Date: 06/11/2012

Action: Notification - Preclosure

Global Id: T0603742630 Action Type: RESPONSE

Date: 04/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630 Action Type: RESPONSE

Date: 08/05/2006

Action: Other Report / Document

Global Id: T0603742630

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018 Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE

Date: 06/18/2008

Action: Soil and Water Investigation Workplan

Global Id: T0603742630 Action Type: ENFORCEMENT

Date: 07/12/2012

Action: Closure/No Further Action Letter

Global Id: T0603742630 Action Type: ENFORCEMENT

Date: 07/12/2012

Action: Closure/No Further Action Letter

Global Id: T0603742630 Action Type: Other Date: 06/11/2004 Action: Leak Discovery

Global Id: T0603742630 Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630 Action Type: Other Date: 06/11/2004 Action: Leak Reported

Global Id: T0603742630 Action Type: RESPONSE

Date: 06/28/2010

Action: Site Assessment Report

Global Id: T0603742630 Action Type: RESPONSE

Date: 10/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630 Action Type: ENFORCEMENT

Date: 06/15/2009 Action: Staff Letter

Global Id: T0603742630

21515 VANOWEN STREET JOB: **Target Property:** NA

CANOGA PARK, CA 91303

LUST

0.480 North EDR ID: S101583912 DIST/DIR: **ELEVATION:** 797 MAP ID: L65

CHEVRON #20-2018 06/13/2016 NAME: Rev:

ID/Status: Completed - Case Closed ADDRESS: 21403 SHERMAN WAY

ID/Status: T0603742630 CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE Date: 05/17/2011

Action: Request for Closure

Global Id: T0603742630 Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603742630 Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603742630 Action Type: ENFORCEMENT

Date: 06/06/2006 Action: Staff Letter

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295727 DIST/DIR: 0.482 North ELEVATION: 797 MAP ID: L66

NAME: EXXON #7-3830 Rev: 06/13/2016

ADDRESS: 34404 SHEDMAN MV ID/Status: Case Closed

ADDRESS: 21401 SHERMAN WY

ID/Status: Case Closed

CANOGA PARK, CA 91303

LOS ANGELES

ID/Status: 913030707

ID/Status: T0603702077

SOURCE: CA State Water Resources Control Board

ID/Status: T0603702077

LUST:

Region: STATE

Global Id: T0603702077 Latitude: 34.2010474 Longitude: -118.597741 Case Type: LUST Cleanup Site

Status: Completed - Case Closed

Status Date: 12/05/1996

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Case Worker: YR

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 913030707 LOC Case Number: Not reported File Location: Not reported

Potential Media Affect: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603702077

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

Global Id: T0603702077

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

Status History:

Global Id: T0603702077

Status: Completed - Case Closed

Status Date: 12/05/1996

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830 Rev: 06/13/2016
ID/Status: Case Closed

ADDRESS: 21401 SHERMAN WY

ID/Status: Case Closed

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: 913030707

LOS ANGELES

ID/Status: T0603702077

CA State Water Resources Control Board

ID/Status: T0603702077

SOURCE: CA State Water Resources Control Board

Global Id: T0603702077

Status: Open - Case Begin Date

Status Date: 05/04/1989

Global Id: T0603702077

Status: Open - Site Assessment

Status Date: 06/08/1989

Regulatory Activities: Global Id: T0603702077 Action Type: Other Date: 05/04/1989 Action: Leak Reported

LUST REG 4: Region: 4

Regional Board: 04 County: Los Angeles Facility Id: 913030707 Status: Case Closed Substance: Gasoline

Substance Quantity: Not reported Local Case No: Not reported Case Type: Groundwater

Abatement Method Used at the Site: EDFP

Global ID: T0603702077 W Global ID: W0606501096

Staff: UNK

Local Agency: 19050 Cross Street: CANOGA AVE Enforcement Type: Not reported Date Leak Discovered: Not reported Date Leak First Reported: 5/4/1989 Date Leak Record Entered: 6/9/1989 Date Confirmation Began: Not reported Date Leak Stopped: Not reported

Date Case Last Changed on Database: 4/18/1997

Date the Case was Closed: 12/5/1996 How Leak Discovered: Not reported How Leak Stopped: Not reported Cause of Leak: Not reported Leak Source: Not reported Operator: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

LUST

EDR ID: \$101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830 Rev: 06/13/2016
ID/Status: Case Closed

ADDRESS: 21401 SHERMAN WY

ID/Status: Case Closed
ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303 ID/Status: 913030707
LOS ANGELES ID/Status: T0603702077

SOURCE: CA State Water Resources Control Board ID/Status: T0603702077

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9224.990473220945129206104021

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported Pollution Characterization Began: 6/8/1989 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: Yes

GW Qualifier: Not reported Soil Qualifier: Not reported Organization: Not reported Owner Contact: Not reported

Responsible Party: EXXON COMPANY, U.S.A.

RP Address: 2300 CLAYTON RD, SUITE 640, CONCORD, CA 94520

Program: LUST

Lat/Long: 34.2012395 / -1 Local Agency Staff: PEJ Beneficial Use: Not reported Priority: Not reported Cleanup Fund Id: Not reported Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 10/01/96 - QUARTERLY MONITORING REPORT 04/04/97 - REPORT FOR THE ABANDONMENT OF THREE AIR SPARGING/SOIL VE & 6 GW

MONITORING WELLS

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$107736792 DIST/DIR: 0.533 ESE ELEVATION: 789 MAP ID: 67

NAME: MTA ORANGE LINE Rev: 05/02/2016

ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD ID/Status: 0.0000187

N. HOLLYWOOD TO WOODLAND HILLS, CA 91367

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR: Facility ID: 60000187 Status: No Further Action Status Date: 10/29/2004 Site Code: 301216

Site Type: Voluntary Cleanup

Site Type Detailed: Voluntary Cleanup

Acres: 102 NPL: NO

Regulatory Agencies: SMBRP Lead Agency: SMBRP Program Manager: Jessy Fierro

Supervisor: Juli Propes

Division Branch: Cleanup Chatsworth

Assembly: 45 Senate: 27

Special Program: Voluntary Cleanup Program

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Responsible Party Latitude: 34.19027

Longitude: -118.5909 APN: NONE SPECIFIED

Past Use: RAILROAD RIGHT OF WAY

Potential COC: Arsenic Lead Confirmed COC: Arsenic Lead Potential Description: SOIL Alias Name: 110033605873 Alias Type: EPA (FRS #) Alias Name: 301216

Alias Type: Project Code (Site Code)

Alias Name: 60000187

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Remedial Action Completion Report

Completed Date: 10/29/2004

Comments: The report summarizes the expedited removal of soil containing

elevated levels of arsenic and lead along the right of way.

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Site Characterization Report

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$107736792 DIST/DIR: 0.533 ESE ELEVATION: 789 MAP ID: 67

NAME: MTA ORANGE LINE Rev: 05/02/2016

ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD ID/Status: No Further Action

N. HOLLYWOOD TO WOODLAND HILLS, CA 91367

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Completed Date: 01/29/2004

Comments: The Report summarized sampling data for the MTA right-of-way.

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Voluntary Cleanup Agreement

Completed Date: 02/26/2004 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

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: S100946935 DIST/DIR: 0.565 SSE **ELEVATION:** 808 **MAP ID:** 68

TRILLIUM CLEANERS(FORMER) 05/02/2016 NAME: Rev:

ID/Status: 19720054 ADDRESS: 6326 CANOGA AVE.

ID/Status: Refer: 1248 Local Agency WOODLAND HILLS, CA 91367

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR: Facility ID: 19720054

Status: Refer: 1248 Local Agency

Status Date: 04/25/2003 Site Code: Not reported Site Type: Evaluation Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED Lead Agency: NONE SPECIFIED Program Manager: Not reported Supervisor: Referred - Not Assigned Division Branch: Cleanup Cypress

Assembly: 41 Senate: Not reported

Special Program: Not reported

Restricted Use: NO

Site Mgmt Reg: NONE SPECIFIED

Funding: Not Applicable

Latitude: 0 Longitude: 0

APN: NONE SPECIFIED Past Use: NONE SPECIFIED Potential COC: NONE SPECIFIED Confirmed COC: NONE SPECIFIED Potential Description: NONE SPECIFIED

Alias Name: 19720054

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported Completed Sub Area Name: Not reported Completed Document Type: Not reported

Completed Date: Not reported Comments: Not reported

Future Area Name: Not reported Future Sub Area Name: Not reported Future Document Type: Not reported Future Due Date: Not reported Schedule Area Name: Not reported Schedule Sub Area Name: Not reported Schedule Document Type: Not reported Schedule Due Date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$100946935 **DIST/DIR:** 0.565 SSE **ELEVATION:** 808 **MAP ID:** 68

NAME: TRILLIUM CLEANERS(FORMER)

Rev: 05/02/2016

ADDRESS: 6326 CANOGA AVE.

ID/Status: 19720054

WOODLAND HILLS, CA 91367

ID/Status: Refer: 1248 Local Agency

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Schedule Revised Date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$106665612 DIST/DIR: 0.732 South ELEVATION: 817 MAP ID: 69

NAME: THE PLAZA AT WARNER CENTER Rev: 05/02/2016

ADDRESS: 6200-6250 CANOGA AVENUE ID/Status: 19000030 ID/Status: Refer: 1248 Local Agency

WOODLAND HILLS, CA 93041 LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR: Facility ID: 19000030

Status: Refer: 1248 Local Agency

Status Date: 03/18/2004 Site Code: Not reported Site Type: Evaluation Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED Lead Agency: NONE SPECIFIED Program Manager: Not reported Supervisor: Referred - Not Assigned Division Branch: Cleanup Cypress

Assembly: 41 Senate: Not reported

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not Applicable

Latitude: 0 Longitude: 0

APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED

Alias Name: 19000030

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported Completed Sub Area Name: Not reported Completed Document Type: Not reported

Completed Date: Not reported Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$106665612 **DIST/DIR:** 0.732 South **ELEVATION:** 817 **MAP ID:** 69

NAME: THE PLAZA AT WARNER CENTER Rev: 05/02/2016

ADDRESS: 6200-6250 CANOGA AVENUE ID/Status: 19000030 ID/Status: Refer: 1248 Local Agency

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

WOODLAND HILLS, CA 93041

Schedule Revised Date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$103642982 DIST/DIR: 0.783 NW ELEVATION: 803 MAP ID: 70

NAME: EXCLUSIVE AUTO Rev: 05/02/2016
ID/Status: 19750103

ADDRESS: 22217 SHERMAN WAY

CANOGA PARK, CA 91303

ID/Status: 19750103

ID/Status: Refer: 1248 Local Agency

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR: Facility ID: 19750103

Status: Refer: 1248 Local Agency

Status Date: 08/16/2001 Site Code: Not reported Site Type: Evaluation Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED Lead Agency: NONE SPECIFIED Program Manager: Not reported Supervisor: Referred - Not Assigned Division Branch: Cleanup Cypress

Assembly: 45 Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not Applicable
Latitude: 34.20128
Longitude: -118.6109
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED

Alias Name: 19750103

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported Completed Document Type: Other Report

Completed Date: 10/25/2001

Comments: Per email from Maria Gillette dated 5/5/2015. Received Closure Report

from CUPA.

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

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$103642982 **DIST/DIR:** 0.783 NW **ELEVATION:** 803 **MAP ID:** 70

 NAME:
 EXCLUSIVE AUTO
 Rev:
 05/02/2016

 ID/Status:
 19750103

ADDRESS: 22217 SHERMAN WAY

ID/Status: 19750103

ID/Status: Refer: 1248 Local Agency

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

CANOGA PARK, CA 91303

Schedule Due Date: Not reported Schedule Revised Date: Not reported

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$105628548 DIST/DIR: 0.838 North ELEVATION: 808 MAP ID: 71

 NAME:
 NEW TIERRA DEL SOL, L.P.
 Rev:
 05/02/2016

 ADDRESS:
 7505 CANOGA
 ID/Status: 19750092

: 7505 CANOGA ID/Status: No Further Action CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR: Facility ID: 19750092 Status: No Further Action Status Date: 01/09/2003 Site Code: 304250

Site Type: School Investigation Site Type Detailed: School

Acres: 5.3 NPL: NO

Regulatory Agencies: DTSC Lead Agency: DTSC Program Manager: Not reported Supervisor: Javier Hinojosa

Division Branch: Southern California Schools & Brownfields Outreach

Assembly: 45 Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: School District Latitude: 34.1977 Longitude: -118.6018 APN: NONE SPECIFIED

Past Use: ELECTRIC GENERATION/SUBSTATION, VEHICLE MAINTENANCE

Potential COC: NONE SPECIFIED No Contaminants found

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: CANOGA BARK PRIMARY C

Alias Name: CANOGA PARK PRIMARY CENTER

Alias Type: Alternate Name

Alias Name: CANOGA PARK PRIMARY CENTER (PROPOSED)

Alias Type: Alternate Name

Alias Name: NEW ECONOMICS FOR WOMEN

Alias Type: Alternate Name

Alias Name: NEW ECONOMICS FOR WOMEN-CANOGA PARK ES

Alias Type: Alternate Name Alias Name: 304250

Alias Type: Project Code (Site Code)

Alias Name: 19750092

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: 07/01/2002

Target Property: 21515 VANOWEN STREET JOB: NA

CANOGA PARK, CA 91303

ENVIROSTOR

EDR ID: \$105628548 DIST/DIR: 0.838 North ELEVATION: 808 MAP ID: 71

NAME:NEW TIERRA DEL SOL, L.P.Rev:05/02/2016ADDRESS:7505 CANOGAID/Status: 19750092ID/Status: No Further Action

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Preliminary Endangerment Assessment Report

Completed Date: 01/09/2003 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Preliminary Endangerment Assessment Workplan

Completed Date: 08/16/2002 Comments: Not reported

Completed Area Name: PROJECT WIDE Completed Sub Area Name: Not reported

Completed Document Type: Cost Recovery Closeout Memo

Completed Date: 02/06/2003 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

Database Descriptions

NPL: NPL 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. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL 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. Delisted NPL - National Priority List Deletions

CERCLIS: 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. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF 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. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG 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. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS 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. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal 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. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory 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. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 7 NAPA CO. LUST - Sites With Reported Contamination. LUST REG 8 - Leaking Underground Storage Tanks. SAN FRANCISCO CO. LUST - Local Oversite Facilities. LUST - Geotracker's Leaking Underground Fuel Tank Report. SAN MATEO CO. LUST - Fuel Leak List. LUST REG 6L - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 9 - Leaking Underground Storage Tank Report. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List, LUST REG 2 - Fuel Leak List, LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST SANTA CLARA - LOP Listing. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. SOLANO CO. LUST - Leaking Underground Storage Tanks. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. Riverside County Underground Storage Tank Cleanup Sites (LUST). RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 -Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: AST A listing of aboveground storage tank petroleum storage tank locations. AST - Aboveground Petroleum Storage Tank Facilities

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties 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. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: CA LA LF LOS ANGELES CO. LF - List of Solid Waste Facilities. VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. WMUDS/SWAT - Waste Management Unit Database. SAN DIEGO CO. LF - Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. SAN DIEGO CO. LF - Inventory of Illegal Abandoned and Inactive Sites

Other Haz Sites: SCH 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. SCH - School Property Evaluation Program US CDL - Clandestine Drug Labs.

Other 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. SWEEPS UST - SWEEPS UST Listing

Local Land Records: DEED 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. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: 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. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. 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). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing, CUPA SANTA CLARA - Cupa Facility List, CUPA SANTA CRUZ - CUPA Facility List, CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. LA Co. Site Mitigation - Site Mitigation List. WDS - Waste Discharge System.

Database Sources

NPL: EPA				
	Updated Quarterly			
NPL Delisted: EPA				
	Updated Quarterly			
CERCLIS: EPA				
	Updated Quarterly			
NFRAP: EPA				
	Updated Quarterly			
RCRA COR ACT: EPA				
	Updated Quarterly			
RCRA TSD: Environmental Protection Agency				
	Updated Quarterly			
RCRA GEN: Environmental Protection Agency				
	Updated Quarterly			
Federal IC / EC: Environmental Protection Agency				
	Varies			
ERNS: National Response Center, United States Coast Guard				
	Updated Annually			
State/Tribal NPL: Department of Toxic Substances Control				
	Updated Quarterly			
State/Tribal CERCLIS: Department of Toxic Substances Control				
	Updated Quarterly			
State/Tribal SWL: Department of Resources Recycling and Recovery				
	Updated Quarterly			
State/Tribal LTANKS: San Mateo County Environmental Health Services Division				

Updated Semi-Annually

Database Sources

State/Tribal Tanks: California Environmental Protection Agency

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

21515 VANOWEN STREET CANOGA PARK, CA 91303 Target Property: JOB: NA

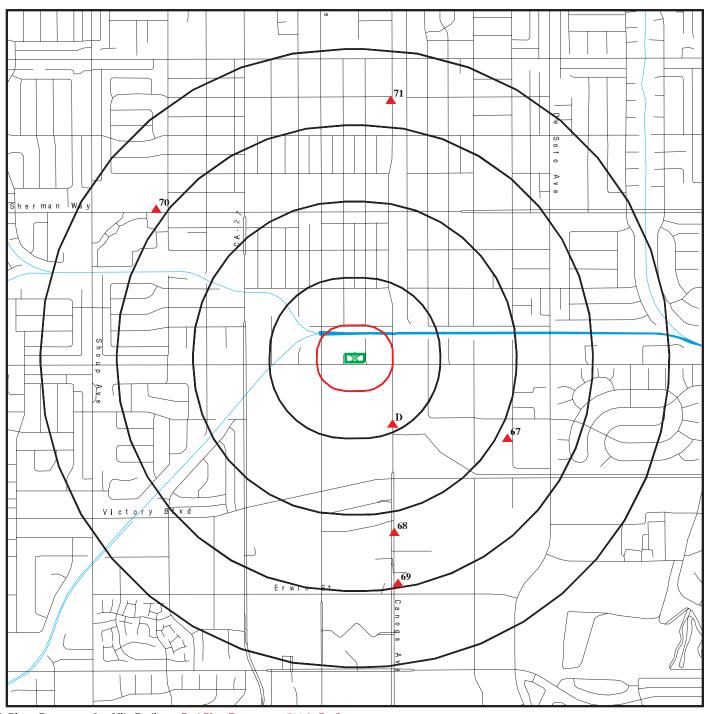
Street Name	Dist/Dir	Street Name	Dist/Dir
Alahama Aus	0.04 Fast		_
Alabama Ave Bassett St	0.04 East 0.10 North		
Canoga Ave	0.12 East		
Deering Ave	0.21 NE		
Eton Ave	0.24 East		
Hart St	0.23 North		
Jordan Ave	0.18 WNW		
Owensmouth Ave	0.11 West		
Remmet Ave	0.04 West		
Vanowen St	0.02 South		

Environmental FirstSearch 1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.194066 Longitude: 118.599629)

▲ Identified Sites Indian Reservations BIA

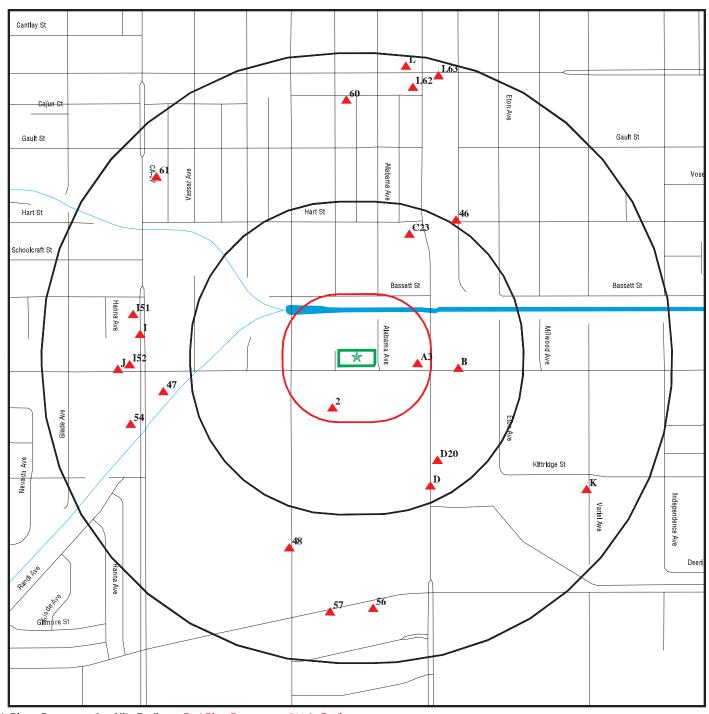
National Priority List Sites

Environmental FirstSearch 0.500 Mile Radius

0.500 Mile Radius
ASTM MAP: CERCLIS, RCRATSD, LUST, SWL



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.194066 Longitude: 118.599629)

▲ Identified Sites In

National Priority List Sites

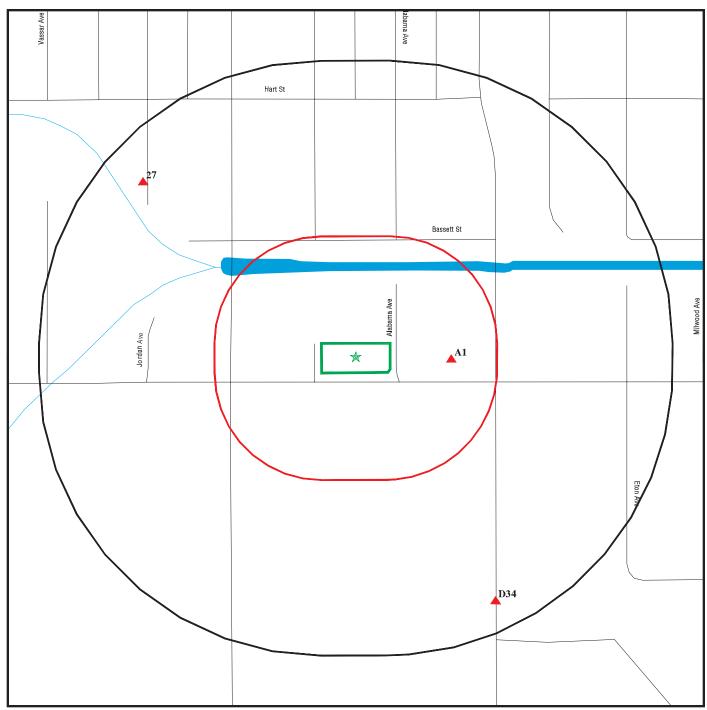
Indian Reservations BIA

Environmental FirstSearch 0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

Target Property (Latitude: 34.194066 Longitude: 118.599629)

Identified Sites Indian Reservations BIA

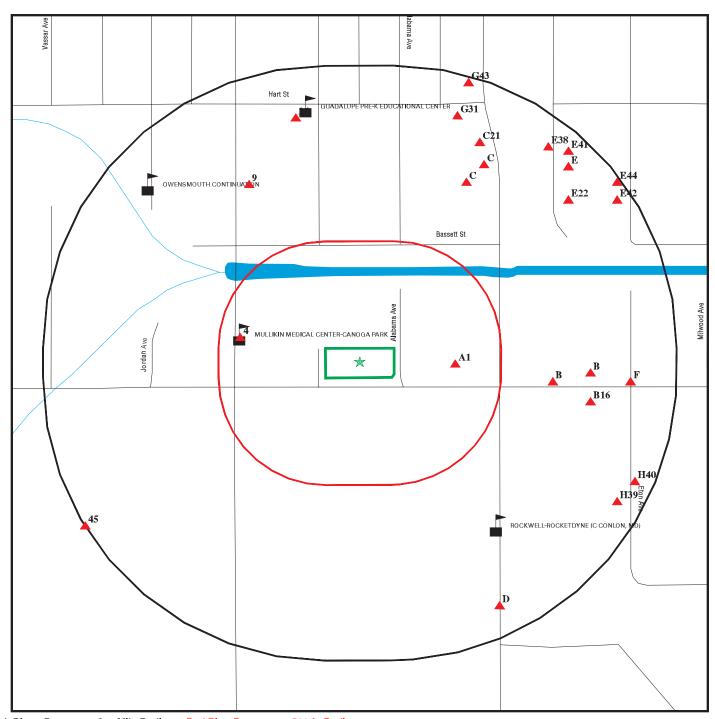
National Priority List Sites

Environmental FirstSearch 0.25 Mile Radius

0.25 Mile Radius Non ASTM Map, Spills, FINDS



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- Identified Sites

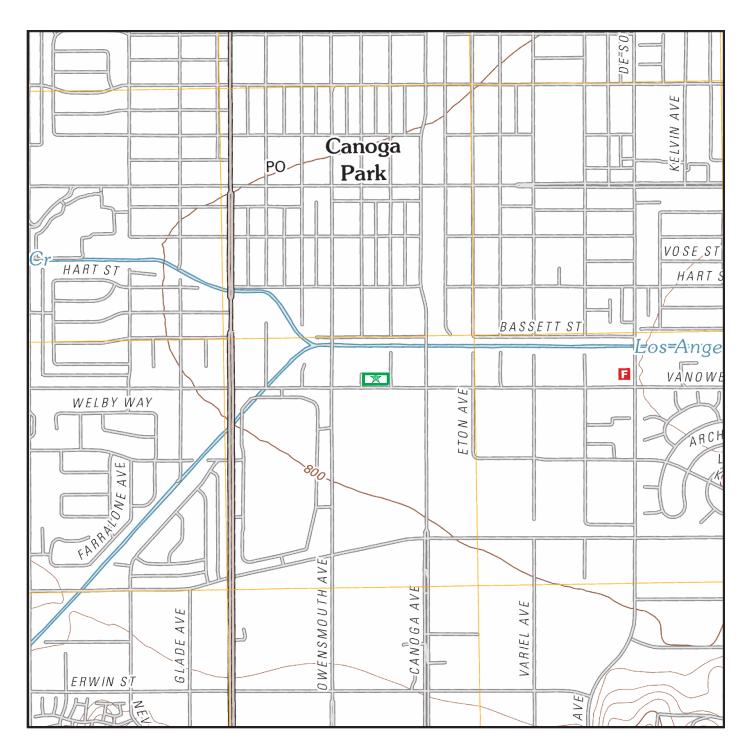
Indian Reservations BIA

National Priority List Sites

Topo: 0.75 Mile Radius



21515 VANOWEN STREET CANOGA PARK, CA 91303



Map Image Position: TP Map Reference Code & Name: 5630737 Canoga Park Map State(s): CA

Version Daté: 2012



Environmental Assessments and Solutions

4299 MacArthur Blva. Suite 107 • Newport Beach, CA 92660 (949) 476-8922 • FAX (949) 474-3222

February 25, 2021

Mr. David Garcia, Vice President SANDSTONE PROPERTIES 10877 Wilshire Boulevard, Suite 1105 Los Angeles, CA 90024

Re: Addendum to Centec Engineering's
Phase I Environmental Site Assessment
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our Phase I ESA completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") in August 29, 2016. In particular, Centec has been asked to conduct a desktop review of publicly available materials related to subsurface remediation being undertaken at the UTC/Rockwell/Rocketdyne property (the "UTC Site") located south and southeast of the Sandstone Property and evaluate the efficacy of that remediation and potential for vapor encroachment conditions at the Sandstone Site. Centec understands an update may be useful for you to assist the City of Los Angeles in its final review and approval for your proposed redevelopment of the Sandstone Property.

In order to complete this review, Centec reviewed the Phase 1 Environmental Site Assessment prepared in August 2016, as well as numerous documents available for the UTC Site on the State's GeoTracker and EnviroStor websites. Although Centec reviewed most of the reports and documents that pertained to the UTC Site available on the websites, the most pertinent ones that provided useful information on the UTC Site and its possible impact on the Sandstone Property included the following:

- Annual Groundwater Monitoring Reports, prepared by Haley & Aldrich (H&A), 2008
 Jan. 2020
- "Work Plan for On-Site Soil Vapor Sampling," prepared by H&A, 12/17/20
- "Approval Letter Work Plan On-Site Soil Vapor Sampling," LARWQCB, 12/28/20



- "Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater," H&A, 9/15/20, plus "Request for Modification to the Supplemental Work Plan", H&A, 1/5/21
- "Approval Letter Supplemental Work Plan for Enhanced In-Situ Remediation and Chemical Reduction," LARWQCB, 12/28/20
- "Remedial Action Implementation Report for Off-Site Supplemental Injection EISB Amendments – October to November 2019," H&A, 2/18/20
- "Soil Management Plan for All Site Construction and Maintenance Activities," H&A, 6/14/19
- "Transmittal of OEHHA's Comments on the Human Health Risk Assessment...Former Boeing Canoga Facility," LARWQCB, 1/24/19
- "Soil Remediation Closure Report," H&A, 12/22/17
- "Closure Report for Groundwater Extraction and Treatment System, UTC," H&A, 1/12/16
- "Report on CPT and MIHPT Groundwater Investigations," H&A, 11/12/14
- "Report on Site-Wide Soil and Soil Gas Investigation," H&A, 1/7/08
- "Covenant and Environmental Restriction on Property," LARWQCB, 7/29/19
- Various Community Outreach and Public Notice Presentations, 2020

All of these reports and documents, as well as others are available for review on the GeoTracker website, with the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL204281528 under "Site Maps / Documents" tab.

Centec has also attached various site plans, figures and aerial photographs of the Sandstone and UTC properties, with additions of addresses and other features, at the end of this Addendum.

In sum, based on the available and most current data for the UTC Site, it appears UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the Sandstone Property. UTC Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps depict an ever-narrowing outer plume boundary that continues to move farther away from the Sandstone Property. Remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations at the UTC Site, and the ongoing actions



are fully expected to continue the reduction process. It therefore appears reasonable to conclude that no significant vapor encroachment condition would be likely for the Sandstone Property at this time.

I. The 2016 Phase I ESA

When the Phase I report was completed, the Sandstone Property was described as a rectangular-shaped parcel of 1.01 acres improved with a two-story office building with a subterranean parking garage. Based on the site inspection conducted at that time (August 17, 2016), the use of the property was noted to only be by office-related tenants, with no use of suspect hazardous materials. There were no retail uses noted, the elevator room was noted to be extremely clean, the two maintenance offices were noted to only contain some containers of latex paints within their small storage rooms, and no unusual spills, stains, stressed vegetation, USTs or ASTs, or other significant issues of environmental concern were noted. The sub-grade parking area under the building and the two small parking lots on the east and west sides of the building were noted to be concrete-paved with no significant stains. Based on Centec's historical and regulatory research conducted as part of the Phase 1 ESA process, it was confirmed that the building was constructed in 1982 and replaced older residences that had been on the site for decades. No historical concerns were identified by the research completed during preparation of the Phase 1 ESA.

For reference, a current aerial photograph of the immediate vicinity of the Sandstone and UTC properties captured on the GeoTracker website is attached to this Addendum. Centec has added various notations in blue ("Sandstone Bldg" on the north side of Vanowen Street, and "UTC Property" on the south side of Vanowen Street), as well as specific addresses and features in red ("21515" on the Sandstone Property, "Mira Apts" recently constructed across Alabama Street to its east, and the building designations for the 4 primary buildings formerly present on the UTC Site). Following this current aerial photograph is an aerial photo from 1960 obtained from a community outreach presentation by the LARWQCB. It was taken from a lowaltitude airplane looking south toward the former UTC Site, with its former Building 038 at right, Buildings 004 and 043 at left, Building 001 at rear, and Canoga Avenue at left (its east side). It also depicts the residential development between the Los Angeles River on the bottom of the photo (the north side of the area) and Vanowen Street (the north perimeter of the UTC Site adjacent to the parked cars). The former residences on the Sandstone Property are evident in the central area along the north side of Vanowen Street with Alabama Street to the left (east).



As part of the Phase I ESA, Centec also reviewed the known sources of contamination in the vicinity of the Sandstone Property, and noted there were 26 such sites within a 1/2-mile radius of the subject property. Of specific interest here, Centec's research noted former Boeing/Pratt & Whitney/Rocketdyne facility encompassed approximately 47 acres between Vanowen Street on the north, Canoga Ave. on the east, Victory Blvd. on the south, and Owensmouth Ave. on the west. It did not include a parcel of almost 5 acres at the southwest corner of the overall area (developed as a Best Buy building in 1995). The site was developed in the mid-1950's for the manufacture of rocket engines and related systems, initially as Rockwell, Rocketdyne and Pratt and Whitney, then subsequently under Boeing's ownership. The overall site has more recently been known as United Technologies Corporation (UTC) as the current owner and Responsible Party. Site investigations began in 1984 and continue to this day with the apparent last stages of groundwater remediation to be completed. All of the former site buildings have been removed.

The northwest 9 acres of the overall site was improved as Building 038 and operated for research and development activities by Pratt & Whitney. The building was demolished prior to 2006. Some contamination was encountered in the soil and groundwater, primarily by heavy metals and volatile organic compounds (VOCs) such as PCE and TCE (common industrial degreasing solvents). Following extensive site investigation and groundwater monitoring, impacted soils were excavated down to a maximum depth of 18 feet below ground surface (bgs) in 4 areas, with a total of 2,202 tons of soil removed and transported for off-site disposal. Following this work, the "Building 038 Area Soil" case was granted a closure on October 21, 2010 by the LARWQCB as the lead regulatory agency. The closure letter acknowledged that groundwater had been encountered at 16 feet bgs (and generally noted as 16-24 feet bgs across the overall UTC Site), and "no significant sources for groundwater impacts have been identified as being present within the Building 038 Area." The impacts noted were attributed to sources on the rest of the UTC facility. The closure further noted that "no significant threat to groundwater resources is present in the soil underlying the Building 038 Area and does not appear to be a human health risk concern." Accordingly, no further actions were required for this northwest portion of the overall site, but investigations and remediation continued for the remainder of the overall site.

The remainder of the UTC facility included Rocketdyne Building 004 to the east of Building 038, and then the main production and manufacturing facilities (generally noted as Rocketdyne Building 001) on the southern two-thirds of the overall property. Building 004 was described as an office building and its adjacent smaller building 043 was described as a cafeteria, and were demolished with the other site buildings in 2016-2017. The most



significant sources of VOC contamination were identified within and along the north side of Building 001 and farther south in the central area of the building. This facility utilized various features of environmental concern, including clarifiers, sumps, solvent-based degreasers, trench drains, etc. and spills and leaks of VOCs, heavy metals, and petroleum hydrocarbons occurred over the years. Rockwell/Rocketdyne/UTC completed hundreds of sample locations over the past 3 decades to collect samples of soil, soil vapor and groundwater. This work identified generally low permeability soil (silty clays, sandy clays, sandy silts, clayey silts and silty fine sands) in the upper vadose zone down to 15-18 feet bgs, at which point groundwater is encountered. Three distinct groundwater zones have been identified, including the Upper, Intermediate and Deep zones, and all consistently flow towards the northeast.

The releases impacted groundwater, but the source areas were approximately 600-800 feet to the southeast and 1200 feet to the south of the Sandstone Property, and the Phase I ESA described the various remediation efforts that had significantly reduced the VOC concentrations. Groundwater at the UTC Site has consistently flowed to the northeast, and the available data did not suggest any significant impact to groundwater below the Sandstone Property has likely occurred. The nearest available monitoring point was 150 feet southeast of the Sandstone Property, and it only contained 17 μ g/L PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 had significantly reduced VOC concentrations in the source areas, it was reasonably presumed any remnant VOCs across the property will also attenuate over time. Centec's overall conclusion regarding off-site sources of contamination was that "All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property."

In further conformance with ASTM guidelines, Centec summarily evaluated the potential for a vapor encroachment condition to impact the Sandstone Property. This ASTM evaluation is intended to be a cursory review and evaluation of nearby sources of contamination and their distance from the subject property, their location relative to groundwater flow (upgradient, downgradient), significance of known or potential releases of specific "Contaminants of Concern" (COC) with carcinogenic health risks, and their potential for a significant adverse impact to the subject property (collectively referred to as the "Tier 1 Screening"). Actual subsurface sampling to evaluate a potential risk is not required under the ASTM guidance. Based on this Tier 1 Screening, Centec noted that "there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude



that a VEC cannot be ruled out for the subject property, although the likely risk would appear low."

II. UTC Site Remediation

Given the recent changes in the status of the Sandstone Property and the current evaluation by the City of Los Angeles for the proposed demolition and redevelopment of the property, Centec was requested to provide a current review of the UTC Site property and its probable level of environmental impact on the subject property.

A review of the publicly available documents related to the UTC Site investigation and remediation identified above indicated that the more recent site investigation and remediation activities (since at least 2005) have been conducted by Haley & Aldrich (H&A), working under regulatory scrutiny and supervision by the LARWQCB. H&A identified 48 "Soil Impact" areas in and around Building 001 based on the extensive sampling activities, and the impacted soils were excavated out and transported for off-site disposal in 2017. Final verification sampling after the excavation activities concluded the remnant contaminants that were left in place in the vadose soil were protective for site use and groundwater, and further soil mitigation was not necessary. Following their review of the excavation report, as well as follow-up soil vapor sampling and construction-related soil management plan reports, the LARWQCB issued a limited "closure" for the vadose soils with a "Covenant and Environmental Restriction on Property" issued in late July 2019. The covenant recognized that certain restrictions on use of the property were identified, and the groundwater remediation activities were still ongoing.

Groundwater investigations (the reports of which are referenced above) have also been ongoing at the UTC Site since at least 1984, with samples collected with monitoring wells and with Hydropunch or grab technologies. Based on the early results with elevated concentrations of VOCs clearly detected in source area groundwater under Building 001, remediation was conducted via a pump and treat extraction system from 1991-1998, during which time 57,000,000 gallons of water were pumped out and treated. Nine extraction wells were utilized along the north and east perimeters of the site to capture the groundwater and act as a hydraulic barrier to off-site migration of contaminants. H&A commenced groundwater activities in 2006 by completing 21 CPT borings to further characterize the water-bearing zones, collect grab groundwater samples, and further assess the status of groundwater quality at the site at that time. Three new groundwater monitoring wells were also installed, bringing the sitewide total at that time to 46. Analytical results of the 97 groundwater samples collected at that time identified no concentrations of heavy metals, Total Petroleum Hydrocarbons or Emergent Chemicals



(1,4-Dioxane and Perchlorate) above California MCLs. However, concentrations of PCE. TCE and 1,1,-DCE were detected above MCLs, with the highest concentrations detected in the northeast quadrant of the site and plume maps showing a clear southwest to northeast directional orientation to the contaminant mass following the flow of groundwater. The highest concentrations were identified in the middle and lower areas of the Intermediate groundwater zone, with TCE/PCE detected at maximum concentrations of 360/77 µg/L (parts per billion) near and northeast of the northeast corner of Building 001. This primary source area is 650 feet southeast of the southeast corner of the Sandstone Property. Concentrations were substantially less in the upper groundwater zone, with TCE/PCE detected at maximum concentrations of 37/91 μg/L. The VOCs detected were noted to be significantly lower than those detected prior to initiation of the pump and treat system in 1991. In relation to the Sandstone Property, Centec notes the available sample points identified lower concentrations, with a CPT grab sample 350 feet to the southeast of Sandstone (CPT-104) containing TCE-PCE at 11.8/74.5 μg/L and a well sample 350 feet to the south (B-9) containing ND/6.0 µg/L. Following this work, a site-wide investigation was conducted in late 2007 to evaluate the presence of VOCs in soil and soil gas at the site. A site plan from the report of findings depicting the locations and findings of the investigation is attached to this report.

Subsequent to this site-wide work, H&A proposed and installed a new groundwater extraction and treatment system in 2011. The system operated from January 2012 until October 2015. Over 7.5 million gallons of water were captured and treated, with over 33 pounds of VOCs calculated to have been removed. Two extraction well were used, both of which were located in the heart of the VOC plume along the northeast side of Building 001, with most of the extraction conducted in the Intermediate zone (78%) and the remainder in the Deep zone. During the process, TCE was reduced form a maximum concentration (in well EX-1) of 1,670 μ g/L to 11-535 μ g/L, and PCE from 86.7 to 38-52 μ g/L.

With further reduction of the VOC mass, H&A next initiated a new remedial strategy of insitu injection of amendment compounds into the groundwater to bio-degrade the remnant VOCs. An initial pilot study was completed in 2009, and a follow-up trial was completed in 2012, both of which indicated the remedial approach was beneficial in degrading and destroying the VOCs. However, the compounds are injected into the groundwater (typically as a vertical column with rows of columns grouped together to form a barrier across the flow of groundwater), and the amendments only last and are effective for a period of time (months to a few years at most, depending on the compounds used). Additional injections were then completed in October-December 2015 in all 3 water bearing zones and in a southwest to northeast pattern from the north side of Building 001



to the extreme northeast corner of the site. Another round of injections was completed in February-March 2018, with one "Barrier Injection" area completed along the north side of Building 001 for the Upper groundwater zone and 5 distinct "Barriers" injected in both the Intermediate and Deep groundwater zones covering an area from the north wall of Building 001 northeasterly along Canoga Ave. and up to the northeast corner of the UTC Site. Based on the results of continuous groundwater monitoring throughout this period, it was evident some VOCs had migrated further to the northeast across the intersection of Vanowen Street and Canoga Avenue, and additional injection points were proposed and completed in Oct-Nov 2019 at a commercial development northeast of the intersection. Additionally, more enhanced injections were recently proposed throughout the treatment area on the UTC Site. Graphic depictions of the proposed new injection points within the 3 groundwater zones are included at the end of this report. A proposal was also presented to the LARWQCB in December 2020 to conduct additional soil vapor testing across the UTC Site to evaluate the current status of VOCs in vapor phase. Graphic depictions of these locations are included at the end of this report. Both of these proposals have recently been approved by LARWQCB, and will presumably be implemented as soon as possible.

III. Effectiveness of UTC Site Remediation

Based on the available information, it is quite clear UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the subject Sandstone Property. Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps have depicted an evernarrowing outer boundary that continues to move farther away from the Sandstone Property.

For example, readily available reports by H&A in the state's GeoTracker website include plume outlines with iso-concentration lines plotted onto the site showing outer boundaries of the plume (where concentrations of TCE and PCE are no more than the MCL of 5 μ g/L) and within the outer boundaries are additional lines depicting areas of higher and higher concentrations. The earliest available of these plume maps from 2008 depict the outer line (least contaminated edge of the plume at 5 μ g/L) to be approximately 290 feet southeast of the Sandstone building's southeast corner, and the source area with the highest concentrations approximately 700 feet to the southeast. The June 2018 maps depicted the nearest low contamination zones as 350 feet to the southeast, and the most



recent maps for sampling in December 2019 depict the nearest low contamination lines as 500 feet to the southeast and the remnant source area 675 feet south of the subject property's southeast corner. Copies of these depictions of the expected extent of the groundwater plume emanating from the UTC Site, which were included in a Powerpoint presentation for a public meeting in November 2020 and in representative groundwater monitoring reports in 2008, 2014 and 2019, are attached to this report. They show flow direction and iso concentration lines for PCE and TCE concentrations in the shallowest groundwater zone for each of the 3 years.

Summary tables of contaminant concentrations in groundwater show the concentrations of PCE in this source area had decreased from a maximum of 1,920 μ g/L in 2015 to 5.1 μ g/L in 2019 following the groundwater pumping and treating of the in-situ injections, and TCE was reduced from 710 to 27 μ g/L. The groundwater flow direction was consistently to the northeast during all of this time, and the additional data provided by expanded groundwater monitoring and in-situ injection monitoring northeast of the intersection depicted the nearest lines of low contaminant concentrations were 425 feet east of the Sandstone Property. The most recent work plan report by H&A in September 2020 and its "Request for Modification" to the Work Plan in January 2021 suggested the outer plume lines were even further reduced, and it is expected this trend will continue as the latest injections are monitored. Copies of pertinent site plans and plume depictions from the most recent "Request for Modification" Work Plan are also attached to this report for reference.

Based on the reduction in the contaminant mass following H&A's groundwater treatments and initial injection successes, 51 of the site's remaining groundwater monitoring wells outside of the plume areas were abandoned in 2015. These included a few wells south and southeast of the Sandstone Property between Sandstone and the impacted plume area, all of which appeared to have only been minimally impacted (general 0-20 µg/L). Given the consistent northeasterly flow of groundwater at this site, Sandstone's crossgradient location relative to the flow of groundwater, and the distance between Sandstone and the areas of groundwater contamination (400-600 feet), lower concentrations of VOCs would have been expected in the outer wells closer to the Sandstone Property.

Based on the available and most current data for the UTC Site south and southeast of the Sandstone Property, it appears remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations, and the ongoing actions are fully expected to continue the reduction process. It therefore appears reasonable to



conclude that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

III. Other Observations

While completing this research, Centec notes that a new apartment complex, known as Mira Apartments, has recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories and features "174 contemporary apartment homes" and underground parking. Its southeast corner is approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex.

Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume.

Based on the recent residential redevelopments at these nearby properties that are closer to the UTC Site plume than Sandstone's Property, it would only appear reasonable that the City of Los Angeles would also proceed with approval for the proposed Sandstone Property redevelopment.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

Sincerely,

CENTEC ENGINEERING, INC.

Jeven Collans



SANDSTONE PROPERTIES Phase I ESA Addendum 21515 Vanowen Street, Canoga Park, CA Page 11

Steven N. Collins Principal



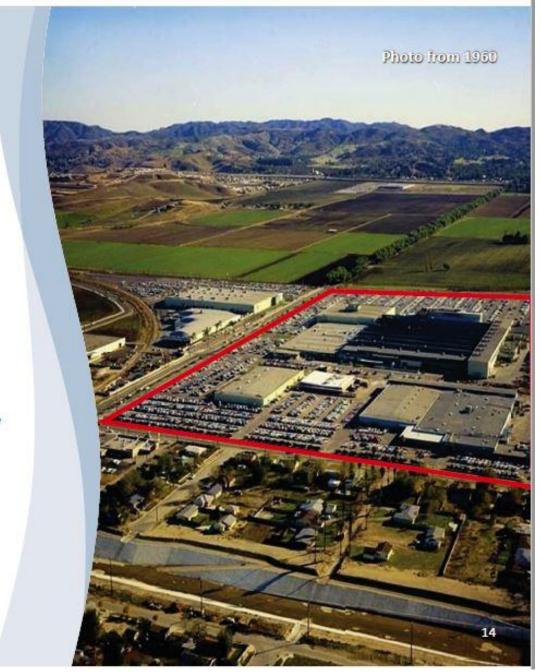
Presentation Outline Resumen de la Presentación

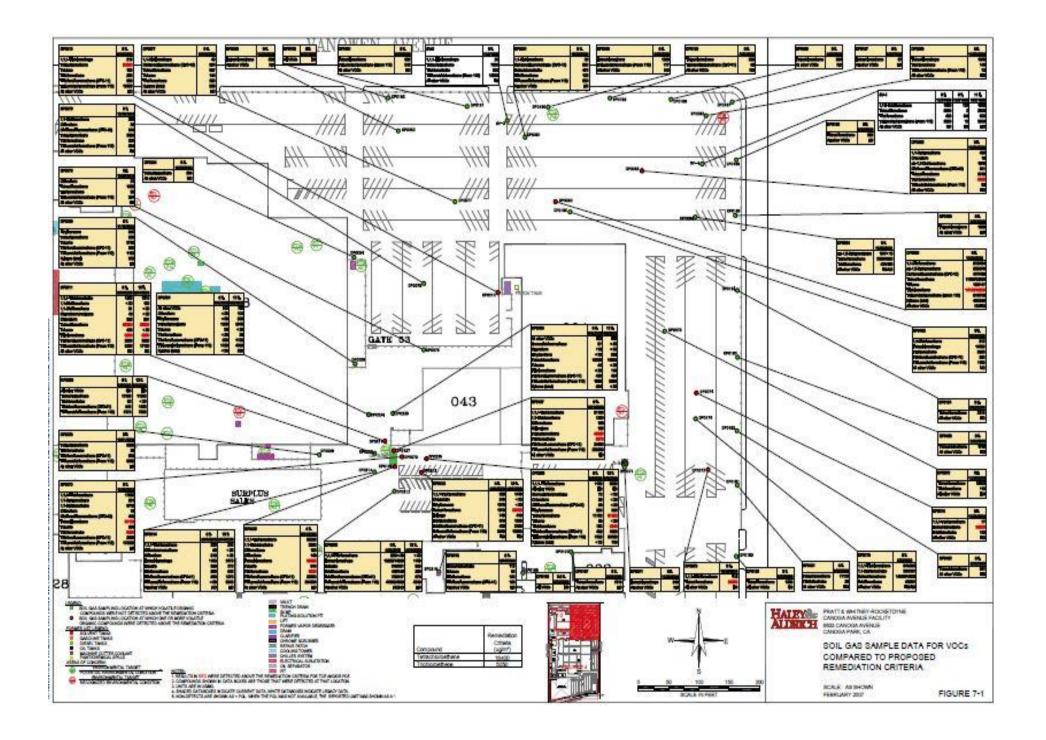
- Site location and history
 Ubicación e historial del sitio
- 2. Site assessment and clean-up to date

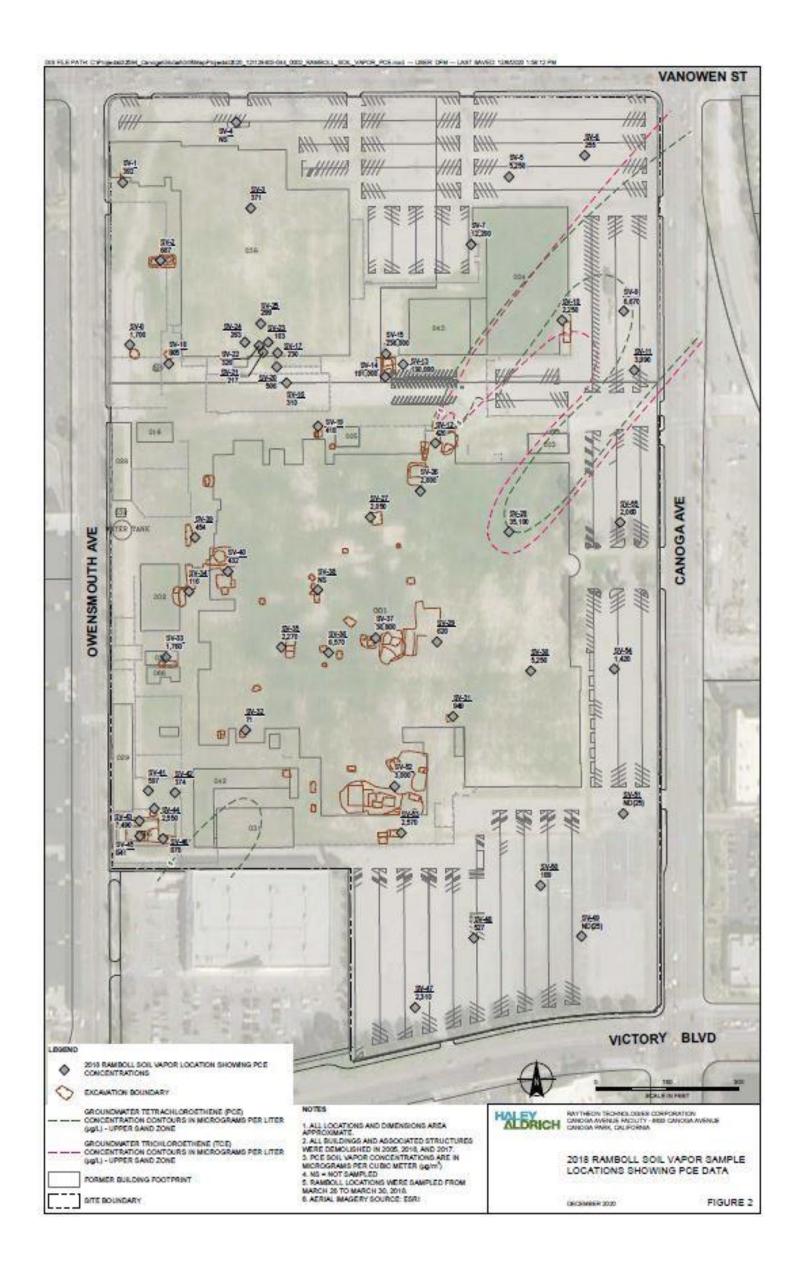
 Evaluación del sitio y limpieza hasta la fecha
- Addressing community concerns
 Abordar las preocupaciones de la
 comunidad
- 4. Next steps

 Próximos pasos
- Questions & Answers
 Preguntas y Respuestas









Site Assessment:

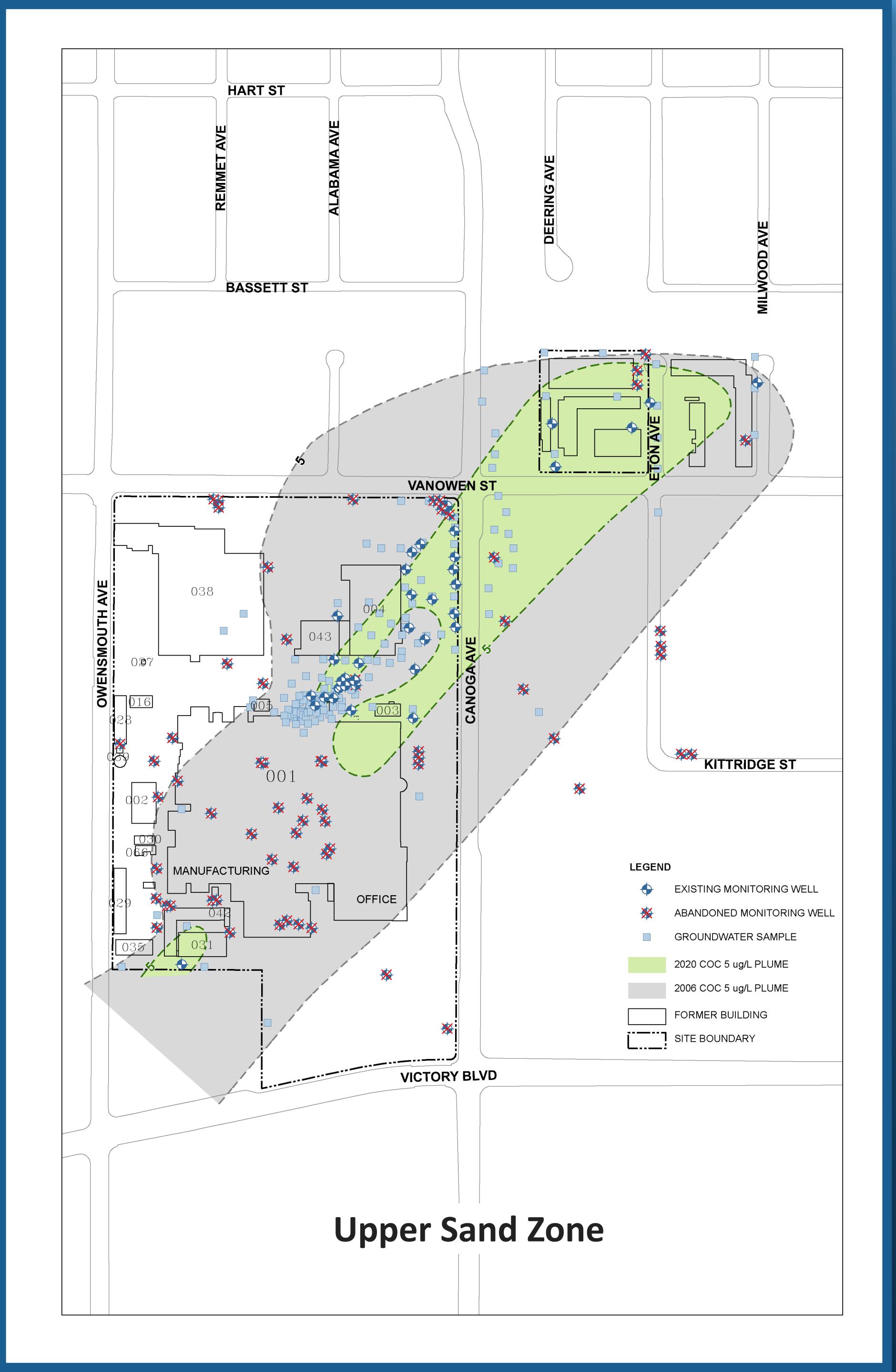
Groundwater

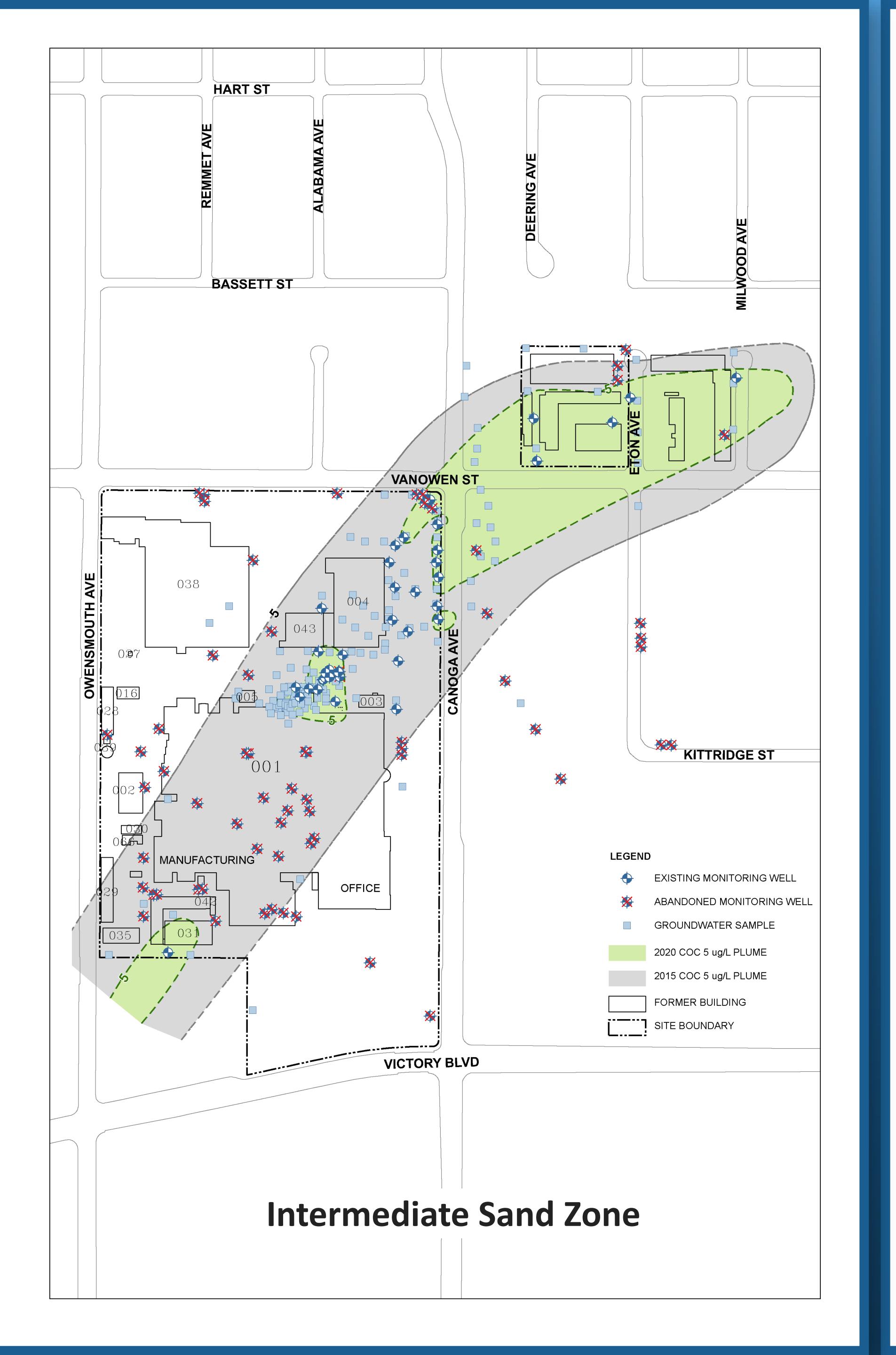
Evaluación del Sitio:

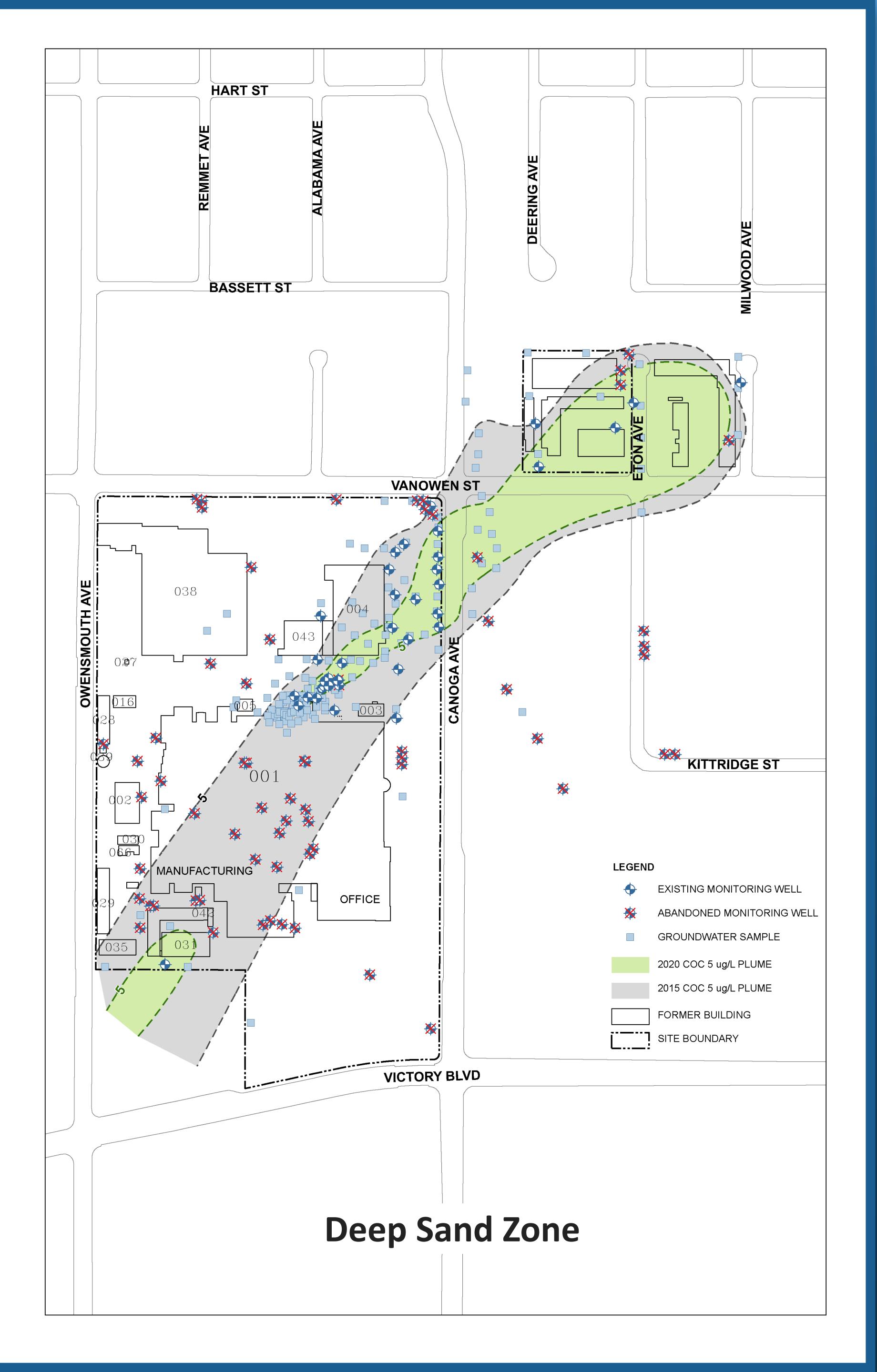
Agua Subterránea

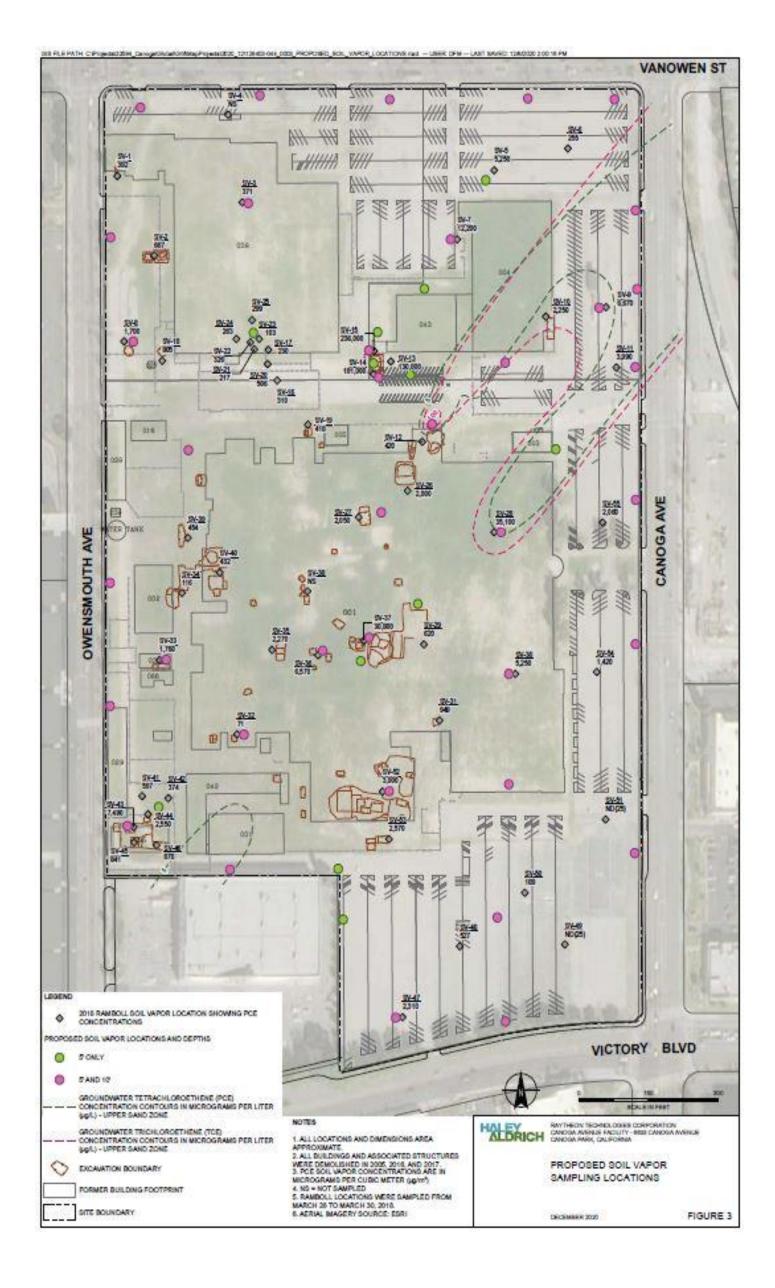
- AssessmentEvaluación
- Chemicals of concern
 Sustancias químicas de ínteres
- Extent of groundwater
 impacts
 Alcance de los impactos de las aguas subterráneas

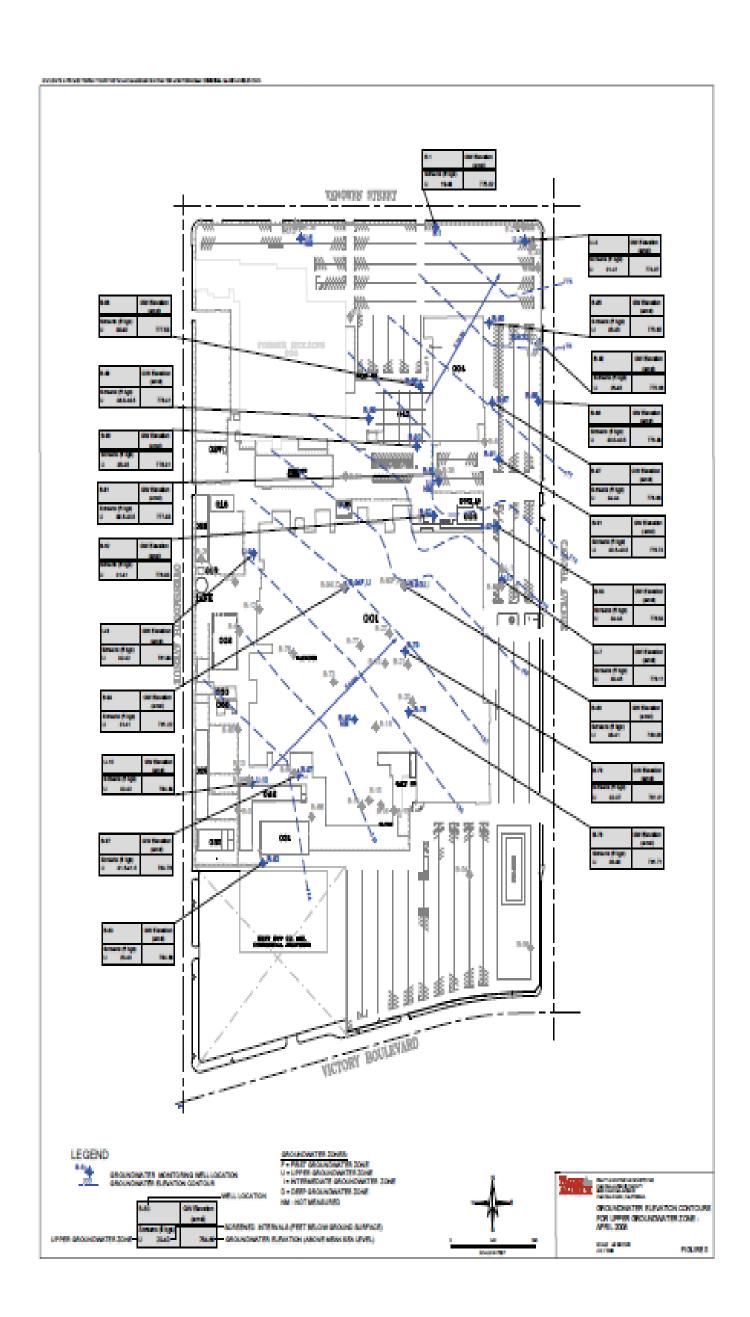


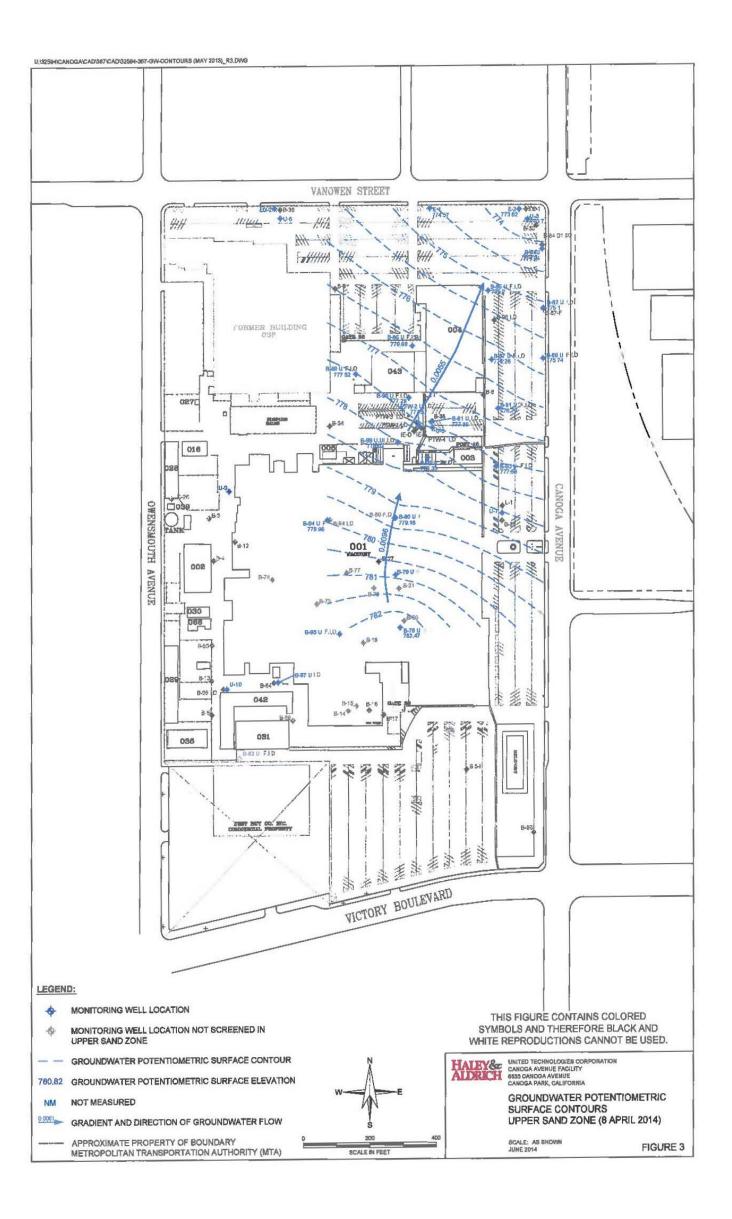


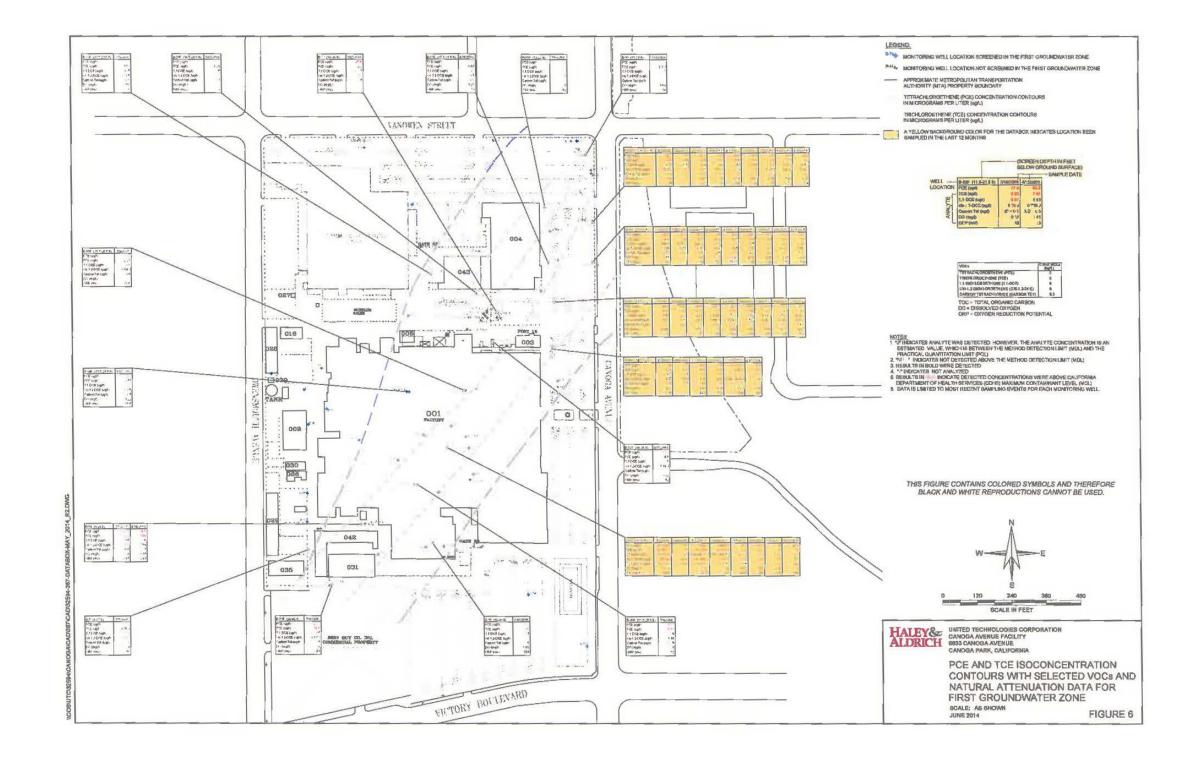


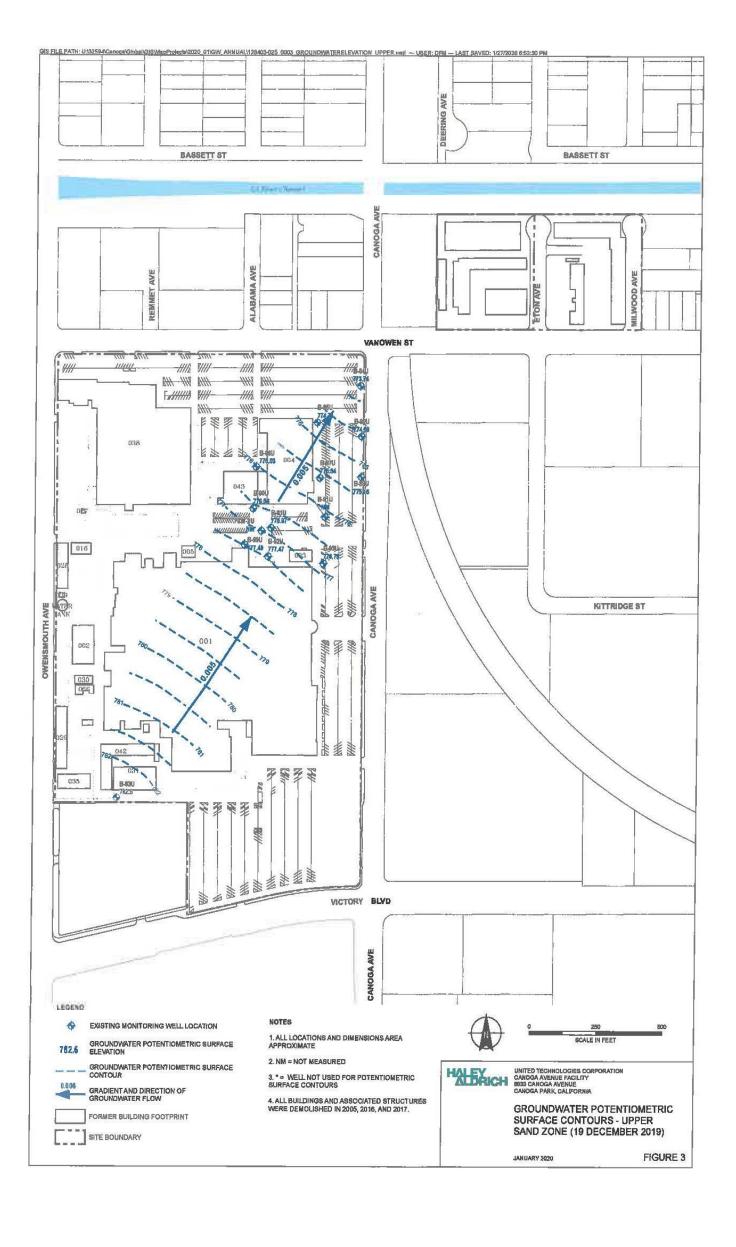


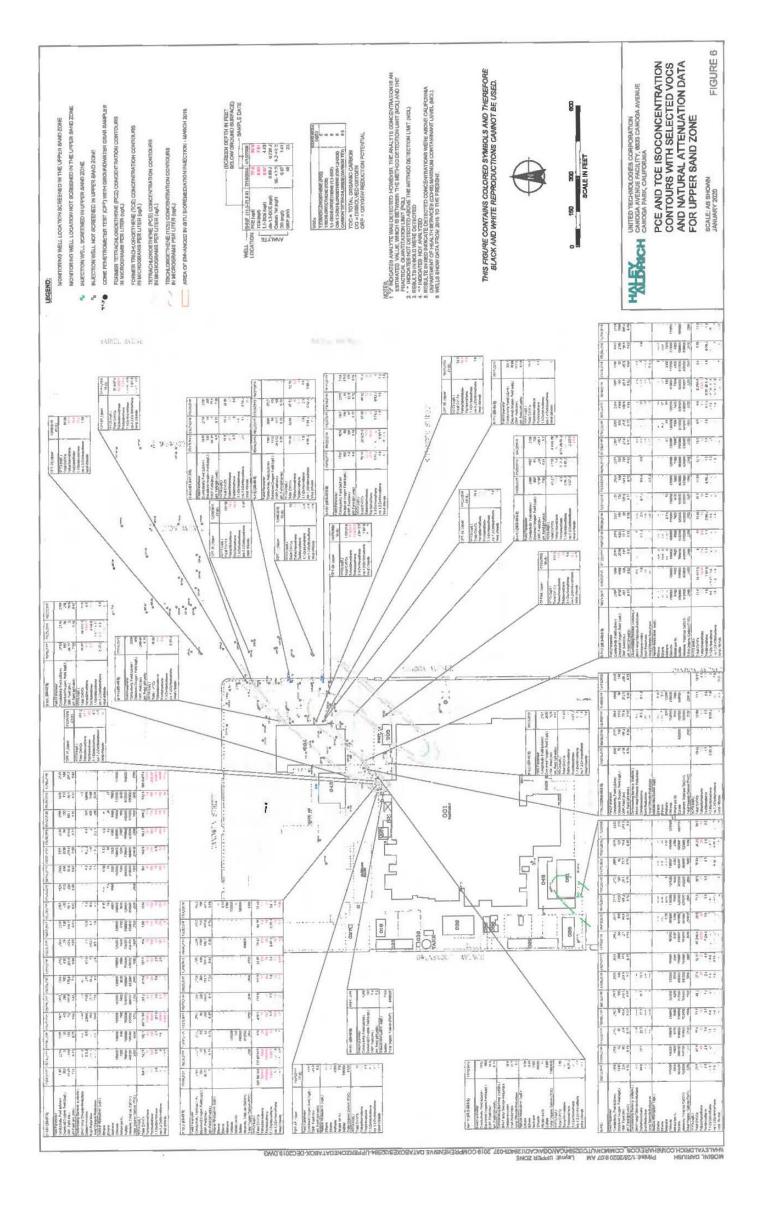


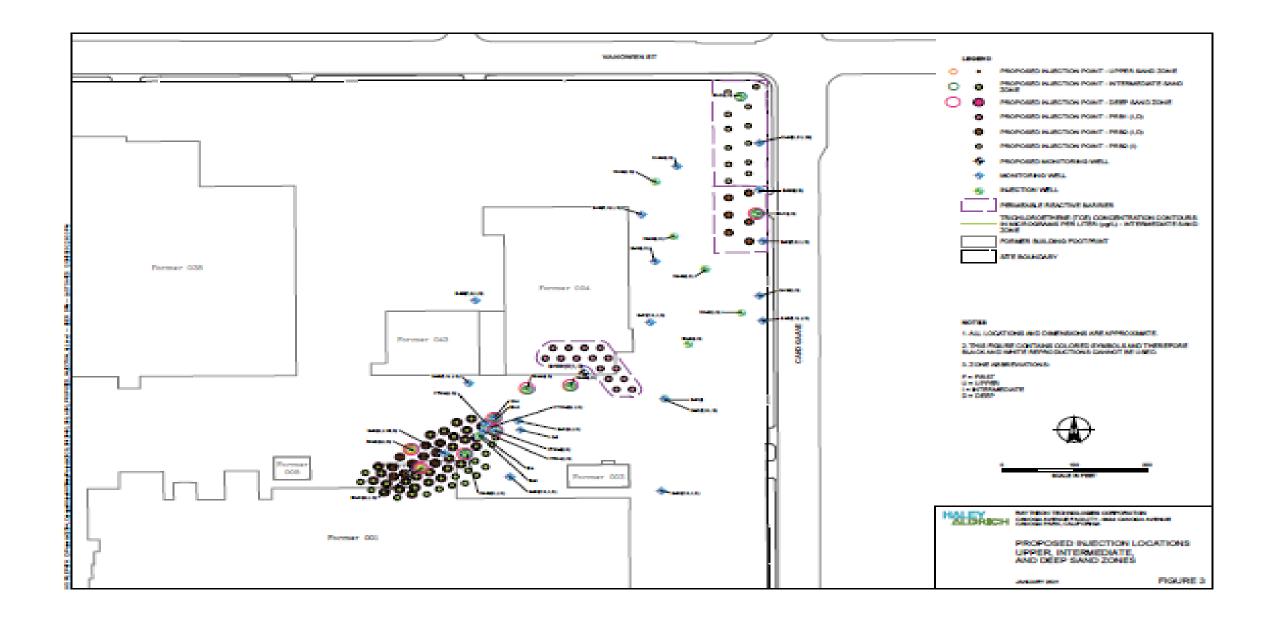


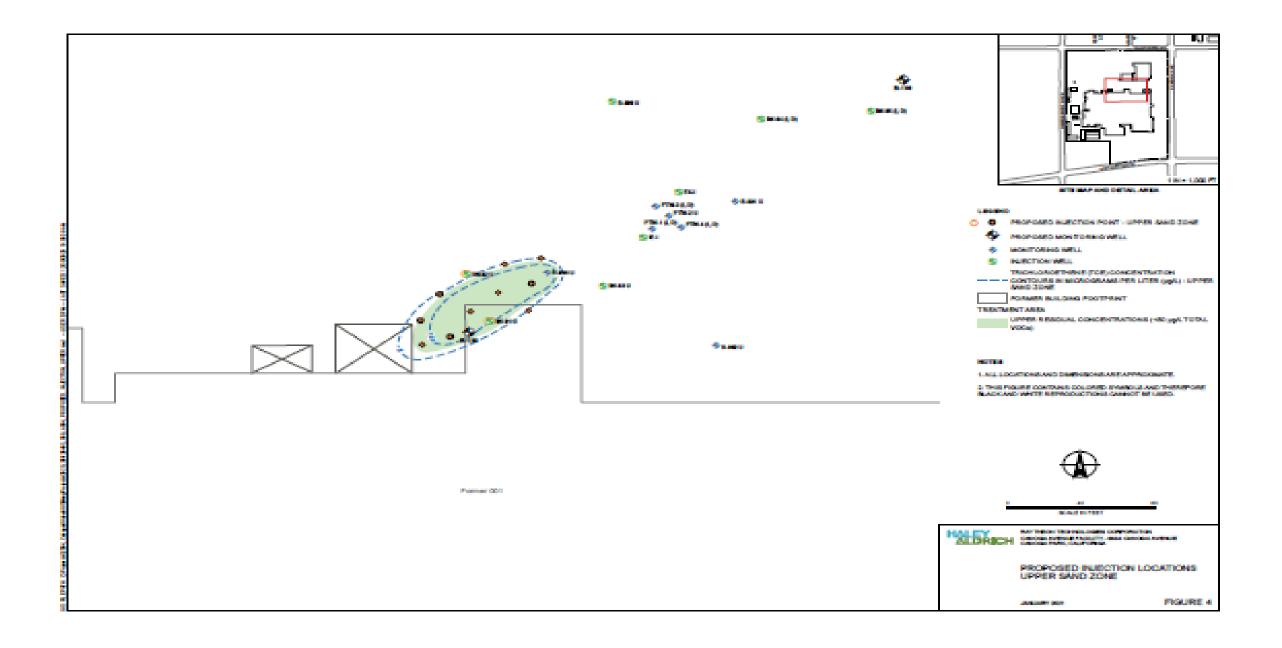


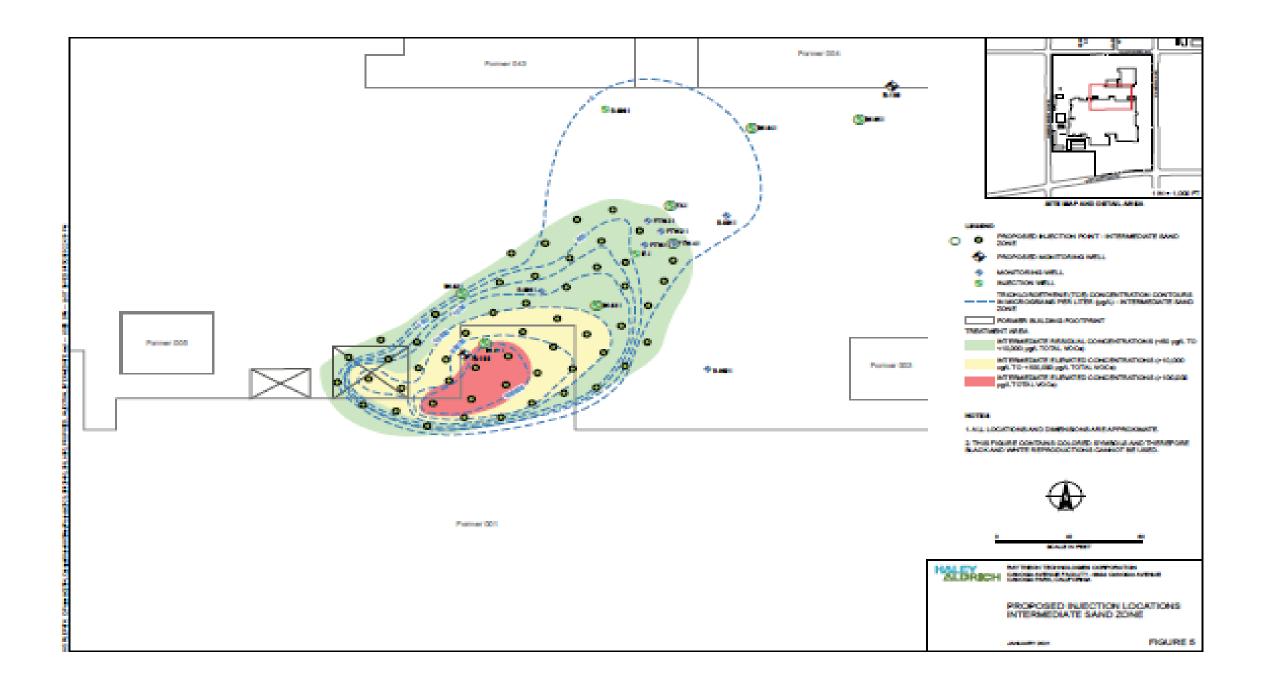


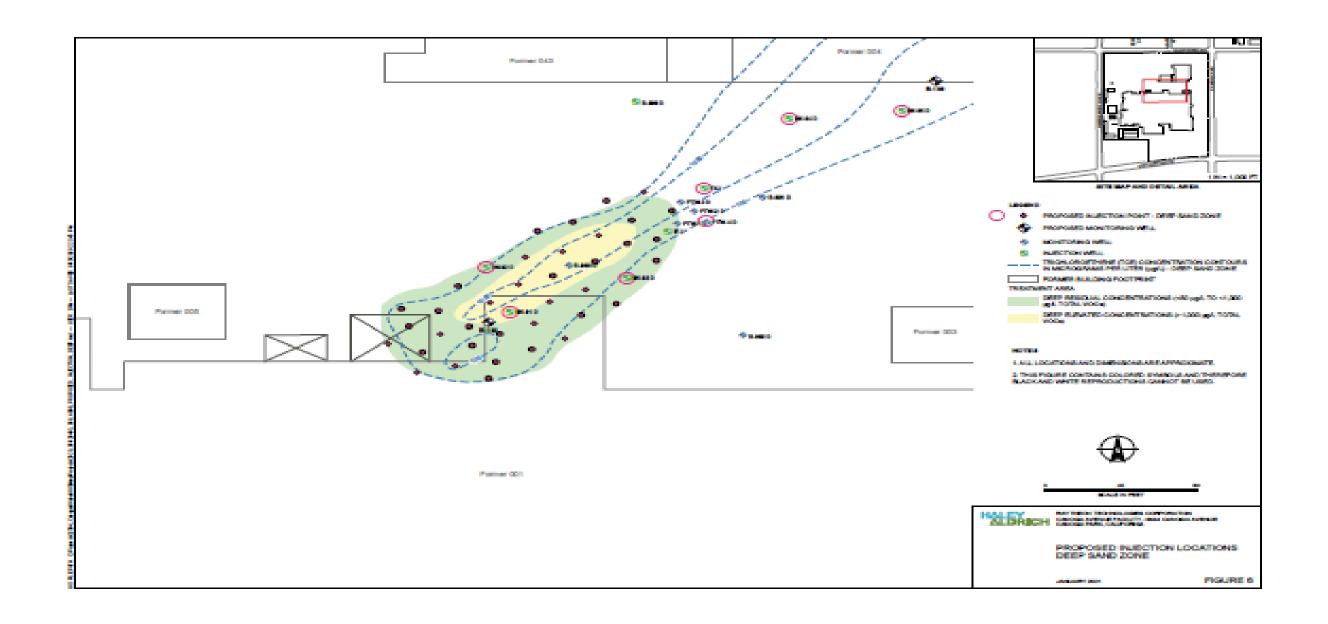


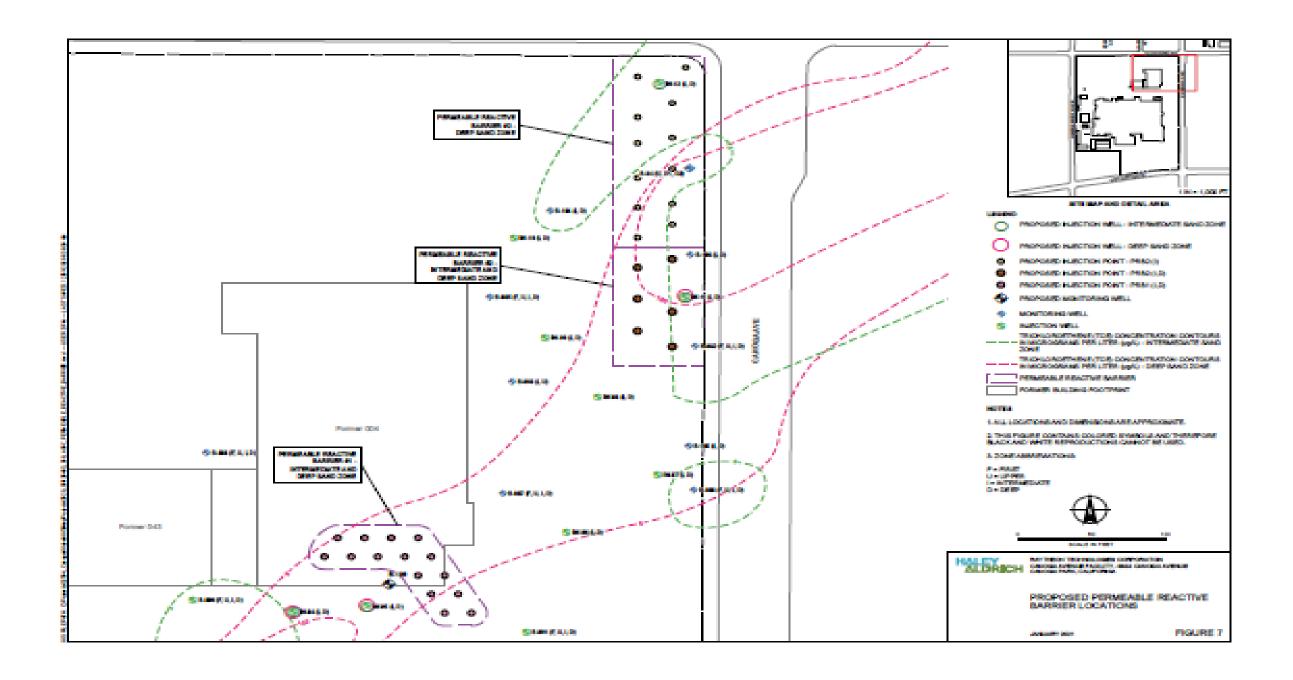












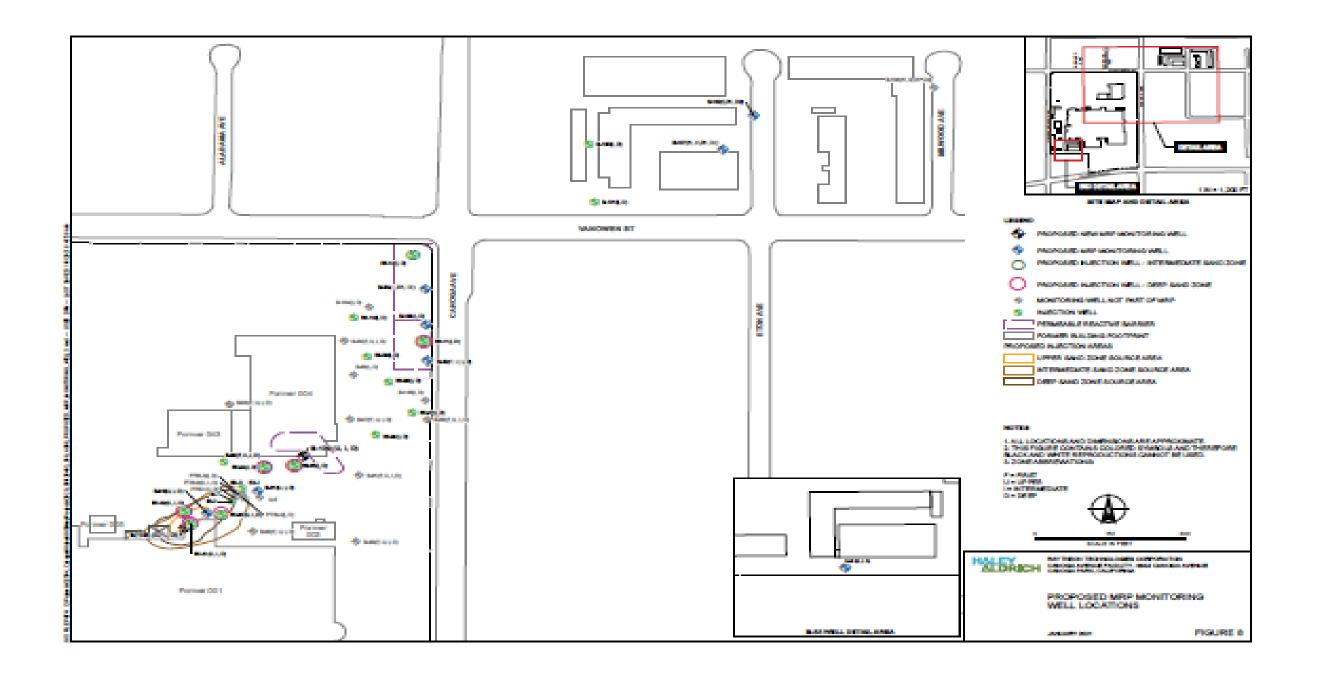


Exhibit H-1 and H-2:

Phase 2 Environmental Site Assessment, dated March 23, 2021, and

Addendum, dated April 6, 2021



4299 MacArthur Blva. Suite 107 • Newport Beach. CA 92660 (949) 476-8922 • FAX (949) 474-3222

March 23, 2021

Mr. David Garcia, Vice President **SANDSTONE PROPERTIES** 10877 Wilshire Boulevard, Suite 1105 Los Angeles, CA 90024

Re: Soil Vapor Survey 21515 Vanowen Street Canoga Park, California 91303 Centec Project #0820041-C

Dear Mr. Garcia;

Centec Engineering, Inc. is pleased to present the following information pertaining to results of a subsurface soil vapor survey conducted at the above-referenced subject property (the "Sandstone Property"). Pursuant to your request, the work was conducted in order to determine if soil vapor below the subject property may be impacted by the presence of volatile organic compounds (VOCs) that may have migrated from the UTC property located to the south of the Sandstone Property. Centec understands that the environmental investigation is being conducted in order to assist you and the City of Los Angeles in review of the environmental conditions at the property in association with Sandstone's applications for approvals to redevelop the Sandstone Property.

Based on Centec's research completed for a "Phase I Environmental Site Assessment" report prepared in August 2016 for the subject property, as well as for an Addendum to the Phase 1 ESA prepared February 25, 2021, we are aware that the Sandstone Property is currently developed with a 2-story office building that includes one level of subterranean parking. The building was constructed in 1982 and replaced 8 residential dwellings that had been on the property for several decades prior to 1982. The current building is currently vacant, but had been used for non-medical office purposes only. No environmental concerns were identified for the current or historical uses of the subject property, and no likely on-site sources of VOC contamination were identified for the subject property.



SANDSTONE PROPERTIES

March 23, 2021 - Page 2

Centec's Phase I ESA also noted that VOC contamination had been identified in soil, soil vapor and groundwater at the former UTC/Rockwell/Rocketdyne property (the "UTC Site") located across Vanowen Street south and southeast of the Sandstone Property. Site investigations have been ongoing at the 47-acre UTC Site since 1984, and remedial actions have been ongoing since at least 1991 to identify, define and mitigate the impacts of VOCs and other contaminants that were released as part of the aerospace and rocket engine manufacturing activities that occurred on the UTC Site since the early 1950's. Groundwater at the UTC Site has been documented at 16-24 feet below ground surface (bgs) with a flow generally noted toward the northeast. Centec's recent Addendum generally concluded that the overall mass of the VOC plume in groundwater had been decreasing over the years and was centered 600-800 feet southeast of the subject property. Based on these findings, Centec concluded that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

Centec understands environmental concerns have been identified by the City of Los Angeles in its overall review of a planned demolition and redevelopment of the Sandstone Property into a multi-story apartment complex with underground parking. Specifically, it has been noted that no actual soil vapor sampling has been conducted at the Sandstone Property to confirm whether or not it may have been impacted by migration of VOCs from the UTC Site. In order to assist with your due diligence for the site, Centec was retained to oversee a soil vapor survey to investigate the subsurface soils across the site. The investigation was intended to determine if chlorinated solvents, such as PCE or TCE, common industrial cleaning and degreasing solvents, or other volatile organic compounds (VOCs) associated with the releases at the UTC Site may be present. The sampling was conducted on March 19, 2021 and was supervised by a Professional Geologist.

Prior to conducting the sampling, Centec installed 6 soil vapor probes within the subterranean parking garage under the office building. The probe installation was completed on March 15, 2021 by a Professional Geologist and a field technician. Each probe was installed by coring a small-diameter hole into the concrete slab and utilizing a small-diameter hand auger to remove soils down to 5 feet below the concrete slab at each location. A vapor probe was then placed within the middle of 12-inch bed of clean sand, with inert tubing attached and extending to ground surface. The upper 4 feet of borehole above the sand bed was filled with hydrated bentonite granules to seal the borehole.

The probes were situated in representative locations across the floor of the parking garage, as depicted on Figure 1 attached to this report. Probes SV1-SV4 were positioned across the southern perimeter of the subterranean parking area, where it was noted the garage floor was approximately 4 feet below the sidewalk above.



SANDSTONE PROPERTIES

March 23, 2021 - Page 3

With a presumed depth to groundwater at 16 feet below ground level, it was therefore presumed groundwater was approximately 7 feet below the depth of these four probes. Probe SV5 was installed in the northwesterly area of the garage, which appeared to be approximately 1-2 feet lower than the elevation of probes SV1-SV4, and therefore groundwater would be approximately 5-6 feet below probe SV5. Probe SV6 was installed in the northeast area of the garage, where the concrete floor was at its lowest point and appeared to be approximately 4-4½ feet below the elevation of SV1-SV4, and therefore groundwater would be approximately $2\frac{1}{2}$ -3 feet below probe SV6.

Centec retained Optimal Technology to conduct the soil vapor testing and analyses. Optimal is a qualified vender to perform this testing service, and its mobile laboratory is certified by the State of California. Optimal collected vapor samples from the 6 probes that had been installed, following usual field techniques recommended by DTSC, and described in Optimal's report included with this cover letter. All of the samples were analyzed immediately on-site in Optimal's state-certified mobile laboratory.

The 6 vapor samples (plus one duplicate sample) were immediately analyzed for a complete scan of common industrial VOCs, such as PCE and TCE, according to EPA Method 8260B. As shown on Table 1 and Optimal's summary of "Soil Vapor Results," trace but detectable concentrations of PCE were identified in all of the samples. These included concentrations of 597-852 μ g/m³ in the 4 southernmost samples collected at the higher elevations (SV1-SV4), while higher concentrations were detected in the two northerly probes that were lower in elevation and closer to the groundwater, including 1,239 μ g/m³ PCE in SV5 and 1,548 μ g/m³ PCE in SV6. The complete Optimal report is included as an attachment to this report.

Based on the field work and analytical results obtained, it does appear that PCE is present in soil vapor below the subterranean garage at the subject Sandstone Property. Since the highest concentrations were detected in the probes located farthest from the UTC Site but closer to the groundwater, it would appear reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the UTC Site and off-gassing of PCE has occurred and been detected in the 6 representative probes that were installed. The concentrations of PCE detected (597-1,548 μ g/L) are above the conservative "screening level" of 240 μ g/m³ in common use over the past several years by California's Department of Toxic Substances Control (DTSC, the lead environmental regulatory agency in California) to determine whether a long-term health risk may be present for a residential property.



SANDSTONE PROPERTIES

March 23, 2021 - Page 4

Based on the findings, and considering that the subject Sandstone Property is planned for redevelopment for residential use, Centec recommends that Sandstone incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the proposed residential development to mitigate the potential risk of soil vapor intrusion into the future structure. Integration of such vapor mitigation technology in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011, has been shown to significantly reduce the risk of vapor intrusion. Further, DTSC's Advisory provides for active monitoring of the effectiveness of soil vapor mitigation technologies. Soil vapor mitigation technologies such as vapor barriers are increasingly common and found at numerous developments on impacted properties throughout the City of Los Angeles and elsewhere in the State. Centec also recommends that the results of this Report be shared with the Responsible Parties for the UTC Site in order to request financial assistance for implementation of mitigative measures required for the Subject Property's redevelopment.

SIONAL GEOLO

DANIEL R. LOUKS NO. 4883

EXP. NOV. 30, 2021

PA CALIFOR

Sincerely,

CENTEC ENGINEERING, INC.

Steven N. Collins

Principal

Daniel R. Louks, P.G., P.E.

mid R. Junes

Attachments: Site Plan - Sample Locations

Table 1 – Summary of Soil Vapor Sample Results

Report by Optimal Technology



= Centec Soil Vapor Location



FIGURE 1 SITE PLAN

Property located at 21515 Vanowen Street Canoga Park, California 91303

Centec Project #0820041

SCALE (not to scale)



SOURCE: GOOGLE MAPS

TABLE 1

SUMMARY OF SOIL VAPOR SAMPLE RESULTS 21515 Vanowen Street, Canoga Park, CA 91303

Analytical results reported in $\mu g/m^3$

Analytical results reported in pg/iii							
Sample I.D. #	Depth ft bgs*	PCE	TCE	Other VOCs			
SV1	5	834	ND	ND			
SV2	5	621	ND	ND			
SV3	5	853	ND	ND			
SV4	5	597	ND	ND			
SV5	5	1,239	ND	ND			
SV6	5	1,548**	ND	ND			
Reporting Limit		10	10	1-1,000			
Residential "Screening Level" DTSC (HHRA Note 3)		240	240	varies			

NOTES:

Samples collected and analyzed 3/19/21, EPA Method 8260B

PCE = Tetrachloroethene

TCE = Trichloroethene

VOCs = Volatile Organic Compounds

ft bgs = feet below ground surface

ND = Not Detected at or Above Method Detection Limit

- * = Probes were installed within a subterranean parking garage where ground surface elevations for probes SV1-SV4 were approximately 4 feet below street level, probe SV5 was approximately 5-6 feet below street level, and probe SV6 was approximately 7-8 feet below street level. All probes were installed 5 feet below the concrete at each location.
- ** = Denotes higher concentration of original and duplicate sample reported



March 22, 2021

Mr. Steven Collins Centec Engineering 4299 MacArthur Blvd., Suite 107 Newport Beach, CA 92660

Dear Mr. Collins:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Centec Engineering on March 19, 2021. The study was performed at 21515 Vanowen St., Canoga Park, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r² factor generated from this line was not greater

than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m³) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas Leak Test

A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Purge Volume

The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Shut-in Test

A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 7 vapor samples were collected from 6 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site offered sampling flows at 0" water vacuum.

Results

During this vapor investigation, all seven samples contained levels of Tetrachloroethene (PCE) ranging from 597 ug/m³ to 1,548 ug/m³. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,

John Rice Project Manager



SOIL VAPOR RESULTS

Site Name: 21515 Vanowen St., Canoga Park, CA

Lab Name: Optimal Technology

Date: 3/19/21

Analyst: J. Rice Collector: J. Rice Inst. ID: Agilent 6890N

SAMPLE ID	
Sampling Depth (Ft.)	
Purge Volume (ml)	
Vacuum (in. of Water)	
Injection Volume (ul)	
Dilution Factor	

BLANK-1	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-6 Dup
N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
N/A	290	290	290	290	290	290	290
N/A	0	0	0	0	0	0	0
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT
Dichlorodifluoromethane	1000
Chloroethane	1000
Trichlorofluoromethane	1000
Freon 113	1000
Methylene Chloride	30
1,1-Dichloroethane	50
Chloroform	4
1,1,1-Trichloroethane	1000
Carbon Tetrachloride	2
1,2-Dichloroethane	3
Trichloroethene (TCE)	10
1,1,2-Trichloroethane	5
Tetrachloroethene (PCE)	10
1,1,1,2-Tetrachloroethane	10
1,1,2,2-Tetrachloroethane	1
Vinyl Chloride	1
Acetone	1000
1,1-Dichloroethene	1000
trans-1,2-Dichloroethene	1000
2-Butanone (MEK)	1000
cis-1,2-Dichloroethene	200
Cyclohexane	1000
Benzene	3
4-Methyl-2-Pentanone	1000
Toluene	1000
Chlorobenzene	1000
Ethylbenzene	30
m/p-Xylene	1000
o-Xylene	1000
Isobutane (Tracer Gas)	1000

| CONC (ug/m³) |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND | 834 | 621 | 853 | 597 | 1,239 | 1,506 | 1,548 |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |
| ND |

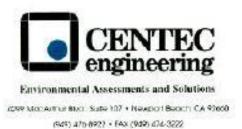
Note: ND = Below Listed Reporting Limit



CHAIN OF CUSTODY FORM

Page: 1 of 1

Site Name/Number Site Address	21515 Vanowen St., Canoga Park, CA					PO# / Project Ref#		
	2.010 fallotton on, salloga falli, on							
Company Name								
Contact Person(s):					Phone#		Email:	
Comments:								
				TESTS REC	UIRED (plea	se mark witl	h an "X")	
Sample	Sampling	Date	Time	Soil Gas	Soil Gas	Soil Gas		
Identification	Device	Collected	Collected	Mod 8260B	Mod 8021B	Mod 8015	Notes	
BLANK-1	Syringe	3/19/21	12:30 PM	Х				
SV-1	Syringe	3/19/21	12:51 PM	х				
SV-2	Syringe	3/19/21	1:12 PM	х				
SV-3	Syringe	3/19/21	1:32 PM	х				
SV-4	Syringe	3/19/21	1:53 PM	х				
SV-5	Syringe	3/19/21	2:13 PM	х				
SV-6	Syringe	3/19/21	2:35 PM	х				
SV-6 Dup	Syringe	3/19/21	2:35 PM	х				
•								
	+							
	+							
Ochlandad 8 Tardad bur								
Collected & Tested by:								
	alm Rice							
X	The face							
V								



April 6, 2021

Mr. David Garcia, Vice President **SANDSTONE PROPERTIES** 10877 Wilshire Boulevard, Suite 1105 Los Angeles, CA 90024

Re: Addendum to Centec Engineering's Soil Vapor Survey 21515 Vanowen Street Canoga Park, California 91303 Centec Project #0820041-D

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our recent "Soil Vapor Survey" report completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") on March 23, 2021. In particular, Centec has been asked to provide additional information in response to a request by the City of Los Angeles Planning Department in order to help further the overall understanding of vapor intrusion concerns and mitigation strategies.

I. Background

Centec's knowledge for this Addendum is based in part on prior environmental studies for the Sandstone Property, including completion of a "Phase I Environmental Site Assessment" in August 2016, preparation of an "Addendum" to the Phase I ESA on February 25, 2021 specifically researching the current status of off-site properties and their potential adverse environmental impact to the Sandstone Property, and completion of a "Soil Vapor Survey" report on March 23, 2021 to evaluate whether or not the Sandstone Property had been impacted by migration of contaminants from off-site sources. Additionally, over the prior 32 years in business, Centec has prepared or reviewed over 5,000 environmental reports for lenders and other clients and prepared over 1,000 subsurface investigation and remedial action reports. Most of the investigation and remediation reports have specifically been completed for sites with contamination from volatile organic compounds (VOCs) such as those present at the adjacent UTC/Rockwell/Rocketdyne property to the south of the Sandstone Property (the "UTC Site") and which have now been detected in soil vapor samples under the Sandstone Property.

Based on Centec's prior work for the Sandstone Property, we are aware that the site has been occupied by a 2-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Sandstone Property had been occupied by 8

residential dwellings for several decades, and therefore no historical environmental concerns were likely.

The UTC Site across Vanowen Street to the south had been utilized to develop and manufacture rocket engines and other aerospace-related components since 1954. The 47-acre facility has been under investigation since 1984 and under remediation since at least 1991 for various releases of VOCs and other contaminants that occurred in various areas of the UTC Site. The VOCs had impacted soil, soil vapor and groundwater across the UTC site and, although remedial actions over the years had removed contaminated soils, reduced VOCs in soil vapor near the original source areas, and reduced the overall size of the plume of impacted groundwater, VOCs had still been traced off-site to the north and northeast following the general flow of groundwater.

Centec's recent soil vapor sampling at the Sandstone Property noted that groundwater across the UTC Site was generally found at 16-24 feet below ground surface (bgs) and flowed generally toward the northeast. Centec installed and sampled 6 soil vapor probes at various depths relative to "street level" (the floor of the garage has a downward slope of 4-6 feet toward its northeast corner). The analytical results of the vapor samples indicated PCE was present at concentrations of 597-852 µg/m³ along the southern perimeter of the garage (where the floor elevation is only 4-5 feet below street level) and at 1,239 and 1,548 µg/m³ in the two northerly probes where the floor level was several feet lower and therefore the probes were closer to the water table. Centec concluded that VOC-impacted groundwater had likely migrated under the subject property from the UTC Site and off-gassing of PCE from the groundwater was occurring under the Sandstone Property. Based on the proposed residential redevelopment of the Sandstone Property, Centec recommended that the building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project.

II. Conceptual Design of Proposed Residential Building on Sandstone Property

Centec understands Sandstone Properties has proposed construction of a new multi-family apartment complex comprised of 10 levels. These will include 2 levels of underground parking, a first ground floor at street level with parking and bike storage on the north half and several "Live-Work" units, a lobby, leasing office and fitness center on the south half. On top of this ground level will be another level of parking, and then 6 levels of apartments. Centec further understands that the excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to close proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete.

The proposed building design is actually quite significant and important for the potential concerns associated with vapor intrusion. This statement is based on the following:

 Since the source of the vapor intrusion concern is off-gassing of VOCs upward from the groundwater, the initial entry of VOCs (if it occurred) would be into the underground parking garage. However, the garage will be accessed through a large vehicle driveway that will

ramp down from street level to service both levels. This large opening will continuously act as a natural vent for any vapors that might enter the garage.

- 2) The parking garage will incorporate a mechanical ventilation system that will further pull VOCs from the air within the garage area and vent them outward from the building.
- 3) The thickness, density and engineered strength of the mat slab will inherently serve to prevent vapors from being able to penetrate through it. Normal human health risk modeling is based on the presence of a concrete slab that is 4 inches thick and prone to cracking and utilizes expansion joints to try and minimize the cracking. It is these cracks and joints through which vapors can rise up through a normal concrete slab and impact an occupied building space. Use of a thick, heavily reinforced mat slab virtually eliminates the risk of cracking and use of expansion joints. Use of a protective and impermeable vapor barrier below the mat slab will add further protective qualities to the inherent benefits of the mat slab.
- 4) At least half of the building's ground level is either open area for vehicle parking and bike storage, or is in use for areas such as a mail room, storage, trash, mechanical systems, a fitness facility, lobby, and a central corridor for access, none of which includes human occupancy. The "Live-Work" units will presumably be for commercial access from the street and therefore doors will be opened and the space ventilated with outdoor air throughout the day.
- 5) The next level above the ground floor will be another parking level, apparently with continuous openings to the outside air around the building. This design feature will further serve to ventilate the air within the parking level outward to the open air, and prevent it therefore from rising further upwards into the actual apartments on the upper six floors.

III. Use of a Protective Sub-Slab Vapor Barrier to Mitigate Health Risks from Vapor Intrusion

Vapor intrusion is the migration of volatile chemicals from the subsurface into indoor air, as depicted in a simple diagram attached to the end of this letter report. The risk of vapor intrusion has been evaluated by regulatory agencies for over 30 years, commencing with recognition of vapor intrusion health risks from the presence of elevated levels of radon. Over the ensuing years, local, State and Federal regulatory agencies continued to evaluate actual and theoretical health risks from vapor intrusion, and provided various documents and guidance literature to assist environmental consultants and responsible parties in properly testing for the presence of and health risks associated with vapor intrusion, and for taking appropriate steps to mitigate those health risks. In California, these efforts eventually resulted in DTSC's release of its "Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)" in October 2011. The Guidance document provided a step-by-step approach to identifying and characterizing spills of hazardous volatile substances, evaluating the presence and risks of vapor intrusion from the chemicals of concern, and providing a general framework for the mitigation and monitoring of indoor air exposure.

Generally speaking, once a site-specific human health risk has been established, one is left with the options of site abandonment (or not purchasing a prospective property), site remediation to remove the contaminant, or use of mitigation measures to minimize or alleviate the actual health risks from vapor intrusion. Remediation may include excavation of impacted soils, vapor extraction to remove contaminated vapors from the soil, or groundwater treatment through various means to remove or destroy volatile contaminants in the groundwater that may otherwise rise upward from the water table ("off-gassing") and be a source of vapor intrusion. Because many of the methods are slow, difficult and costly to complete, and may never actually achieve a complete elimination of vapor intrusion risk, a more recent strategy has come under more common use and acceptance – mitigation of the risks from vapor intrusion through the use of a protective sub-slab barrier.

Conceptually, a sub-slab barrier system is intended to prevent hazardous volatile chemicals from rising up from the ground and penetrating into the building space. The barrier can be made of various materials which essentially creates a chemical-resistive, impermeable layer between the bottom of the building's slab and the contaminated vapors below. They are often installed on top of a permeable material bed (gravel, sand, etc.), often with a system of slotted piping embedded within the permeable material to allow vapors that collect to be routed away from the building. These systems often include sampling probes that are installed above and below the slab to allow sample comparisons of VOC concentrations that may be collecting below the slab with concentrations within the building space to ensure no vapor intrusion is occurring. Use of sub-slab barrier systems has been common for decades for control of radon and methane intrusion, and more recently for effective prevention of solvent and gasoline-related intrusion concerns. Since a large proportion of urban redevelopment projects often encounter contamination from gasoline or VOCs, either from an onsite or nearby off-site source, use of a protective sub-slab barrier has become increasingly common. Centec is aware that some residential developers will integrate them into their building design even if a potential vapor intrusion risk is possible but not present.

Sub-slab barrier systems are designed by knowledgeable engineers, and can include a variety of barrier materials manufactured by various companies. Barriers can be made of sheet materials, spray-applied materials, or a combination of both. Designers and manufacturers of these systems include companies such as Land Science (a division of Regenesis), EPRO, Inc., CETCO (Liquid Boot), and Stego Industries. Various specialized consultants can assist in the design, approval and installation of vapor intrusion barrier systems. Simple visual descriptions of two common sub-slab barrier designs are included as attachments. If such a mitigation strategy is utilized for the proposed Sandstone redevelopment, any final design will be reviewed and eventually approved for use by a regulatory agency such as the Los Angeles Regional Water Quality Control Board.

While completing prior research, Centec noted that a new apartment complex, known as Mira Apartments, had recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories above street level and features "174 contemporary apartment homes" and one level of underground parking, and is extremely close in design to the proposed Sandstone development. We had noted it to be approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume

migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. We have recently understood that the Mira Apartments integrated a sub-slab barrier system into its design and construction, although we have not yet confirmed that. We presume that any such plan would have been submitted to the Los Angeles City Planning Department for review and approval. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site adjacent to the east of the Mira Apartments to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex. It too would most certainly include use of a sub-slab barrier system. Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume. It did integrate a vapor mitigation sub-slab barrier system, (per Certificate of Occupancy No. 96698 citing Building Permit No. 11010-10000-00563) which the Los Angeles City Planning Department did necessarily review and approve.

In summary, Mr. Garcia, the Sandstone Property appears to have been adversely impacted by relatively low concentrations of PCE off-gassing from the groundwater that has migrated under your property from the adjacent UTC Site to the south. Based on the proposed high-rise residential redevelopment of the Sandstone Property, we suggest consideration and use of a protective sub-slab barrier system as part of the final design and construction for the project to ensure a protective mitigation system is present. These barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants. A qualified consulting engineer will be required to work with you on an overall effective site-specific design for the barrier system once the full scope of your project has been approved by the City, and the barrier's final design and efficacy will be reviewed and approved by a regulatory agency for full integration into your project's construction.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

Sincerely,

CENTEC ENGINEERING, INC.

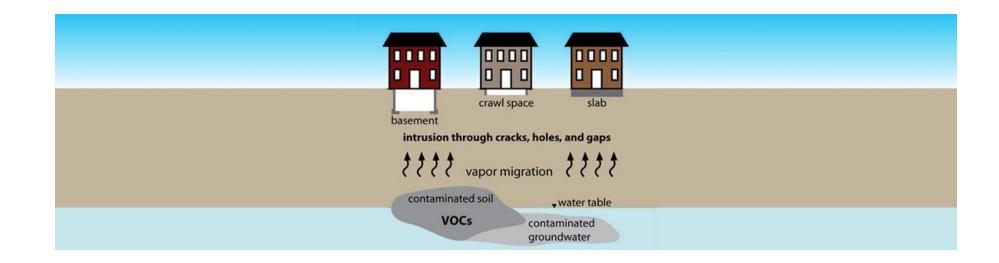
Steven N. Collins

Principal

Attachments: Vapor Intrusion Graphic

Land Science Vapor Intrusion Project in Denver

Liquid Boot Barrier System Geo-Seal Barrier System



Denver Luxury Apartment Community Protected From Vapor Intrusion Risk Following Successful Geo-Seal® and Vapor-Vent™ Installation

Project Highlights

- Geo-Seal® provided a proven, chemically-resistant technology which effectively sealed around plumbing, electrical penetrations, and foundation terminations
- Approximately 90,000 square feet of Geo-Seal and Vapor-Vent[™] successfully installed
- · Applied in below freezing temperatures and winter conditions

Project Summary

The Alta Alameda Station, developed by Wood Partners, L.L.C., is a 338-unit luxury apartment community located in the diverse and urban Baker neighborhood of Denver, Colorado. The three-building, four-story, residential project is constructed on the former Denver Studio Complex that was used in the production of many Perry Mason movies. It is directly across the street from the Alameda Light Rail station, the hub of Denver's mass transit system which provides access to downtown Denver and the Denver Tech Center. Terracon Consultants, Inc. specified the Geo-Seal vapor intrusion barrier with Vapor-Vent to protect the buildings from contaminant vapor intrusion. The concept behind the specified approach was to provide a barrier to block all vapor intrusion pathways and provide a vapor collection system underneath the membrane to alleviate the building.

Ideal for sites where residual contamination is known, but not fully characterized, Geo-Seal and Vapor-Vent provide building owners with long-term vapor intrusion protection and no maintenance. Geo-Seal was selected over other barrier technologies due its protection against chlorinated solvent-type contamination and the ability to be applied



Site Details

Site Type: Apartment community

Contaminant of Concern: cVOC vapors

Vapor Intrusion Solution: Vapor intrusion barrier and vapor collection system

Treatment Area: 90,000 ft2

Technology Used:





in colder temperatures. To provide additional peace of mind to the client, Land Science® provided a 20-year warranty against vapor intrusion for the Geo-Seal system.

Technology Description

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on Brownfields or any type of environmentally-impaired site. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab. By installing Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

Vapor-Vent is a low profile vent system that can be used in lieu of slotted PVC pipe. The speed of installation and the proximity of the vent to the barrier provide cost savings and performance benefits compared to other technologies. Vapor-Vent can be installed to passively or actively vent vapors from under the building. The movement toward energy efficient buildings and the cost to maintain active venting systems make passive systems an attractive alternative. In addition, a passive system can be converted to active if needed.



