DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 9, 2021
Time: After 8:30 a.m.*
Place: In conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/].

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

Public Hearing: August 17, 2021
Appeal Status: Appealable to City Council
Expiration Date: October 18, 2021
Multiple Approval: Yes

Case No.: CPC-2020-5837-DB-CU-SPR-VHCA
CEQA No.: ENV-2020-5838-ND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 5 – Paul Koretz
Plan Area: West Los Angeles Community Plan
Specific Plan: N/A
Certified NC: South Robertson
Zone: C4-1VL-O

Applicant: Reuben Robin, TRG 9500 W PICO, LLC

Representative: Jessica Hencier, Craig Lawson & Co., LLC

PROJECT LOCATION: **9500-9530 West Pico Boulevard**

PROPOSED PROJECT: The project involves the demolition of an existing two-story office building, one-story food stand, and car wash for the construction, use, and maintenance of a new six-story 72-foot high mixed-use building (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3) consisting of 108 dwelling units, of which 13 will be set aside for Very Low Income households, and approximately 3,250 square feet of commercial space on the ground floor. The project will provide 134 vehicle parking spaces in two subterranean parking levels and a portion of the ground floor.

REQUESTED ACTIONS:

1) Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-5838-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;

2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;

3) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 108 dwelling units, of which 13 will be set aside for Very Low Income households, and requesting the following Incentives and Waivers of Development Standards:

a. An Off-menu Incentive to allow a maximum floor area ratio (FAR) of 3.75:1 in lieu of the otherwise permitted 1.5:1 FAR pursuant to LAMC Section 12.21.1 A;

b. An Off-menu Incentive to allow a maximum height of 72 feet and six stories in lieu of the otherwise permitted 45 feet and three stories (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3);

c. An Off-menu Incentive to allow residential parking in excess of 54 spaces to be provided as compact-dimension spaces in lieu of the otherwise permitted number of compact-dimension residential vehicle parking spaces pursuant to LAMC Section 12.21 A.5(c);

d. A Waiver of Development Standards to waive the otherwise required commercial loading space pursuant to LAMC Section 12.21 C.6; and

4) Pursuant to LAMC Section 16.05, Site Plan Review for a development project creating 50 or more residential dwelling units.

RECOMMENDED ACTIONS:

1) **Find,** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-5838-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;

2) **Approve** a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;

3) **Approve** a Density Bonus Compliance Review to permit a housing development project consisting of 108 dwelling units, of which 13 will be set aside for Very Low Income households, and requesting the following Incentives and Waivers of Development Standards:

   a. An Off-menu Incentive to allow a maximum floor area ratio (FAR) of 3.75:1 in lieu of the otherwise permitted 1.5:1 FAR pursuant to LAMC Section 12.21.1 A;

   b. An Off-menu Incentive to allow a maximum height of 72 feet and six stories in lieu of the otherwise permitted 45 feet and three stories (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3);

   c. An Off-menu Incentive to allow residential parking in excess of 54 spaces to be provided as compact-dimension spaces in lieu of the otherwise permitted number of compact-dimension residential vehicle parking spaces pursuant to LAMC Section 12.21 A.5(c);

   d. A Waiver of Development Standards to waive the otherwise required commercial loading space pursuant to LAMC Section 12.21 C.6;

4) **Approve** a Site Plan Review for a development project creating 50 or more residential dwelling units;

5) **Adopt** the attached Conditions of Approval; and

6) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Heather Bleemers
Senior City Planner

Kevin Golden
City Planner

More Song
Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project involves the demolition of an existing two-story office building, one-story food stand, and car wash for the construction, use, and maintenance of a new mixed-use building consisting of 108 residential units above approximately 3,250 square feet of commercial space on the ground floor, as depicted in Figure 1 below. Of the 108 proposed units, 13 will be set aside for Very Low Income households. The proposed building will be six stories and a maximum of 72 feet in height[1].

Figure 1: Rendering of the proposed project

The proposed building totals 96,870 square feet of floor area, resulting in a FAR of approximately 3.75:1. The ground floor consists primarily of public/common spaces, with commercial tenant spaces located along Pico Boulevard fronting a public plaza at the intersection of Pico Boulevard and Beverly Drive; the residential lobby and services, as well as several residential amenity spaces, including a fitness center, lounge, and coworking space, occupy most of the western half of the ground floor. The remainder of the ground floor includes various utility rooms, trash enclosures, and six handicapped vehicle parking spaces along a driveway and ramp running parallel to the alley at the rear of the property and providing vehicular access to the subterranean parking levels. Floors 2 through 6 consist of residential units along a central hallway and contain a mix of unit sizes and typologies, including 35 studio units, 51 one-bedroom units, 16 two-bedroom units, and six three-bedroom units. Additional amenity/recreation space, mechanical equipment, and solar energy equipment are located on the roof of the building.

The project proposes a total of 134 vehicle parking spaces in two subterranean parking levels as well as a portion of the ground floor, including 120 residential vehicle parking spaces and 14 commercial vehicle parking spaces. The project also proposes to provide 10 short-term bicycle parking spaces (eight residential spaces and two commercial spaces) and 81 long-term bicycle parking spaces (79 residential spaces and two commercial spaces).

[1] Limited increases in building height are permitted by the LAMC for roof structures, stairwells, elevator shafts, etc.

The project proposes 12,600 square feet of open space to meet the requirements of the LAMC, although the project will provide a larger amount of total useable open space (with the excess amount not included in zoning requirements, per the LAMC). As depicted in Figures 2 and 3 below, proposed common open spaces include the outdoor plaza at the intersection of Pico Boulevard and Beverly Drive, various indoor amenity spaces on the ground floor, an outdoor open courtyard on the ground floor, as well as outdoor decks and a pool deck on the roof, all of which will be landscaped with planters and trees. Proposed private open space consists of balconies at various residential units on every floor. The project also proposes a linear landscaped and planted buffer area along the alley to the rear of the property at the second building level, although this area is not useable. The project proposes to provide at least 27 trees, including both on-site and street trees in the public right-of-way.

Figure 2: Ground floor plan

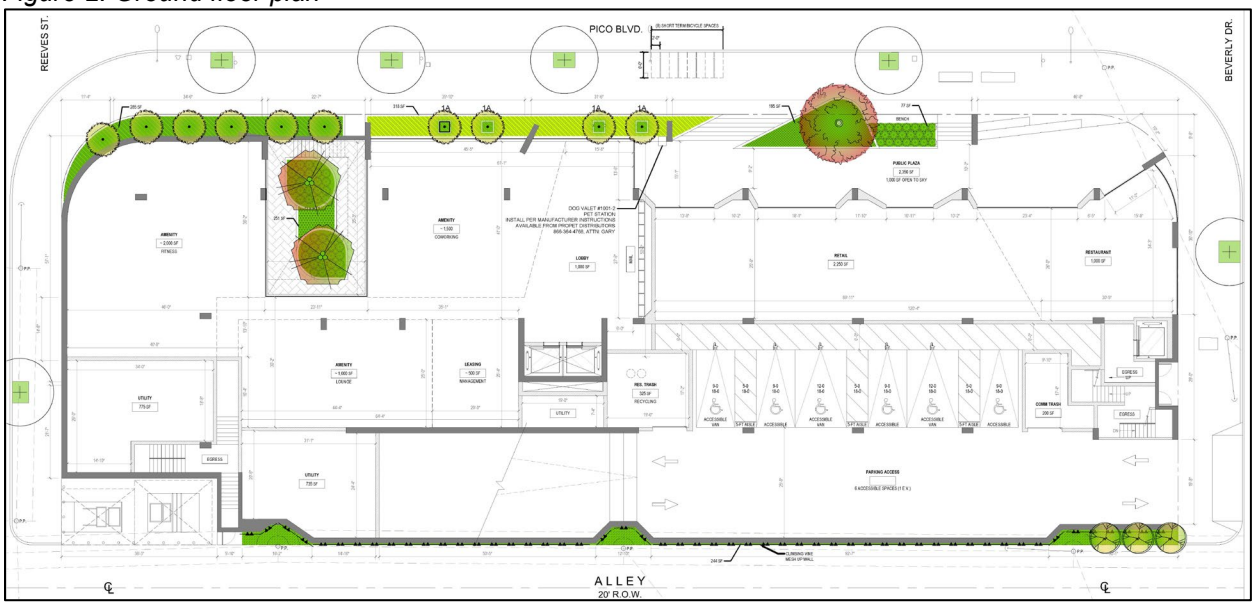
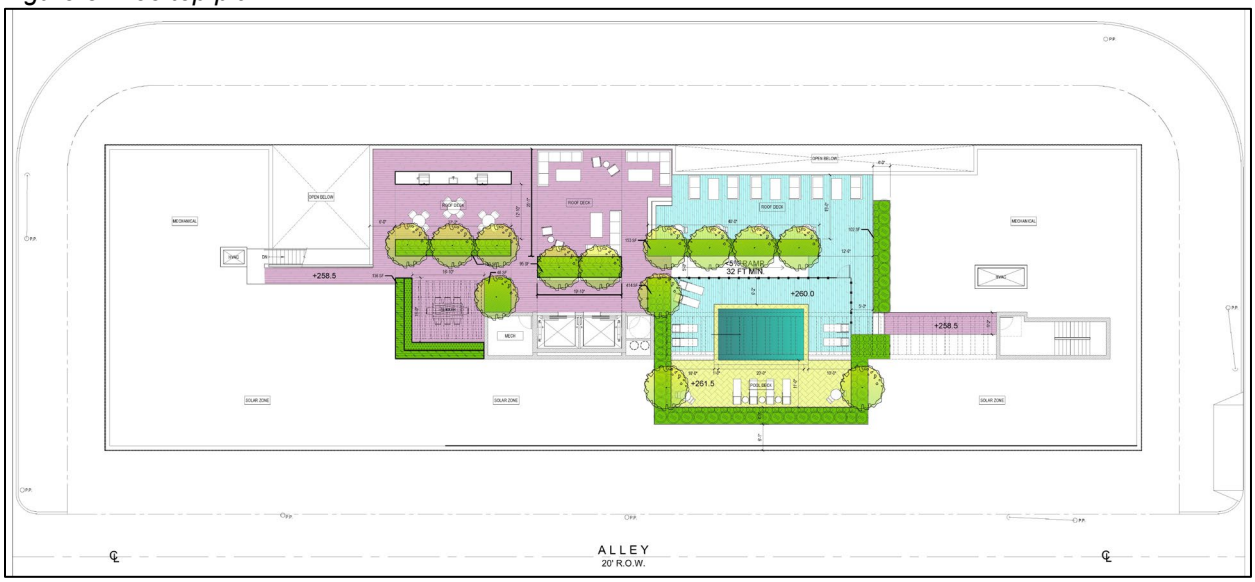


Figure 3: Rooftop plan



PROJECT BACKGROUND

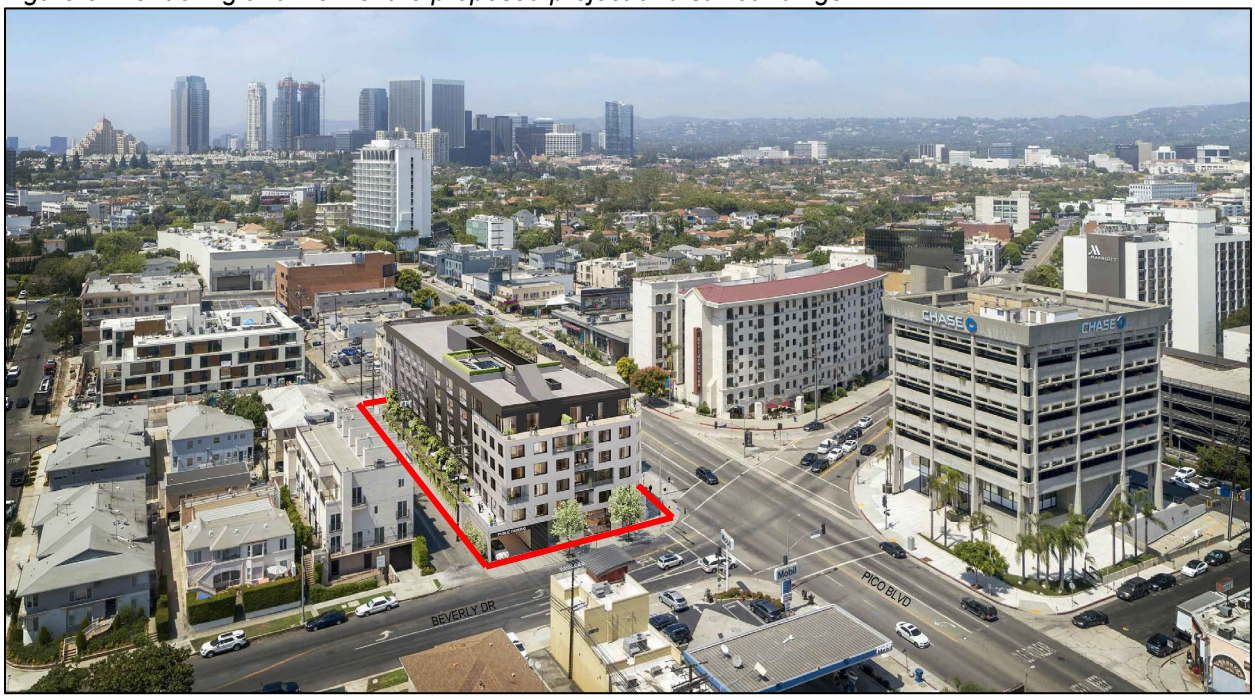
The subject property consists of 10 contiguous lots encompassing a total of approximately 25,823 square feet of lot area (approximately 0.59 acres). The mostly-rectangular property occupies an entire city block on Pico Boulevard, between Beverly Drive to the east and Reeves Street to the west, with street frontages of approximately 260 feet along the southern side of Pico Boulevard, approximately 100 feet along the western side of Beverly Drive, and approximately 100 feet along the eastern side of Reeves Street. An alley abuts the property to the south/rear. As shown in Figure 4 below, the project site is currently developed with an existing car wash, two-story office building, and one-story food stand, all of which will be demolished as a part of the project.

Figure 4: View of subject property facing south/southwest

The project site is located within the West Los Angeles Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P Zones. The subject property is zoned C4-1VL-O and is thus consistent with the existing land use designation. The project is located in an "O" Oil Drilling Supplemental Use District where the drilling of oil wells or production from oil wells is permitted, pursuant to LAMC Section 13.01, and is thus required to comply with any additional applicable requirements governing development of the site; however, there are no known oil wells on or adjacent to the property, and no drilling uses are proposed. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

The subject property is located in an established and heavily developed neighborhood in central/western Los Angeles, approximately one mile east of Century City and just south of the City of Beverly Hills. The surrounding area consists primarily of single- and multi-family neighborhoods with commercial uses lining the arterial roadways. Although this part of the City of Los Angeles was originally developed in the early- to mid-20th century, the area has since experienced ongoing redevelopment, with several newer and higher-density commercial and multi-family buildings in the vicinity. As shown in Figure 5 below, the project site is located at the corner of Pico Boulevard and Beverly Drive, two arterial roadways which form a prominent intersection lined with several higher-density developments. Immediately adjacent to the project site are an eight-story hotel to the north, gas station to the east, and various one- and two-story commercial buildings to the west, all of which are zoned C4-1VL-O; and two- and four-story multi-family buildings to the south, zoned [Q]R3-1-O and [Q]R3-1VL-O.

Figure 5: Rendering and view of the proposed project and surroundings



Streets

Pico Boulevard, adjoining the subject property to the north, is a designated Avenue I, with a designated right-of-way width of 100 feet. At the subject property's street frontage, Pico Boulevard is currently dedicated to a total right-of-way width of 100 feet and improved with curb, gutter, and sidewalk.

Beverly Drive, adjoining the subject property to the east, is a Standard Local Street, with a designated right-of-way width of 60 feet. At the subject property's street frontage, Beverly Drive is currently dedicated to a total right-of-way width of 80 feet and improved with curb, gutter, and sidewalk.

Reeves Street, adjoining the subject property to the west, is a Standard Local Street, with a designated right-of-way width of 60 feet. At the subject property's street frontage, Reeves Street is currently dedicated to a total right-of-way width of 60 feet and improved with curb, gutter, and sidewalk.

An alley, adjoining the subject property to the south, is currently dedicated to a total right-of-way width of 20 feet and improved with pavement. Per the Bureau of Engineering (BOE), the required right-of-way width for the alley is 20 feet.

REQUESTED ENTITLEMENTS

The applicant is requesting a Density Bonus with incentives and waivers of certain development standards for the development of the project, as follows:

a. An Off-menu Incentive to allow a maximum floor area ratio (FAR) of 3.75:1 in lieu of the otherwise permitted 1.5:1 FAR pursuant to LAMC Section 12.21.1 A;

b. An Off-menu Incentive to allow a maximum height of 72 feet and six stories in lieu of the otherwise permitted 45 feet and three stories (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3);

c. An Off-menu Incentive to allow residential parking in excess of 54 spaces to be provided as compact-dimension spaces in lieu of the otherwise permitted number of compact-dimension residential vehicle parking spaces pursuant to LAMC Section 12.21 A.5(c); and

d. A Waiver of Development Standards to waive the otherwise required commercial loading space pursuant to LAMC Section 12.21 C.6

As the project proposes a density bonus of 50 percent, the applicant is also requesting a Conditional Use for a Density Bonus project in which the density increase is greater than the maximum 35 percent permitted pursuant to LAMC Section 12.22 A.25; in this case, the project is proposing a density increase of 50 percent. The project also requires Site Plan Review, as it proposes 108 net new residential units.

Density Bonus / Affordable Housing Incentive Program

In accordance with California Government Code Section 65915 and LAMC Section 12.22 A.25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

Density

The subject property is zoned C4-1VL-O, which permits residential density at a ratio of one unit per 400 square feet of lot area. The subject property has a total lot area of approximately 28,432 square feet (including half of the rear abutting alley, as permitted by the LAMC for purposes of calculating density), and as such, the permitted base density on the subject property is 72 units.

Pursuant to the LAMC and California Government Code Section 65915, a Housing Development Project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 35 percent. While these provisions are limited to 35 percent, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established." As such, in instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22 A.25 of the LAMC. LAMC Section 12.24 U.26, which implements this provision of the State law, states that based on the base density, as a Conditional Use a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Per this code section, Table 1 below illustrates how the maximum allowable Density Bonus increases by 2.5 percent for every additional one percent of Very Low Income units provided, based on the base density and the chart prescribed in Section 12.22 A.25 of the LAMC.

Table 1: Density Bonus Percentages

Very Low Income Units (Percentage of Base Density)	Maximum Density Bonus Permitted (Based on Base Density)
*5 %**	*20 %**
*6 %**	*22.5 %**
*7 %**	*25 %**
*8 %**	*27.5 %**
*9 %**	*30 %**
*10 %**	*32.5 %**
*11 %**	*35 %**
12 %	**37.5 %**
13 %	**40 %**
14 %	**42.5 %**
15 %	**45 %**
16 %	**47.5 %**
17 %	**50 %**

**Existing set-aside chart as listed in Section 12.22 A.25 of the LAMC*

The project proposes to develop 108 units, equal to an increase of 36 units and a density bonus of 50 percent based on the base density on 72 units. Therefore, in order to obtain a 50 percent density bonus, the proposed project must set aside at least 17 percent of the base density, equal to 13 units, for Very Low Income Households. Accordingly, the project proposes to set aside 13 units for Very Low Income Households in exchange for the requested Density Bonus.

Automobile Parking

State Density Bonus law allows for a reduction in the required amount of residential vehicle parking for eligible housing development projects with affordable units. For the request herein, the applicant is utilizing Government Code Section 65915(p)(1) as well as LAMC Section 12.22 A.25(d), known as Parking Option 1, which permits the project to provide vehicle parking at a ratio of one onsite parking space for every unit with zero or one bedroom, one and one-half onsite parking spaces for every unit with two or three bedrooms, and two and one-half onsite parking spaces for every unit with four or more bedrooms. The project is further utilizing the provisions of the LAMC to replace a maximum of 10 percent of the required amount of residential vehicle parking with bicycle parking at a ratio of four bicycle parking spaces for every one vehicle parking space replaced. Under these provisions, with the unit count and mix as proposed, the project is required to provide a minimum of 117 residential vehicle parking spaces. The project proposes to provide 120 residential vehicle parking spaces, and thus meets these requirements. Separately, the project complies with the commercial vehicle parking (and commercial bicycle parking) requirements of the LAMC and proposes to provide 14 commercial vehicle parking spaces as required by the LAMC. Although the project meets the numerical requirements of State Density Bonus Law regarding residential vehicle parking, the project is requesting to deviate from the dimensional standards prescribed by the LAMC and provide a greater number of vehicle parking stalls as compact-dimension stalls than would otherwise be permitted, as an Off-menu development Incentive.

Incentives

Pursuant to the LAMC and Government Code Section 65915, the applicant is entitled to three Incentives, in exchange for reserving 15 percent of the base density for Very Low Income households. The proposed project will set aside 13 units, equal to approximately 18 percent of the base number of units, for Very Low Income households. Accordingly, the applicant has requested three Incentives, all of which are Off-menu Incentives, as follows:

a. **Off-menu Incentive for an Increase in Floor Area Ratio**: The subject property is zoned C4-1VL-O, which permits a maximum FAR of 1.5:1. The project proposes a total of 96,870 square feet of building area, equal to a FAR of 3.75:1. Accordingly, the applicant is requesting an Off-menu Incentive for an increase in FAR to a maximum of 3.75:1.

b. **Off-menu Incentive for an Increase in Height**: The subject property is zoned C4-1VL-O, which permits a maximum building height of 45 feet and three stories. The project proposes a maximum building height of 72 feet and six stories. Accordingly, the applicant is requesting an Off-menu Incentive for an increase in building height of 27 feet and three stories.

c. **Off-menu Incentive for a Decrease in the Required Number of Standard-Dimension Residential Vehicle Parking Spaces**: The project proposes 108 residential units, and per the provisions of the LAMC would therefore be required to provide at least that same number of residential vehicle parking spaces as standard-dimension spaces, while any excess number of spaces may be provided as compact-dimension spaces. The applicant is proposing 120 residential vehicle parking spaces, but with only 54 standard-dimension spaces, with the remainder as compact-dimension spaces. Accordingly, the applicant is requesting an Off-menu Incentive to permit residential vehicle parking in excess of 54 spaces to be provided as compact-dimension spaces.

Waiver of Development Standards

Per Government Code Section 65915(e)(1) and Section 12.25-A,25(g) of the LAMC, a project that provides 15 percent of the base density for Very Low Income households qualifies for three Incentives, and may also request other “waiver(s) or reduction(s) of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria…at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. In addition to the three requested Incentives, the applicant is also requesting one Waiver of Development Standards, as follows:

a. **Waiver of Development Standard for Required On-Site Commercial Loading Space**: As a mixed-use project with a commercial component, the proposed project would be required to provide an on-site commercial loading space. However, due to practical challenges of providing such a space on the subject property, the applicant is requesting to waive the requirement to provide an on-site commercial loading space, and is proposing to provide a suitable replacement along Pico Boulevard, which has been approved to the satisfaction of the Department of Transportation.

Housing Replacement

Pursuant to Government Code Section 65915(c)(3) and State Assembly Bills 2222 and 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application for a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all

pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form or rent or price control; or occupied by Low or Very Low Income households. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 5, 2020, these requirements do not apply to the subject property, which is currently and previously has been entirely developed with commercial uses. The project will comply with all other applicable requirements to the satisfaction of HCIDLA.

Relevant Cases on the Project Site

Case No. DIR-2019-4573-TOC-SPR – A similar mixed-use housing and commercial development project was filed on August 1, 2019 for the subject property pursuant to the Transit Oriented Communities Affordable Housing Incentive Program. However, this case was withdrawn on August 11, 2020; the applicant subsequently filed the request herein for the current proposed project.

Other Relevant Cases Within 1,500 Feet of the Project Site

The following relevant planning cases were identified within 1,500 feet of the project site and filed within the last 10 years:

Case No. CPC-2020-946-DB-MCUP-HCA – On May 3, 2021, the City Planning Commission approved a seven-story 89-feet-high mixed-use supportive housing development project with 64 residential units (including eight affordable units) and 9,440 square feet of commercial space at 9224 West Pico Boulevard.

Case No. CPC-2020-595-DB-CU – On February 25, 2021, the City Planning Commission denied a six-story 67-feet-high housing development project with 15 residential units (including two affordable units) at 1432 South Beverly Drive.

An appeal of the City Planning Commission's decision was filed and is currently pending review by the City Council.

Case No. DIR-2019-3588-TOC – On April 15, 2020, the Director of Planning approved a five-story 67-feet-high housing development project with 29 residential units (including three affordable units) at 1462 South Reeves Street.

Case No. DIR-2018-6996-TOC – On March 27, 2019, the Director of Planning approved a five-story 58-feet-high housing development project with 29 residential units (including three affordable units) at 1444-1450 South Rexford Drive.

On May 23, 2019, the City Planning Commission denied an appeal of the Director of Planning's decision.

Case No. DIR-2014-4940-DB – On April 4, 2017, the Director of Planning approved a four-story 46-feet-high mixed-use residential and commercial development project with 65 residential units (including six affordable units) and approximately 10,500 square feet of commercial space at 9300 West Pico Boulevard.

Case No. DIR-2014-4782-DB – On November 21, 2016, the Director of Planning approved a five-story 56-feet-high housing development project with 23 residential units (including two affordable units) at 1416-1420 South Beverly Drive.

Case No. DIR-2014-2640-DB – On February 18, 2015, the Director of Planning approved a five-story 56-feet-high housing development project with 21 residential units (including two affordable units) at 1109-1117 South Cardiff Avenue.

Case No. DIR-2013-2593-DB – On July 10, 2014, the Director of Planning approved a five-story 55-feet-high housing development project with 13 residential units (including one affordable unit) at 1143 Glenville Avenue.

Case No. DIR-2013-616-DB – On June 5, 2014, the Director of Planning approved a three-story 45-feet-high housing development project with eight residential units (including one affordable unit) at 1500-1502 South Beverly Drive.

PUBLIC HEARING

A public hearing on this matter with the Hearing Officer was held on Tuesday, August 17, 2021 via Zoom teleconference. Comments from the public hearing are documented in Public Hearing and Communications, Page P-1.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed by the Urban Design Studio's Professional Volunteer Program (PVP) on January 5, 2021. The resulting comments and suggestions detailed in the following section, Issues and Considerations, include discussions, questions, and recommendations regarding various design and layout aspects of the project.

ISSUES AND CONSIDERATIONS

The following includes a discussion of issues and considerations related to the project. These were either identified during the project review process by the Department of City Planning, at the public hearing held on August 17, 2021, or in discussions with the applicant.

Site Plan

In general, Planning and PVP note that the project is well-designed and appreciate the incorporation of unique and interesting features, such as the ground-floor plaza and extensive ground floor amenity spaces. Design-related comments primarily concerned the overall site layout. The subject property occupies an entire city block and is relatively long and narrow, which presents challenges for on-site circulation. It was noted that generally it would be preferable to locate vehicular access off of the alley to the rear, to minimize curb cuts along the major roadway (Pico Boulevard) as well as along the shorter dimension street frontages along Beverly Drive and Reeves Street. However, the property also has a moderate slope upwards to the west; due to this slope and the short depth of the property, the applicant stated that it would not be feasible to provide sufficient vehicular circulation, turn-around, and ramps from the alley into the property. In addition, the project as designed proposes extensive residential amenity spaces and commercial spaces along the longer Pico Boulevard street frontage; if vehicular access were provided from the alley into the property, it would inhibit the provision of active useable spaces along the entirety of Pico Boulevard due to vehicle ramp length and turn-around dimension requirements. Instead, the project proposes to utilize the existing curb cut along Beverly Drive, parallel to and adjacent to the alley, as the vehicle ramp into the subterranean parking levels; this design is as far away from the street intersection as possible, allows for sufficient ramp length into the property, maintains the vast majority of property along Pico Boulevard as useable street-fronting space, and reduces the overall number of curb cuts into the property by closing all other existing curb cuts.

These same considerations also make it impractical to situate a commercial loading space on-site; however, the applicant has come to an agreement with LADOT to provide a curbside commercial loading space (yellow curb) of 40 feet along Pico Boulevard in front of the property. As every existing curb cut along Pico Boulevard will be closed, the project will be able to maintain the same number of existing vehicle parking spaces along Pico Boulevard, while providing this loading space.

There were also discussions regarding the proximity of the project to existing utility infrastructure in the alley, as well as to adjacent residential uses across the alley. The project provides landscaping along the alley and trees at the alley entrance at Beverly Drive; further, the project has been designed with an extensive landscaped and planted setback at the second level, which will both serve as a buffer between the project's residential units and the utilities in the alley as well as minimize any potential impacts to adjacent properties to the south.

Concerns from the Community

The applicant has conducted multiple meetings with the South Robertson Neighborhood Council, and a public hearing was held for the project on August 17, 2021. Concerns raised by members of the general public include potential construction impacts on nearby residents, specifically regarding noise and parking. These considerations are all addressed in the project's environmental clearance. As the project will adhere to the City's limits on construction hours and will implement best management practices such as sound muffling equipment and noise barriers, the project will not have any significant construction impacts. In addition, the applicant stated that the project will primarily utilize commercial street frontages (e.g. Pico Boulevard) for temporary construction parking and thus will have minimal impacts on parking for nearby residents.

Planning received correspondence from a law firm representing Supporters Alliance for Environmental Responsibility (SAFER) stating that the Negative Declaration prepared for the project (ENV-2020-5838-ND) is inadequate. However, no further details or specific points were provided as evidence that the environmental analysis is inadequate; accordingly, Planning maintains that the prepared Negative Declaration is adequate and appropriately analyzes the project's environmental impacts.

CONCLUSION

Based on evaluation of the project and information submitted, input from the public, and the proposed project's compliance with the West Los Angeles Community Plan, the Department of City Planning recommends the City Planning Commission approve the requested Density Bonus (including the Conditional Use for a Density Bonus over 35 percent) with the requested Off-menu Incentives and Waiver of Development Standards and Site Plan Review.

Approval of the requests herein will enable the development of a mixed-use building with affordable housing in this location. The project will provide high-quality residential units and amenities in a new building built to modern standards. The proposed building includes multiple recreation and amenity areas, including a central courtyard and rooftop pool deck, as well as several interior common rooms which will be centrally located and accessible to other common/open spaces. The project will also include neighborhood-serving commercial space which is well-designed for the provision of local services such as cafes and small-scale retail. A pedestrian-oriented and transparent ground floor façade along the street frontages will enhance the physical appearance of the property and the surrounding area and facilitate access to nearby destinations, with a landscaped plaza at the street intersection serving as the centerpiece of the project's streetscape. The building incorporates interesting and thoughtful features such as a public plaza area and transparent active uses along the street frontages,

varied building materials on the facades, and unique architectural elements, all of which contribute to an attractive project that benefits the community.

Additionally, with the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation. The project proposes the improvement of an aging and underutilized commercial property for a new mixed-use building in an area designated for such uses. The project will situate neighborhood-oriented commercial uses along a major arterial roadway and residential units in a heavily urbanized and centrally located neighborhood. The surrounding area consists of a variety of multi-family residential and commercial uses, including several developments of similar size and scale nearby, especially at the project's intersection of Pico Boulevard and Beverly Drive. The requested Incentives and Waiver are appropriate and enable the applicant to provide 13 units of Very Low Income housing in this location. The project has also garnered support from the community, including support from the South Robertson Neighborhood Council and an adjacent property owner. For these reasons, Planning staff recommends approval of the proposed project and the requests herein.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.22 A.25, 12.24 U.26, and 16.05 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the architectural plans, landscape plan, renderings, and materials submitted by the applicant, stamped "Exhibit A", and attached to the subject case file.

2. **Residential Density.** The project shall be limited to a maximum density of 108 dwelling units.

3. **Affordable Units:** A minimum of 13 units, equal to 17 percent of the base density, shall be reserved as Very Low Income units, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2), to meet the requirements of the requests herein. In the event of deviations to the requests that change this number of restricted affordable units, the composition/typology of units, and/or vehicle parking numbers, such changes shall be consistent with LAMC Section 12.22 A.25.

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of HCIDLA to make 17 percent of the site's base density units available to Very Low Income households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination Letter, dated June 5, 2020. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by HCIDLA.

5. **Incentives and Waiver of Development Standards:**

    a. Floor Area Ratio. The project is permitted a maximum FAR of 3.75:1 in lieu of the otherwise permitted 1.5:1 FAR.

    b. Height. The project is permitted a maximum building height of 72 feet and six stories in lieu of the otherwise permitted 45 feet and three stories. Up to 10 additional feet in height may be permitted for mechanical equipment, stairways, elevator towers, etc. per LAMC Section 12.21.1 B.3, and to the satisfaction of the Los Angeles Department of Building and Safety.

    c. Residential Parking. Residential vehicle parking in excess of 54 spaces may be provided as compact-dimension spaces.

    d. Commercial Loading Space. The requirement for the project to provide a commercial loading space on-site is waived.

6. **Parking:**

a. Minimum automobile parking requirements shall be provided consistent with Section 12.22 A.25 of the LAMC.

b. In the event that the composition of residential units and/or commercial uses (i.e. the number of bedrooms or square footage of certain commercial uses) changes, or the applicant selects a Parking Option as provided by State Density Bonus law and the LAMC and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to LAMC Section 12.22 A.25.

c. Bicycle Parking. Residential bicycle parking shall be provided consistent with LAMC 12.21 A.16.

d. Unbundling. Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.

Site Plan Review Conditions

7. **Design:**

a. The building façades along Pico Boulevard and Beverly Drive shall utilize a minimum of two different materials, as well as feature accent paint colors. Windows, doors, balcony railings, decorative features (such as light fixtures, planters, etc.), and perimeter walls (e.g. walls along a street or alley that are not a part of the building) are excluded from meeting this requirement.

b. Along the project's ground floor street frontage along Pico Boulevard, there shall be no less than a total of 100 horizontal feet of doors, windows, and/or other transparent glazing. There shall be no less than a total of 20 horizontal feet of doors, windows, and/or other transparent glazing along the project's ground floor street frontage along Beverly Drive. To meet these requirements, glazing shall be a minimum of six feet in height, except where the height of the ground floor above street level grade is less than six feet, glazing may be less than six feet in height and count towards these requirements. Vehicle gates and non-transparent doors shall not count towards meeting these requirements.

c. Glazing along both of the project's street frontages shall be maintained such that no more than 20 percent of the total width of glazing along any street frontage is covered by any signs or interior walls/shelves when space is active/occupied by a tenant. Blinds, shades, or other similar screening material are permitted in the interior of the commercial and lobby/amenity spaces only and may be drawn during closed hours of operation.

d. The project shall provide a public plaza of at least 2,000 square feet at the intersection of Pico Boulevard and Beverly Drive, as depicted in the plans in Exhibit A. The project shall provide a minimum of 5,000 square feet of residential amenity spaces within the ground floor, including but not limited to coworking space, fitness center, lounge, and lobby, as depicted in the plans in Exhibit A.

e. All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in the front yard, shall be screened with landscaping on all exposed sides (those not adjacent to a building wall).

8. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval. The project shall minimize the number of curb cuts on the subject property, to the satisfaction of LADOT.

9. **Landscaping:**

a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

b. The project shall plant a minimum of 27 trees on-site, as depicted on the plans in Exhibit A. The project shall provide a minimum of 11 trees on the ground floor along the project's street frontage along Pico Boulevard and a minimum of 10 trees on the second floor along the alley, as depicted in the plans in Exhibit A.

c. The project shall provide a landscaped and planted setback of 13 feet at the second building level along the southern property line, as depicted in the plans in Exhibit A.

10. **Signage.** On-site signs shall comply with the Municipal Code. Signage rights are not part of this approval.

11. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

12. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.

13. **Sustainability:**

a. A minimum of 15 percent of the total roof area shall be reserved for the installation of solar panels. The solar panels shall be installed prior to the issuance of a certificate of occupancy. The lowest point of any solar panel may not be more than five feet above the roof line.

b. The project shall include at least 30 percent of the total number of automobile parking spaces provided as capable of supporting future electric vehicle supply equipment (EVSE). The project shall equip at least 10 percent of the total number of automobile parking spaces provided with electric vehicle charging stations to immediately accommodate electric vehicles within the parking area. Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics, and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. The number of parking spaces shall be rounded up when the application of the 30 percent and the 10 percent results in a fraction. A label stating "EVCAPABLE" shall be posted in

a conspicuous place at the service panel or subpanel and next to the raceway termination point.

14. **Maintenance.** The subject property, including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines, shall be maintained in an attractive condition and shall be kept free of trash and debris.

15. **Inadvertent Discovery**. In the event that any archaeological, paleontological, cultural, or historic resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site and no archaeological and/or associated materials may be collected or moved until the potential resources are properly assessed and addressed by a qualified archaeologist and/or paleontologist pursuant to all applicable regulatory guidelines and procedures, including those set forth in California Public Resources Code Section 21083.2.

Administrative Conditions

16. **Approvals, Verification and Submittals**. Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

17. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

18. **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.

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

20. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

21. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder’s Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder’s number and date shall be provided to the Department of City Planning for attachment to the file.

22. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

23. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

24. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

25. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

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

Applicant shall do all of the following:

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

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

c. 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).

d. 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).

e. 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 include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS

Density Bonus / Affordable Housing Incentives Findings

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director shall approve a density bonus and requested incentive(s) unless the Director of Planning finds that[2]:**

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

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

   In exchange for reserving at least 15 percent of the base density for Very Low Income households, the applicant is entitled to three Incentives under both Government Code Section 65915 and the LAMC. The project proposes to reserve 17 percent of the base density of 72 units for Very Low Income households; accordingly, the project is entitled to the three requested Off-menu Incentives. These requested Incentives provide cost reductions that provide for affordable housing costs because the incentives by their nature increase the scale of the project, which facilitates the creation of more affordable housing units.

   FAR

   The subject property is zoned C4-1VL-O; developments in this zone are limited to a maximum FAR of 1.5:1. The project is seeking an increase in FAR to 3.75:1 as an Off-menu Incentive. The project proposes a total of 96,870 square feet of building area, equal to a FAR of 3.75:1. This increase permits the project to expand the building envelope and provide additional building floor area, which enables the provision of additional living space and residential units. The provision of leasable commercial space supports the construction of affordable residential units, while the increase in overall space that is dedicated to residential uses facilitates the creation of more residential units and enables the applicant to reserve more residential units for lower income levels. Therefore, the incentive supports the applicant's decision to set aside 13 dwelling units for Very Low Income households. The requested Incentive provides actual and identifiable cost reductions that provide for affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided.

[2] Pursuant to LAMC Section 12.22 A.25(g)(3), the City Planning Commission is considered the decision-maker for Off-menu density bonus requests. The findings referenced in LAMC Section 12.22 A.25(g)(2)(i)(c) apply to Off-menu requests.

Height

The subject property is zoned C4-1VL-O; developments in this zone are limited to a maximum height of 45 feet and three stories. The applicant is requesting an increase in building height of 27 feet and three stories, for a maximum building height of 72 feet and six stories. This increase enables the project to expand the building envelope and provide additional floor space and residential building levels, thus enabling the provision of more dwelling units. The additional building height and number of stories enables the provision of leasable commercial space on the ground floor which supports the construction of affordable residential units, while the increase in overall space that is dedicated to residential uses facilitates the creation of more residential units and enables the applicant to reserve more residential units for lower income levels. Therefore, the incentive supports the applicant's decision to set aside 13 dwelling units for Very Low Income households. The requested Incentive provides actual and identifiable cost reductions that provide for affordable housing costs because the incentive by nature increases the building envelope of the project so that additional residential units can be provided.

Vehicle Parking

The project proposes 108 residential units, and per the provisions of the LAMC would therefore be required to provide at least that same number of residential vehicle parking spaces as standard-dimension spaces, while any excess number of spaces may be provided as compact-dimension spaces. The applicant is proposing 120 residential vehicle parking spaces, but with only 54 standard-dimension spaces, with the remainder as compact-dimension spaces. Accordingly, the applicant is requesting an off-menu Incentive to permit residential vehicle parking in excess of 54 spaces to be provided as compact-dimension spaces. The requested reduction in number of standard-dimension vehicle parking spaces decreases the amount of area that would otherwise have to be dedicated to vehicle parking; as a result, the project is able to provide additional space for other more active uses, such as commercial and residential units, as well as save on development costs by not having to construct additional underground vehicle parking areas. Therefore, the requested Incentive facilitates the creation of more residential units and enables the applicant to reserve more residential units for lower income levels, and supports the applicant's decision to set aside 13 dwelling units for Very Low Income households.

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

There is no substantial evidence in the record that the proposed Waiver will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The property is not located on a substandard street in a

Hillside area and is not located in a Liquefaction Zone, a Special Grading Area, a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is located within a Methane Zone and will comply with any pertinent regulations, and thus will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waiver, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Waiver.

c. The Incentives are contrary to State/federal law.

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

Density Bonus / Affordable Housing Incentives Findings for Requested Waiver of Development Standards

2. Pursuant to Section 12.22-A,25(g)(3)(ii)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director shall approve a waiver or modification of any development standard(s) unless the Director of Planning finds that[3]:

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

A project that provides 15 percent of the base density for Very Low Income households is entitled to three Incentives under both Government Code Section 65915 and the LAMC and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria" as outlined by State Density Bonus law. The applicant proposes to set aside 13 units for Very Low Income households, equal to approximately 17 percent of the base density. Accordingly, the requested three off-menu Incentives for increases in FAR and height as well as for compact vehicle parking qualify as Incentives. The additional request to waive the otherwise required on-site commercial loading space is processed as a Waiver of Development Standards. This Waiver is necessary to provide for affordable housing costs because the requirement would inhibit the provision of additional useable building floor area due to the unique dimensions and topography of the subject property; thus, the requested Waiver enables the provision of more residential floor area and facilitates the creation of more affordable housing units.

On-Site Commercial Loading Zone

As a mixed-use residential and commercial development, the project is required to provide a commercial loading zone for the proposed commercial uses. The project proposes to provide the required commercial loading zone along the Pico Boulevard

[3] Pursuant to LAMC Section 12.22-A,25(g)(3), the City Planning Commission is considered the decision-maker for Off-menu density bonus requests. The findings referenced in LAMC Section 12.22-A,25(g)(2)(i)(c) apply to Off-menu requests.

street frontage in lieu of on-site, as otherwise required by the LAMC. Due to the long and narrow dimensions of the property as well as the slope upwards to the west, providing a commercial loading space on-site, along with the required access and ramp and turn-around dimensions, would require a prohibitive amount of space that could otherwise be utilized for active and residential uses. Therefore, the requested Waiver is necessary to enable the development of the proposed project with the proposed number of affordable units.

There is no substantial evidence in the record that the proposed Waiver will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The property is not located on a substandard street in a Hillside area and is not located in a Liquefaction Zone, a Special Grading Area, a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is located within a Methane Zone and will comply with any pertinent regulations, and thus will not create any significant direct impacts on public health and safety. Furthermore, LADOT has reviewed and approved the proposed loading zone along Pico Boulevard, to meet their requirements and to their satisfaction. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waiver, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Waiver.

b. The Waivers are contrary to State/federal law.

There is no substantial evidence in the record indicating that the requested Waiver of Development Standards is contrary to any State or federal laws.

Conditional Use Findings

3. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.

The proposed project consists of the construction of a new six-story mixed-use building with 108 residential units above approximately 3,250 square feet of commercial space on the ground floor. The project site is currently developed with a car wash, food stand, and office building, all of which will be demolished through the development of the proposed project. The project site occupies an entire city block along Pico Boulevard, between Beverly Drive and Reeves Street. With a car wash and small commercial uses, the project site is a prime location for new housing units and community-oriented commercial services, given its location along a major arterial corridor in a centrally located and heavily urbanized area of the City. The project will improve the existing aging site with a modern and attractive mixed-use building. In particular, the proposed project will feature a ground floor public plaza with transparent and activated neighborhood-serving and pedestrian-oriented commercial services, residential lobby, and amenity spaces all prominently located at the intersection of Pico Boulevard and Beverly Drive. The project will also incorporate new, varied, and attractive building materials along the facades, plant new trees along the street frontages, and remove all existing curb cuts except for one (to provide vehicle access to the project),

which will significantly enhance the street frontages. Therefore, the project will both help alleviate the city's housing shortage while including desirable community-serving uses and enhance the physical environment.

In addition, as a Density Bonus development, the project will both provide much needed housing in general to the area, as well as restricted affordable housing units which will serve the most needy segments of the population from across the region. The requested increase in residential density directly enables and supports the provision of additional restricted affordable housing units. Therefore, the project will provide an essential and beneficial service to the community, City, and entire region.

4. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

The proposed project consists of the construction of a new six-story mixed-use building with 108 residential units above approximately 3,250 square feet of commercial space on the ground floor. The project site is currently developed with a car wash, food stand, and office building, all of which will be demolished through the development of the proposed project. The project site occupies an entire city block along Pico Boulevard, between Beverly Drive and Reeves Street. Pico Boulevard is a major arterial corridor in the area, lined primarily with various commercial uses and with primarily multi-family residential neighborhoods off to the sides. The intersection of Pico Boulevard and Beverly Drive in particular is a commercial hub, with several mid- and high-rise commercial office buildings, hotels, and multi-family buildings located at or near the intersection.

With the exception of the requests herein, the proposed project is otherwise entirely consistent with the requirements of the underlying zone. The subject property is designated for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P Zones. The subject property is zoned C4-1VL-O and is thus consistent with the existing land use designation. As a new mixed-use residential and commercial building, the project will continue to provide neighborhood-serving commercial services, but within a modern and more attractive site which also provides much needed housing for the area. With a relatively small amount of commercial space designed for small-scale commercial services and residential units, the project's proposed uses are appropriate and desirable for its location in a heavily urbanized and centrally located area developed with a variety of other residential and commercial uses.

The project is a desirable use in a location designated for such developments and will be compatible with surrounding properties and the surrounding area. The proposed density, height, and FAR, are permissible by the underlying zone and the provisions of Density Bonus law. The proposed building will be similar in scale to existing developments in the area and represents an appropriate and desirable transition between the taller existing office building and hotel to the north and the three- to four-story residential buildings to the south. The proposed building's active and transparent façade along Pico Boulevard and ground floor plaza will complement the commercial uses and arterial corridor at the main street intersection, while landscaped buffer areas provide additional setbacks and minimize potential impacts on adjacent residences. Therefore, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The project site is located within the West Los Angeles Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P Zones. The subject property is zoned C4-1VL-O and is thus consistent with the existing land use designation. The project is located in an "O" Oil Drilling Supplemental Use District where the drilling of oil wells or production from oil wells is permitted, pursuant to LAMC Section 13.01, and is thus required to comply with any additional applicable requirements governing development of the site; however, there are no known oil wells on or adjacent to the property, and no drilling uses are proposed. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

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

The project is also consistent with the following goal and objectives of the Community Plan:

GOAL 1: "A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY."

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

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

Objective 1-4: "To promote adequate and affordable housing and increase its accessibility to more segments of the population…"

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

Objective 2-1: "To…provide additional opportunities for new commercial development and services within existing commercial areas."

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

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

The project is further consistent with other elements of the General Plan, including the Framework Element, the Housing Element, and the Mobility Element. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the

entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The project supports the following goal and objective of the Framework Element:

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

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

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

GOAL 1: "HOUSING PRODUCTION AND PRESERVATION."

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

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

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

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

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

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

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

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

The project proposes a new mixed-use multi-family and commercial development that will provide much-needed housing, including affordable housing, and neighborhood-serving commercial uses. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing quality housing for all persons in the community, including those at all income levels. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. Additionally, the project is a Density Bonus development located along Pico Boulevard, a major arterial roadway in the region that is well-served by public transportation. Thus, by locating higher-density development along major transit corridors and by providing commercial services and jobs in proximity to residences, the project will contribute towards the creation of sustainable neighborhoods and a reduction in

vehicle trips and VMT. The project will further promote mobility and sustainable environments by providing active and transparent building facades, public amenities such as a ground floor plaza, and incorporating landscaping, all of which will significantly improve pedestrian movement and the quality of the streetscape in the area. The proposed improvements represent a significant improvement over the existing site conditions and help realize the City's goals, including the creation of attractive streetscapes and mixed-use boulevards (as detailed in the West Los Angeles Community Plan). The project will also implement any dedications and improvements as required by the Bureau of Engineering.

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

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

In addition to the above findings set forth in Section 12.24 E of the LAMC, the City Planning Commission shall find that:

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

The City's Housing Element for 2013-2021 was adopted by the City Council on December 3, 2013 and is the City's blueprint for meeting housing and growth challenges. The Housing Element identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of City programs to create sustainable, mixed- income neighborhoods across the City. The project supports the following goals and objectives of the Housing Element:

GOAL 1: "HOUSING PRODUCTION AND PRESERVATION."

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

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

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

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

The project proposes a new mixed-use residential and commercial development with 108 housing units, with 13 units set aside for Very Low Income households. Accordingly, the

project fulfills the Housing Element goal of providing quality housing for all persons in the community. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. By providing housing in general and also affordable housing for Very Low Income households, the project directly supports the goals, objectives, and policies of the Housing Element that relate to the provision of affordable housing. Therefore, the project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

7. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application.

The subject property is zoned C4-1VL-O, which permits residential density at a ratio of one unit per 400 square feet of lot area. The subject property has a total lot area of approximately 28,432 square feet (including half of the rear abutting alley, as permitted by the LAMC for purposes of calculating density), and as such, the permitted base density on the subject property is 72 units.

Pursuant to the LAMC and California Government Code Section 65915, a Housing Development Project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 35 percent. While these provisions are limited to 35 percent, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established." As such, in instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22 A.25 of the LAMC. LAMC Section 12.24 U.26, which implements this provision of the State law, states that based on the base density, as a Conditional Use a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Per this code section, Table 1 below illustrates how the maximum allowable Density Bonus increases by 2.5 percent for every additional one percent of Very Low Income units provided, based on the base density and the chart prescribed in Section 12.22 A.25 of the LAMC.

~Continued on next page

Table 1: Density Bonus Percentages

Very Low Income Units (Percentage of Base Density)	Maximum Density Bonus Permitted (Based on Base Density)
*5 %**	*20 %**
*6 %**	*22.5 %**
*7 %**	*25 %**
*8 %**	*27.5 %**
*9 %**	*30 %**
*10 %**	*32.5 %**
*11 %**	*35 %**
12 %	**37.5 %**
13 %	**40 %**
14 %	**42.5 %**
15 %	**45 %**
16 %	**47.5 %**
17 %	**50 %**

**Existing set-aside chart as listed in Section 12.22 A.25 of the LAMC*

The project proposes to develop 108 units, equal to an increase of 36 units and a density bonus of 50 percent based on the base density on 72 units. Therefore, in order to obtain a 50 percent density bonus, the proposed project must set aside at least 17 percent of the base density, equal to 13 units, for Very Low Income Households. Accordingly, the project proposes to set aside 13 units for Very Low Income Households in exchange for the requested Density Bonus.

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

   The project proposes the demolition of an existing car wash, food stand, and office building. Per the AB 2556 Determination Letter dated June 5, 2020, as the project site was previously entirely developed only with residential uses, there are no applicable replacement dwelling unit requirements. Nonetheless, the project will meet any applicable dwelling unit replacement requirements of the California Government Code Section 65915(c)(3).

9. **The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.**

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

10. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (under Case No. CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by the City Council on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. HCIDLA utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, HCIDLA monitoring requirements, affordability levels, and procedures for obtaining HCIDLA sign-offs for building permits.

The project will result in 108 new dwelling units, with 13 units set aside as affordable units for Very Low Income households. All residents of the proposed project will have access to all common and open space amenities within the building. The restricted units will comply with affordability requirements in the Guidelines set for the by HCIDLA in conformance with US Department of Housing and Urban Development (HUD). Additionally, as part of the building permit process, the applicant will execute a covenant to the satisfaction of HCIDLA who will ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

Site Plan Review Findings

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

The project site is located within the West Los Angeles Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P Zones. The subject property is zoned C4-1VL-O and is thus consistent with the existing land use designation. The project is located in an "O" Oil Drilling Supplemental Use District where the drilling of oil wells or production from oil wells is permitted, pursuant to LAMC Section 13.01, and is thus required to comply with any additional applicable requirements governing development of the site; however, there are no known oil wells on or adjacent to the property, and no drilling uses are proposed. The subject property is not located within the boundaries of and is not subject to any other specific plan or community design overlay.

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

The project is also consistent with the following goal and objectives of the Community Plan:

GOAL 1: "A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY."

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

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

Objective 1-4: "To promote adequate and affordable housing and increase its accessibility to more segments of the population…"

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

Objective 2-1: "To…provide additional opportunities for new commercial development and services within existing commercial areas."

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

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

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

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

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

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

GOAL 1: "HOUSING PRODUCTION AND PRESERVATION."

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

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

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

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

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

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

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

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

The project proposes a new mixed-use multi-family and commercial development that will provide much-needed housing, including affordable housing, and neighborhood-serving commercial uses. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing quality housing for all persons in the community, including those at all income levels. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. Additionally, the project is a Density Bonus development located along Pico Boulevard, a major arterial roadway in the region that is well-served by public transportation. Thus, by locating higher-density development along major transit corridors and by providing commercial services and jobs in proximity to residences, the project will contribute towards the creation of sustainable neighborhoods and a reduction in vehicle trips and VMT. The project will further promote mobility and sustainable environments by providing active and transparent building facades, public amenities such as a ground floor plaza, and incorporating landscaping, all of which will significantly improve pedestrian movement and the quality of the streetscape in the area. The proposed improvements represent a significant improvement over the existing site conditions and help realize the City’s goals, including the creation of attractive streetscapes and mixed-use boulevards (as detailed in the West Los Angeles Community Plan). The project will also implement any dedications and improvements as required by the Bureau of Engineering.
In addition, the project has been conditioned to include automobile parking spaces both ready for immediate use by electric vehicles (e.g. with electric vehicle chargers installed) and capable of supporting electric vehicles in the future. The project has also been conditioned to provide solar infrastructure. Together, these conditions further support applicable policies in the Health and Wellness Element, Air Quality Element, and Mobility Element of the General Plan by reducing the level of pollution/greenhouse gas emissions, ensuring new development is compatible with alternative fuel vehicles, and encouraging the adoption of low emission fuel sources and supporting infrastructure. These conditions also support good planning practice by promoting overall sustainability and providing additional benefits and conveniences for residents, workers, and visitors.

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

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

The project site consists of 10 existing contiguous lots encompassing a total of approximately 25,823 square feet of lot area. The mostly-rectangular parcel of land occupies an entire city block along the southern side of Pico Boulevard, between Beverly Drive to the east and Reeves Street to the west. An alley abuts the property to the rear.

The subject property is currently developed with a car wash, food stand, and office building, all of which will be demolished for the development of a new six-story mixed-use building with 108 residential units above approximately 3,250 square feet of commercial space on the ground floor. The project also proposes two subterranean levels of vehicle parking.

The project and all of its pertinent improvements will be compatible with neighboring properties. The project is a desirable mixed-use residential and commercial development in a location and neighborhood zoned and designated for such uses. The project site is located in a heavily urbanized and centrally located area developed with a variety of other similar/compatible uses, including several mid- and high-rise commercial buildings as well as a variety of multi-family residences. The project will improve an existing aging property and will not preclude any future development on the subject property or on any adjacent property. Accordingly, the project has been designed such that its significant features and improvements will be compatible with the surrounding area, as follows:

Height, Bulk, Setbacks

As depicted in Exhibit “A”, the proposed project consists of the demolition of all existing improvements on the subject property for the construction of a new six-story mixed-use building. At completion, the building will encompass a total of 96,870 square feet of total floor area and will rise to a maximum height of 72 feet (with limited exceptions for roof structures, per the LAMC).

The City’s zoning regulations, specifically those that govern building height, mass, and location on a property, are intended to ensure that a development is compatible with its surroundings and is appropriate for its location. The underlying C4-1VL-O Zone limits the project to a maximum building height of three stories and 45 feet, and a FAR of 1.5:1. However, as a Density Bonus development the project is eligible for Incentives to increase the building height and FAR; accordingly, the project is seeking Incentives to permit the maximum building height, number of stories, and FAR as proposed.

The C4-1VL-O Zone also prescribes no setback requirements for commercial developments, although residential uses are subject to the side and rear yard setback requirements of the R4 Zone at the lowest residential story. However, LAMC Section 12.22 A.18(c) states that for mixed-use commercial and residential buildings, “no yard requirements shall apply to the residential portions of buildings located on lots in the CR, C1, C1.5, C2, C4, and C5 Zones used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings”. The project meets all of these criteria and, accordingly, would not be required to provide any setbacks, as the subject property is bounded by Pico Boulevard, Beverly Drive, an alley, and Reeves Street to the north, east, south, and west, respectively. Nonetheless, the project proposes to provide a 13-foot setback above the second floor to the south, which exceeds the requirement, to minimize potential impacts on adjacent residences.

The proposed building height, mass, and setbacks are all consistent/permissible with all applicable zoning regulations and State and City Density Bonus law, and as a result will be compatible with adjacent properties. The project will be similar in scale to existing developments in the area and represents an appropriate and desirable transition between taller commercial buildings to the north at the intersection of Pico Boulevard and Beverly Drive and the three- to four-story residences in the residential neighborhoods to the south. The proposed building's active and transparent façade along Pico Boulevard and ground floor plaza will complement the commercial uses and arterial corridor at the main street intersection, while landscaped buffer areas provide additional setbacks and minimize potential impacts on adjacent residences; therefore, the project is an appropriate development in this location and will be compatible with developments in the surrounding area. The project further varies building mass with interesting architectural features as well as the provision of open space, including an outdoor courtyard/stairwell. Additionally, the project meets or exceeds all required setback requirements and incorporates thoughtful features to further minimize potential impacts; for example, the building features a landscaped setback at the second story along the south/alley which will provide attractive and functional buffering to adjacent properties. Therefore, the project's height, mass, and setbacks will be compatible with adjacent properties.

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

At the ground floor, the project proposes approximately 3,250 square feet of commercial space fronting Pico Boulevard and Beverly Drive, with a prominent residential lobby and various residential amenity spaces occupying the remainder of the ground floor along Pico Boulevard. The project also proposes a public plaza at the intersection of Pico Boulevard and Beverly Drive, in front of the commercial space. Vehicle parking will be provided in a portion of the ground floor to the rear/south and in two subterranean levels, with access provided via a ramp off of Beverly Drive and parallel to the rear alley. Trash collection will be provided on the ground floor to the rear as well, along the vehicle ramp.

The proposed site layout is thoughtful and will minimize any potential impacts to the project's surroundings. Commercial uses are concentrated along the greater thoroughfare (Pico Boulevard) and at the street corner. The project has been designed and conditioned to provide extensive transparency and glazing along the primary street frontages, which will enhance the project's surroundings and encourage pedestrian activity along the streetscapes. Additionally, vehicle access is provided via Beverly Drive due to the unique property dimensions and slope of the site. This layout enables the provision of transparent and active uses along the entirety of the Pico Boulevard frontage while locating the vehicle driveway as far away from the street intersection as possible, and maintains an existing curb cut while closing all other curb cuts. These same considerations also make it impractical to situate a commercial loading space on-site; however, the applicant has come to an agreement with LADOT to provide a curbside commercial loading space (yellow curb) of 40 feet along Pico Boulevard in front of the property. As every existing curb cut along Pico Boulevard will be closed, the project will be able to maintain the same number of existing vehicle parking spaces along Pico Boulevard, while providing this loading space. Thus, the proposed layout is both practically feasible and most beneficial.

Short-term bicycle parking is proposed in multiple locations at the ground level and along the project's street frontages, thereby facilitating access, while long-term bicycle parking is primarily stored in dedicated enclosures in the subterranean parking levels. The proposed trash collection location is also easily accessible yet fully enclosed within the building footprint, thereby shielding the trash enclosures from view by adjacent properties.

The project includes several distinct outdoor open space areas, including a ground floor plaza, an open courtyard/stairwell, a landscaped setback area at the second floor along the southern property line, and a rooftop patio and pool deck. Not only will these areas be landscaped with planters and provide outdoor recreation and amenity spaces, but they will provide buffering and shielding, especially along the southern property line which abuts adjacent residences. The project proposes further landscaping along parts of the alley to provide additional buffering. As the existing car wash property has no such landscaping at all, the project will significantly enhance the physical appearance of the property as well as the relationship of the subject property to adjacent properties. The street-facing commercial uses and plaza will complement the existing dense commercial development at the intersection of Pico Boulevard and Beverly Drive, while landscaping and the setback area to the rear will minimize potential impacts on adjacent residences. All of the proposed recreation spaces and landscaping will enhance both the project and the greater neighborhood as a whole, and as a result the project will be cohesive and integrate well with the surrounding community. Accordingly, all of the proposed open spaces and landscaping will enhance the property and will be compatible with other improvements on the subject property and abutting properties.

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

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

The project proposes 12,600 square feet of useable common open space to the meet the requirements of the LAMC, although the project will provide a larger amount of total useable open space (with the excess amount not included in zoning requirements, per the LAMC). Proposed recreation and amenity spaces include an outdoor plaza at the street intersection of Pico Boulevard and Beverly Drive; semi-public lounge, co-working, fitness center, and lobby spaces on the ground floor; an open outdoor courtyard and stairwell; a rooftop landscaped pool and patio deck; and various private balconies.

The project will provide a wide array of high-quality recreational and service amenities for both residents and the community alike. The outdoor plaza at the ground floor will provide shade, seating, casual dining, and other amenities for patrons of the ground floor commercial spaces. The private outdoor open spaces and interior common rooms will offer residents and guests a wide variety of amenities; in particular, the multiple interior common rooms can be configured for the provision of many different services, such as a movie screening room, lounge, library, or conference room/work space. In addition, all of the outdoor spaces will be landscaped and planted with a variety of trees and other plants, which will provide shade and greenery for residents and patrons of the project, enhance the physical environment, and reduce potential impacts on adjacent properties. Therefore, the project provides many different recreational and service amenities which will improve habitability for residents and the community alike, and will minimize impacts on neighboring properties.

Environmental Findings

14. Environmental Finding. On July 15, 2021, a Negative Declaration (ENV-2020-5838-ND) was prepared and published for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Department of City Planning in Room 763, 200 North Spring Street.

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

PUBLIC HEARING AND COMMUNICATIONS

A virtual (online) public hearing was conducted on Tuesday, August 17, 2021, at approximately 10:00 a.m. via Zoom teleconference.

1. Attendees

   The hearing was attended by approximately 20 people, primarily consisting of the applicant's team, including the representative, architect, applicant, outreach consultants, and environmental consultant. No representatives from the neighborhood council or Council District 11 were present.

2. Testimony

   a. Mr. Rodney Freeman of the applicant's team introduced the developer and the project, stating that the applicant is local and that the project holds special significance to the developer.

   b. Ms. Jessica Hencier, the applicant's representative, presented the proposed project. Ms. Hencier showed the proposed project renderings and floor plans and described the project's significant features, including size, density, and proposed uses. Ms. Hencier briefly presented some of the project's notable features, described the requested entitlements, and discussed the project's compatibility with its surroundings.

   c. Mr. David Pascu with Abramson Architects discussed the building's architectural features and design considerations, especially regarding the project's surroundings.

   d. Five members of the public, all nearby residents, asked questions and provided comments regarding the project. One caller voiced support for the project and stated that the project appears beautiful. Two attendees asked questions about the project's construction timeline, proposed height, and potential construction impacts regarding parking and noise. Two other attendees expressed concerns about construction impacts, especially regarding noise, as one works from home and other recently completed projects in the area have been disruptive.

   e. In response to the questions and concerns raised, Mr. Freeman and Ms. Hencier responded that as discussed in the project's environmental clearance, the project will adhere to the City's limits on construction hours and will incorporate noise reducing features. In addition, construction parking will be provided along the project's street frontage and the applicant does not anticipate needing parking on residential streets. Ms. Hencier also noted that the applicant has discussed with LADOT the location of the commercial loading zone and has come to an agreement to provide 40 feet of loading zone yellow curb along Pico Boulevard, while maintaining the existing number of parking spaces along the street curb, made possible by the closure of existing curb cuts along Pico Boulevard.

<u>Additional Communications</u>

Planning received a letter of support from the South Robertson Neighborhood Council, as well as the owners of the adjacent Residence Inn by Marriott hotel across Pico Boulevard. Planning received phone calls from a neighboring resident inquiring about the project's physical characteristics and construction impacts.

Response to Comments

The comments made at the public hearing and otherwise received have been addressed in the Issues and Considerations section of the staff report.

EXHIBIT A

PLANS

PICO BOULEVARD MULTI-FAMILY

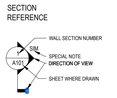
9500 - 9530 W PICO BOULEVARD _ LOS ANGELES, CA _ 90035

ABBREVIATIONS

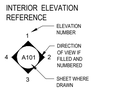
A	
AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
B	
B.O.	BOTTOM OF
BD	BOARD
BIT	BITUMIN(OUS)
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT(ITIOUS)
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CSWK	CASEWORK
CT	CERAMIC TILE
D	
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ.	EQUAL
EXT	EXTERIOR
EXP	EXPANSION
F	
FA	FIRE ALARM
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
F.A.	FACE OF FINISH
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRMG	FRAMING
F.S.	FACE OF STUD
FT	FEET
FTG	FOOTING
FURN	FURNITURE
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GYP	GYPSUM
GYP BD	GYPSUM BOARD
H	
HB	HOSE BIBB
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HPT	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING-VENTILATION-AIR CONDITIONING
I	
IN	INCH
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
L	
LAM	LAMINATE, LAMINATION
LAV	LAVATORY
LB	POUND
LED	LIGHT EMITTING DIODE
LF	LINEAR FOOT
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
M	
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OVHD	OVERHEAD
P	
PL	PLATE
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNL	PANEL
PT	POINT
PREFAB	PREFABRICATED
PTN	PARTITION
PWR	POWER
R	
R	RISER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
RM	ROOM
ROW	RIGHT OF WAY
S	
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	
T	TREAD
T.O.	TOP OF
THK	THICK
TYP	TYPICL
U	
UC	UNDER COUNTER
UON	UNLESS OTHERWISE NOTED
V	
VERT	VERTICAL
VEST	VESTIBULE
W.	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT
WD	WOOD

GRAPHIC SYMBOLS

SECTION REFERENCE



INTERIOR ELEVATION REFERENCE



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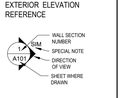
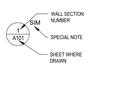
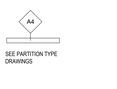


DETAIL REFERENCE



PARTITION TYPE MARK



SEE PARTITION TYPE DRAWINGS

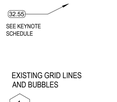
DOOR TYPE MARK

SEE DOOR SCHEDULE

WINDOW / LOUVER TYPE MARK

SEE WINDOW / LOUVER SCHEDULE

SHEET KEYNOTE TYPE MARK



SEE KEYNOTE SCHEDULE

STOREFRONT TYPE MARK

SEE STOREFRONT SCHEDULE

NEW GRID LINES AND BUBBLES

EXISTING GRID LINES AND BUBBLES

SPOT ELEVATION TAG

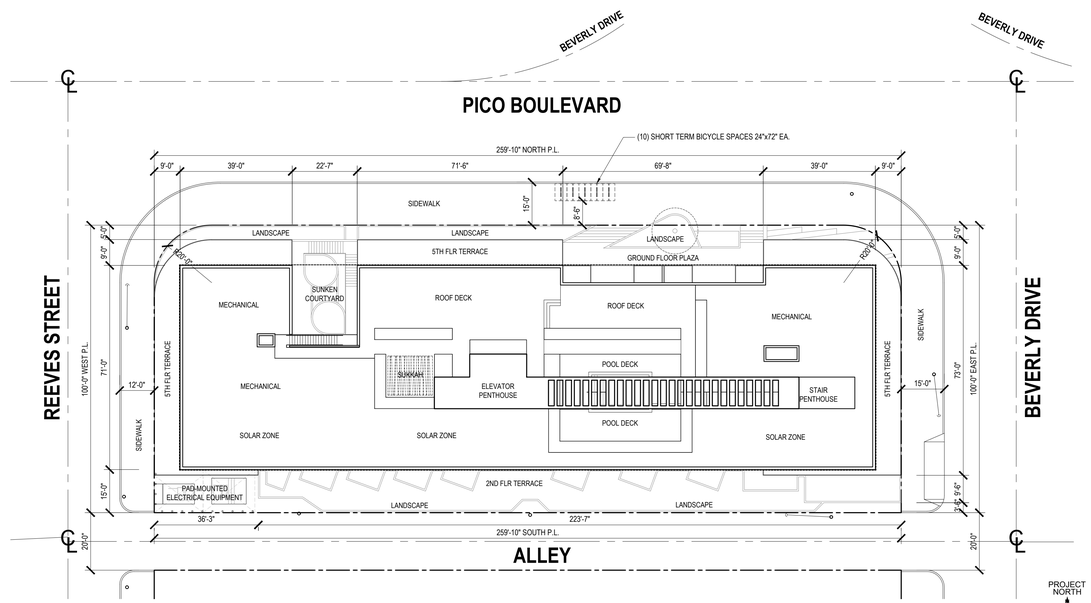
FINISH FLOOR LEVEL TAG

FINISH WALL TAG

FIXTURE TAG

CONCEPTUAL RENDERING

N.T.S.



SITE PLAN

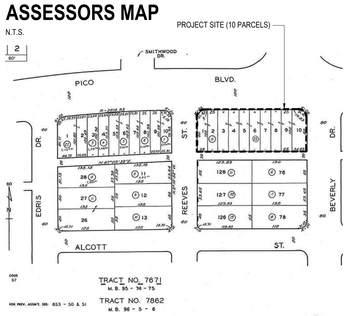
SCALE: 3/64" = 1'-0"

1

ASSESSORS MAP

N.T.S.

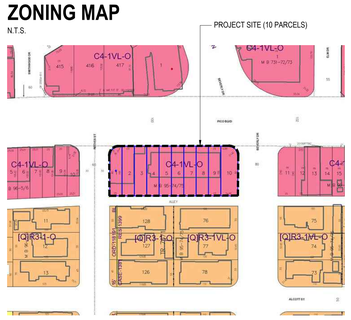
PROJECT SITE (10 PARCELS)



ZONING MAP

N.T.S.

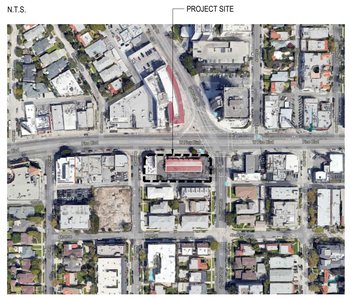
PROJECT SITE (10 PARCELS)



VICINITY MAP

N.T.S.

PROJECT SITE



PROJECT & SITE DATA

SCOPE OF WORK:

NEW CONSTRUCTION OF A 6-STORY, 108 UNIT MIXED-USE BUILDING OVER 2 LEVELS BASEMENT PARKING, UTILIZING THE CALIFORNIA STATE DENSITY BONUS ON-MENU AND OFF-MENU INCENTIVES.

PROPOSED RESIDENTIAL UNITS INCLUDE: (35) STUDIO UNITS, (51) ONE-BEDROOM UNITS, (16) TWO-BEDROOM UNITS, AND (6) THREE-BEDROOM UNITS.

PROJECT SITE:
9500 - 9530 WEST PICO BOULEVARD, LOS ANGELES, CA 90035

ASSESSOR NOS: 4306 / 002 / 013
4306 / 002 / 023
TRACT: TR 7671
MAP REFERENCE: M B 95-74/75
BLOCK: N/A
LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

COMBINED LOT SIZE: 25,823.40 SF

ZONING SUMMARY

ZONE: C4-1VL-O

HEIGHT SUMMARY:
ALLOWABLE HEIGHT: 45-FT

PROPOSED HEIGHT:
72'-0" OVERALL HEIGHT + 10-FT ELEVATOR & STAIR PENTHOUSE
65'-4" FROM AVERAGE GRADE PLANE

ALLOWABLE DENSITY: 1 UNIT PER 400 SF
SITE AREA: 25,832.40 SF
ONE-HALF ALLEY AREA: 2,600.00 SF
28,432.40 SF / 400 = 72 UNITS BASE DENSITY (ROUNDED UP)

PROPOSED DENSITY:

STUDIO	35 UNITS
ONE BEDROOM	51 UNITS
TWO BEDROOM	16 UNITS
THREE BEDROOM	6 UNITS
	108 UNITS TOTAL

FLOOR AREA SUMMARY:
ALLOWABLE F.A.R.: 1.5
ALLOWABLE BUILDING AREA: 38,748.60 SF

PROPOSED BUILDING AREA: 3.75 F.A.R.

LEVEL 01	COMMERCIAL	3,250 SF
LEVEL 01	RES. LOBBY / AMENITIES	7,780 SF
LEVEL 02	RES. UNITS	17,715 SF
LEVEL 03	RES. UNITS	17,715 SF
LEVEL 04	RES. UNITS	17,715 SF
LEVEL 05	RES. UNITS	17,715 SF
LEVEL 06	RES. UNITS	14,980 SF
TOTAL GROSS AREA		**96,870 SF**

OTHER FLOOR AREA:

LEVEL B2	PARKING, UTILITY, STORAGE	23,520 SF
LEVEL B1	PARKING, UTILITY, STORAGE	21,350 SF
LEVEL 01	PARKING, UTILITY, STORAGE	7,955 SF
ROOF	UTILITY	125 SF

RESIDENTIAL PARKING SUMMARY:
VEHICLE PARKING CALCULATIONS *(CA DENSITY BONUS OPTION 1 W/ BICYCLE REPLACEMENT)*

0-1 BEDROOM UNITS	86 UNITS	1 SPACE / UNIT	86 SPACES
2-3 BEDROOM UNITS	22 UNITS	2 SPACES / UNIT	44 SPACES
4+ BEDROOM UNITS	0 UNITS	3 SPACES / UNIT	0 SPACES
SUBTOTAL	108 UNITS		130 SPACES REQUIRED

** 4:1 BICYCLE REPLACEMENT (10% REQUIRED SPACES: 13 SPACES REPLACED BY 52 BICYCLE SPACES)*
117 SPACES REQUIRED

RES. PARKING PROVIDED
LEVEL 01 = 3 SPACES (3 ACCESSIBLE)
LEVEL B1 = 52 SPACES (24 STANDARD, 28 COMPACT (6 TANDEM))
LEVEL B2 = 65 SPACES (30 STANDARD, 35 COMPACT (3 TANDEM))
TOTAL= **120 SPACES** (3 ACCESSIBLE, 54 STANDARD, 63 COMPACT (9 TANDEM))
W/ 13 E.V. SPACES REQUIRED PER GREEN BUILDING CODE

LONG TERM BICYCLE PARKING

1-25 UNITS = 1 PER UNIT	25 SPACES
26-100 UNITS = 1 PER 1.5 UNITS	50 SPACES
101 -201 UNITS = 1 PER 2 UNITS	4 SPACES
TOTAL L.T. BICYCLE PARKING	**79 SPACES REQUIRED**

SHORT TERM BICYCLE PARKING

1-25 UNITS = 1 PER 10 UNITS	2.5 SPACES
26-100 UNITS = 1 PER 15 UNITS	5.0 SPACES
101 -201 UNITS = 1 PER 20 UNITS	0.4 SPACES
TOTAL SHORT TERM PARKING	**8 SPACES REQUIRED**

NON-RESIDENTIAL PARKING SUMMARY:
VEHICLE PARKING CALCULATIONS

1,000 SF SMALL RESTAURANT (1 PER 200 SF)	=	5 SPACES
2,250 SF RETAIL (1 PER 250)	=	9 SPACES
.	=	14 SPACES REQUIRED

NON-RES PARKING PROVIDED
LEVEL 01 = 3 SPACES (3 ACCESSIBLE)
LEVEL B1 = 11 SPACES (6 STANDARD, 5 COMPACT)
TOTAL= **14 SPACES** (3 ACCESSIBLE, 6 STANDARD, 5 COMPACT)
W/ 2 E.V. SPACES REQUIRED PER GREEN BUILDING CODE

LONG TERM BICYCLE PARKING
1 PER 2,000 SF = 2 SPACES
TOTAL LONG TERM PARKING **2 SPACES REQUIRED**

SHORT TERM BICYCLE PARKING
1 PER 2,000 SF = 2 SPACES
TOTAL SHORT TERM PARKING **2 SPACES REQUIRED**

OPEN SPACE SUMMARY:
REQUIRED OPEN SPACE CALCULATIONS

< 3 HABITABLE ROOMS	60 UNITS	100 SF / UNIT	6,000 SF
= 3 HABITABLE ROOMS	36 UNITS	125 SF / UNIT	4,500 SF
> 3 HABITABLE ROOMS	12 UNITS	175 SF / UNIT	2,100 SF
SUBTOTAL	108 UNITS		12,600 SF REQ'D OPEN SPACE
			(25% = 3,150 SF MAX COVERED OPEN SPACE)

COMMON OPEN SPACE PROVIDED (15 FT MIN DIMENSION, 400 SF MIN AREA)

GROUND FLOOR PLAZA	1,000 SF (OPEN TO SKY)
GROUND FLOOR AMENITY	3,150 SF (PER MAX ALLOWED)
SUNKEN COURTYARD	750 SF (OPEN TO SKY)
ROOF DECKS	4,700 SF (COMMON DECK, POOL DECK)
SUBTOTAL	**9,600 SF COMMON OPEN SPACE**

PRIVATE OPEN SPACE PROVIDED (6 FT MIN DIMENSION, 50 SF MIN AREA)

LEVEL 02	18 BALCONIES	900 SF
LEVEL 03	11 BALCONIES	550 SF
LEVEL 04	11 BALCONIES	550 SF
LEVEL 05	11 BALCONIES	550 SF
LEVEL 06	9 BALCONIES	450 SF
SUBTOTAL	60 BALCONIES	**3,000 SF PRIVATE OPEN SPACE**

TOTAL OPEN SPACE: **12,600 SF PROVIDED**

** AT LEAST 25% OF REQUIRED OPEN SPACE SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY.*

1 TREE PER 4 UNITS @ 108 PROPOSED UNITS = **27 TREES REQUIRED**

SHEET INDEX

SHEET NO.	SHEET NAME
GENERAL	
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T101	CONCEPTUAL RENDERINGS
T102	CONCEPTUAL RENDERINGS
T500	AREA DIAGRAMS
SURVEY	
1 OF 3	ALTA SURVEY
2 OF 3	ALTA SURVEY
3 OF 3	ALTA SURVEY
ARCHITECTURAL	
A210	BASEMENT B2 FLOOR PLAN
A220	BASEMENT B1 FLOOR PLAN
A230	LEVEL 01 FLOOR PLAN
A240	LEVEL 02 FLOOR PLAN
A250	LEVEL 03 FLOOR PLAN
A260	LEVEL 04 FLOOR PLAN
A270	LEVEL 05 FLOOR PLAN
A280	LEVEL 06 FLOOR PLAN
A290	ROOF PLAN
A300	NORTH & SOUTH ELEVATIONS
A301	EAST & WEST ELEVATIONS
LANDSCAPE	
L1.0	GROUND LANDSCAPE PLAN
L1.1	LEVEL 02 LANDSCAPE PLAN
L1.2	ROOF LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS
L1.4	PLANT PHOTOS

PROJECT TEAM

OWNER:
TRG 9500 W PICO, LLC
449 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CA 90212
310.551.0660

LAND USE CONSULTANT:
CRAIG LAWSON & CO, LLC
3221 HUTCHISON AVENUE, SUITE D
LOS ANGELES, CA 90034
310.838.2400

ARCHITECT:
ABRAMSON ARCHITECTS
8924 LINDBLADE STREET
CULVER CITY, CA 90232
310.838.8998

LANDSCAPE:
COURTLAND STUDIO
505 E COLORADO BLVD, MEZZ. C
PASADENA, CA 91101
818.788.9382

ABRAMSON ARCHITECTS
5171 WEST JEFFERSON BLVD, LOS ANGELES, CA 90016
TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

LICENSED ARCHITECT
TREVOR ABRAMSON
C17597
09-30-21
STATE OF CALIFORNIA

PICO BLVD MIXED-USE
9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.27.2020	PLANNING SET
-	07.31.2020	CA DENSITY BONUS
-	09.14.2020	CA DENSITY BONUS
-	01.25.2021	CA DENSITY BONUS
-	03.01.2021	CA DENSITY BONUS

TITLE SHEET

T000

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NOT FOR CONSTRUCTION

PICO BLVD MIXED-USE

9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PEDESTRIAN VIEW OF NORTHEAST CORNER SHOWING MIXED-USE ACTIVITY

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.27.2020	PLANNING SET
-	07.31.2020	CA DENSITY BONUS
-	09.14.2020	CA DENSITY BONUS

CONCEPTUAL RENDERINGS

T100

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NOT FOR CONSTRUCTION

PICO BLVD MIXED-USE

9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT OVERVIEW OF NORTHWEST CORNER SHOWING SMALLER SCALE AT WEST FRONTAGE

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.27.2020	PLANNING SET
-	07.31.2020	CA DENSITY BONUS
-	09.14.2020	CA DENSITY BONUS

CONCEPTUAL RENDERINGS

T101

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SOUTHEAST AERIAL OVERVIEW SHOWING PROPOSED PROJECT SCALE IN CONTEXT

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PICO BLVD MIXED-USE

9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.27.2020	PLANNING SET
-	07.31.2020	CA DENSITY BONUS
-	09.14.2020	CA DENSITY BONUS

CONCEPTUAL RENDERINGS

T102

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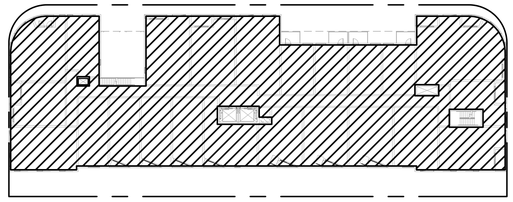
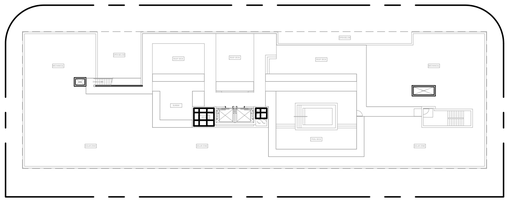
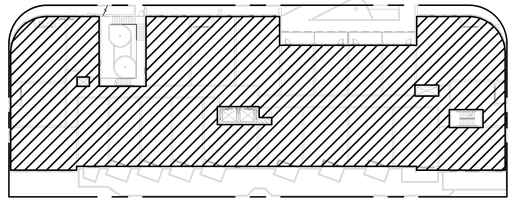


3RD FLOOR PLAN - GROSS FLOOR AREA (5)
SCALE: 1/32" = 1'-0"



ROOF PLAN - GROSS FLOOR AREA (9)
SCALE: 1/32" = 1'-0"



2ND FLOOR PLAN - GROSS FLOOR AREA (4)
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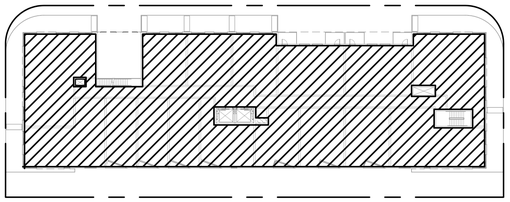

6TH FLOOR PLAN - GROSS FLOOR AREA (8)
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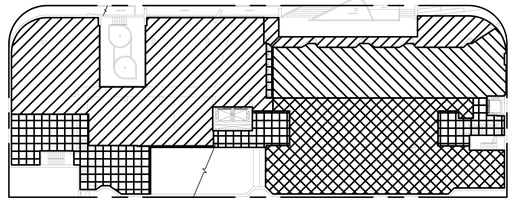
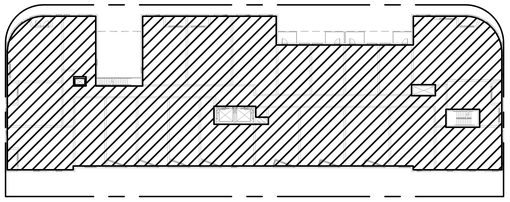
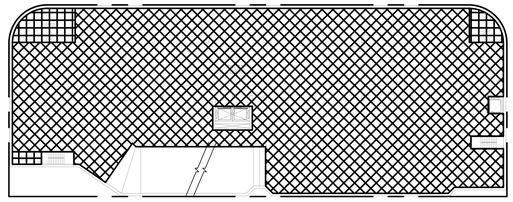


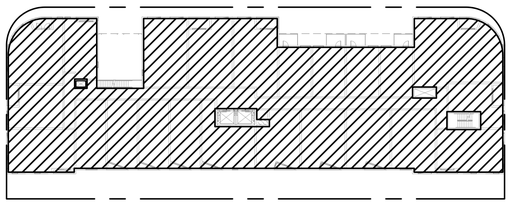
GROUND FLOOR PLAN - GROSS FLOOR AREA (3)
SCALE: 1/32" = 1'-0"



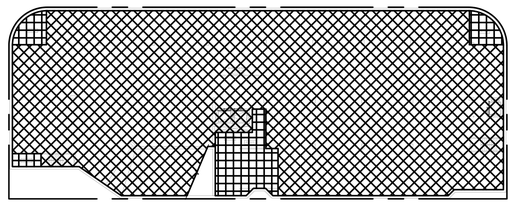
5TH FLOOR PLAN - GROSS FLOOR AREA (7)
SCALE: 1/32" = 1'-0"



BASEMENT B1 PLAN - GROSS FLOOR AREA (2)
SCALE: 1/32" = 1'-0"



4TH FLOOR PLAN - GROSS FLOOR AREA (6)
SCALE: 1/32" = 1'-0"



BASEMENT B2 PLAN - GROSS FLOOR AREA (1)
SCALE: 1/32" = 1'-0"

GROSS FLOOR AREA SUMMARY

RESIDENTIAL GROSS FLOOR AREA	=	**93,620 GSF**
RESIDENTIAL PARKING AREA (47,490 x 89.55%)	=	**42,527 GSF**
RESIDENTIAL GROUP S-2 AREA (5,460 x 96.64%)	=	**5,277 GSF**
NON-RESIDENTIAL GROSS FLOOR AREA	=	**3,250 GSF**
NON-RESIDENTIAL PARKING AREA (47,490 x 10.45%)	=	**4,963 GSF**
NON-RESIDENTIAL GROUP S-2 GROSS AREA (5,460 x 3.36%)	=	**183 GSF**

GROSS FLOOR AREA BREAKDOWN

LEVEL	RESIDENTIAL GSF	NON-RESIDENTIAL GSF	PARKING GSF	GROUP S-2 GSF	SUBTOTAL
BASEMENT B2	-	-	21,855 SF	1,665 SF	23,520 SF
BASEMENT B1	-	-	20,495 SF	855 SF	21,350 SF
LEVEL 01	7,780 SF	3,250 SF	5,140 SF	2,815 SF	18,985 SF
LEVEL 02	17,715 SF	-	-	-	17,715 SF
LEVEL 03	17,715 SF	-	-	-	17,715 SF
LEVEL 04	17,715 SF	-	-	-	17,715 SF
LEVEL 05	17,715 SF	-	-	-	17,715 SF
LEVEL 06	14,980 SF	-	-	-	14,980 SF
ROOF	-	-	-	125 SF	125 SF
SUBTOTAL	**93,620 SF** (96.64%)	**3,250 SF** (3.36%)	**47,490 SF**	**5,460 SF**	**149,820 SF**

RESIDENTIAL PARKING SPACES = **120 SPACES** (89.55%)

NON-RESIDENTIAL PARKING SPACES = **14 SPACES** (10.45%)

CONSTRUCTION AREA SUMMARY

RESIDENTIAL AREA OF CONSTURCTION	=	**141,424 SF**
NON-RESIDENTIAL AREA OF CONSTURCTION	=	**8,396SF**
TOTAL AREA OF CONSTRUCTION	=	**149,820 SF**

RESIDENTIAL AREA

NON-RESIDENTIAL AREA

GROUP S-2 AREA (PARKING)

GROUP S-2 AREA (STORAGE, MECHANICAL)

ABRAMSON ARCHITECTS
8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

LICENSED ARCHITECT
TREVOR ABRAMSON
C17597
09-30-19
STATE OF CALIFORNIA

PICO BLVD MIXED-USE

9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.27.2020	PLANNING SET
-	07.31.2020	CA DENSITY BONUS
-	09.14.2020	CA DENSITY BONUS

BUILDING AREA DIAGRAMS

T500

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EXCEPTIONS TO COVERAGE IN TITLE REPORT

SCHEDULE B ITEMS **1–3, 6, 10, 15–18** ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON.

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 3107, PAGE 213 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(BLANKET IN NATURE)

5. AN EASEMENT OVER SAID LAND FOR WATER PIPES, GAS PIPES, SEWER PIPES, CONDUITS, POLE LINES AND INCIDENTAL PURPOSES, AS RESERVED THE DEEDS FROM BANK OF ITALY, RECORDED IN BOOK 5563 PAGE 303, OFFICIAL RECORDS AS TO LOT 3, IN BOOK 5551 PAGE 381, OFFICIAL RECORDS AS TO LOT 4, IN BOOK 5632 PAGE 29, OFFICIAL RECORDS AS TO LOT 5, IN BOOK 3810 PAGE 38, OFFICIAL RECORDS AS TO LOT 6, IN BOOK 5582 PAGE 245, OFFICIAL RECORDS AS TO LOT 7, IN BOOK 5641 PAGE 118, OFFICIAL RECORDS AS TO LOT 6 AND IN BOOK 5590 PAGE 124, OFFICIAL RECORDS AS TO LOT 9.
(NO PLOTTABLE COURSES)

7. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY MARSHALL SHERMAN, SARA SHERMAN AND CARROLL SAX AS LESSOR AND SIGNAL OIL AND GAS COMPANY AS LESSEE, RECORDED JUNE 1, 1962 AS INSTRUMENT NO. 5776 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(BLANKET IN NATURE)

8. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY PHYLLIS S. RETCHIN, TRUSTEE AS LESSOR AND SIGNAL OIL AND GAS COMPANY, A CORPORATION AS LESSEE, RECORDED AUGUST 14, 1958 AS INSTRUMENT 2398 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS LOTS 6, 7, 8, 9 AND 10)
(BLANKET IN NATURE)

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT AND ASSIGNMENT OF LEASE, EXECUTED BY AND BETWEEN PHYLLIS S. RETCHIN AS TRUSTEE OF THE NANCY RETCHIN TRUST AND THE PEGGY RETCHIN TRUST, MILLER, SIRKIN AND SOLOMON, A GENERAL PARTNERSHIP AND UNION OIL COMPANY OF CALIFORNIA, RECORDED NOVEMBER 12, 1964, AS INSTRUMENT NO. 5746 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

11. AN UNRECORDED LEASE, EXECUTED BY ROSE G. SMITH AS LESSOR AND BEVERLYWOOD CAR WASH, INC. AS LESSEE, AS DISCLOSED BY A LEASE RECORDED NOVEMBER 12, 1964 AS INSTRUMENT NO. 5747 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS LOTS 6, 7, 8, 9 AND 10)
(BLANKET IN NATURE)

12. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY SOLOMON COMMERCIAL PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED JANUARY 28, 2009 AS INSTRUMENT NO. 20090107601 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

13. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $1,575,000.00 RECORDED SEPTEMBER 25, 2009 AS INSTRUMENT NO. 20091462360 OF OFFICIAL RECORDS.
DATED: MAY 6, 2009
TRUSTOR: GORDON SOLOMON, AS TRUSTEE OF THE RS PICO TRUST AND AS
TRUSTEE OF THE HS PICO TRUST, BUT NOT IN HIS INDIVIDUAL CAPACITY
TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: RUTH A. SOLOMON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE
PROPERTY, AND HARVEY SOLOMON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE", RECORDED JUNE 16, 2011 AS INSTRUMENT NO. 20110823793 OF OFFICIAL RECORDS.
PRIOR TO RELYING ON THE RECONVEYANCE, NORTH AMERICAN TITLE COMPANY WILL REQUIRE SATISFACTORY EVIDENCE FROM THE BENEFICIARY UNDER THE DEED OF TRUST THAT THE TOTAL AMOUNT DUE HAS BEEN PAID IN FULL.
(BLANKET IN NATURE)

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-SITE PARKING SPACE" RECORDED SEPTEMBER 15, 2010 AS INSTRUMENT NO. 20101304776 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

TITLE REPORT LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 OF TRACT NO. 7671, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 95, PAGES 74 AND 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH RIGHT-OF-WAY LINE OF PICO BOULEVARD AS SHOWN TRACT MAP NO. 7671, BOOK 95, PAGE 74 THEREOF, RECORDS OF LOS ANGELES COUNTY, BEING NORTH 89 DEGREES 49 MINUTES 08 SECONDS EAST.

FLOOD ZONE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X OTHER AREAS NON-SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE LOS ANGELES COUNTY, COMMUNITY PANEL NO. 06073C1595F, EFFECTIVE DATE SEPTEMBER 26, 2008.

SURVEYOR'S NOTES

1. RECORD DOCUMENTS:
   TRACT MAP NO. 7671, BOOK 95, PAGE 74 THEREOF, RECORDS OF LOS ANGELES COUNTY,
2. SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B OF REFERENCED TITLE COMMITMENT.
3. BEARING AND DISTANCES SHOWN ARE RECORD (CALCULATED) AND MEASURED UNLESS NOTED OTHERWISE.

MISCELLANEOUS NOTES

(N1) THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA PICO BOULEVARD AND BEVERLY DRIVE, BEING A PUBLIC RIGHT-OF-WAY.

(N2) FENCE / WALL OWNERSHIP, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

(N3) THE POSTED ADDRESSES FOR THIS SITE IS 9500 WEST PICO BOULEVARD.

(N4) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(N5) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(N6) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

(N7) THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT WITH FILE NO. 1477879, WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2016 AT 7:30 AM.

(N8) NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY.

(N9) NO RAILROAD TRACKS, SPURS OR SIDINGS WERE OBSERVED ON THE PROPERTY.

(N10) NO PARKING STALLS WERE OBSERVED AT THE TIME OF THIS SURVEY.

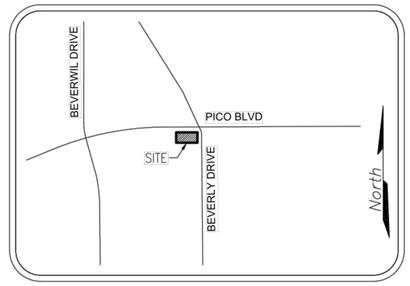
(N11) PROPERTY IS AT THE INTERSECTION OF WEST PICO BOULEVARD AND SOUTH BEVERLY DRIVE.

SURVEYOR'S OBSERVATIONS OF ENCROACHMENTS

NO ENCROACHMENTS WERE OBSERVED ON SUBJECT PROPERTY.

UTILITY NOTE

THE LOCATIONS OF UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE EVIDENCE AND FIELD COLLECTION.



VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY

9500 West Pico Boulevard
Los Angeles, CA 90035

PARTNER PROJECT NUMBER 16-177765

CERTIFICATION

TO: GORDON R. SOLOMON, TRUSTEE OF THE GRS REVOCABLE TRUST
DATED SEPTEMBER 26, 2011;
PARTNER ENGINEERING AND SCIENCE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 AND 20, TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/6/17.

DATE OF PLAT OR MAP: 1/17/17
DATE OF LAST REVISION:

Mary F. Kennedy
Survey Manager
EPS Group, Inc.
mary.kennedy@epsgroupinc.com
On Behalf of Partner Engineering and Science
Reference # 16-001.087

LICENSED LAND SURVEYOR MARY F. KENNEDY No. 8758 STATE OF CALIFORNIA

PRELIMINARY FOR REVIEW ONLY

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PARTNER Engineering and Science, Inc.®
1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 714-763-4656
sshore@partneresi.com

ABRAMSON ARCHITECTS
8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

PICO BLVD MULTI-FAMILY
9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT NO:PIC18-P

ISSUE RECORD

-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.24.2020	PLANNING SET

ALTA SURVEY

1 OF 3

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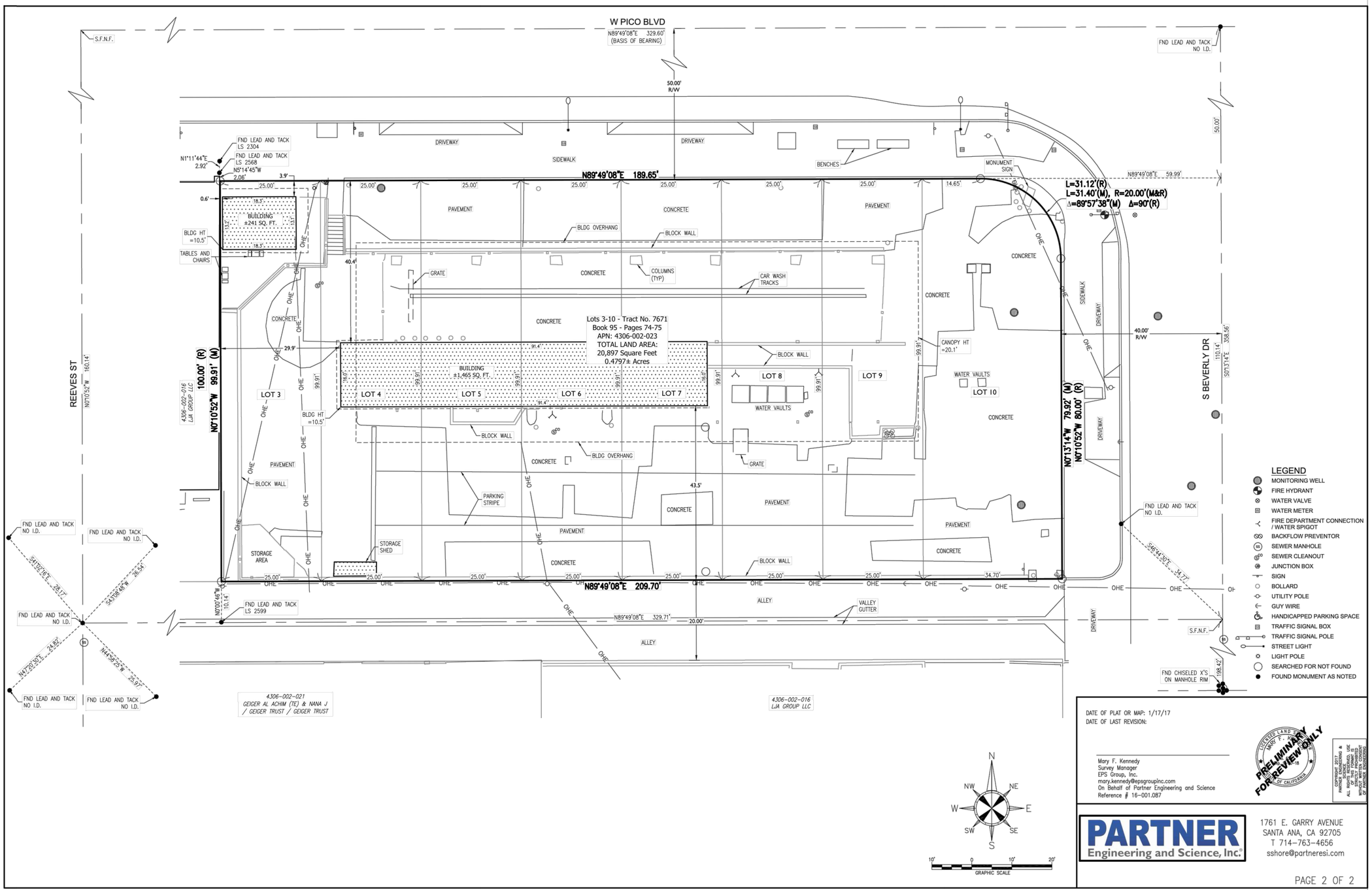

DATE OF PLAT OR MAP: 1/17/17
DATE OF LAST REVISION:

Mary F. Kennedy
Survey Manager
EPS Group, Inc.
mary.kennedy@epsgroupinc.com
On Behalf of Partner Engineering and Science
Reference # 16-001.087

LICENSED LAND SURVEYOR MARY F. KENNEDY PRELIMINARY FOR REVIEW ONLY

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1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 714-763-4656
sshore@partneresi.com

PAGE 2 OF 2

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8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

PICO BLVD MULTI-FAMILY

9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.24.2020	PLANNING SET

ALTA SURVEY

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ABRAMSON ARCHITECTS
8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

PICO BLVD MULTI-FAMILY
9500 PICO BOULEVARD
LOS ANGELES, CA 90035

EXCEPTIONS TO COVERAGE IN TITLE REPORT

SCHEDULE B ITEMS **1–4 & 10–14** ARE NOT SURVEY MATTERS AND ARE NOT SHOWN HEREON.

5. AN EASEMENT FOR WATER PIPES, GAS PIPES, SEWER PIPES, POLES FOR ELECTRIC WIRES AND TELEPHONES AND FOR THE PURPOSE OF REPLACING OR REPAIRING SAME AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4613, PAGE 28 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

6. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY HARRY BARON AND HILDA BARON AS LESSOR AND SIGNAL OIL AND GAS COMPANY, A CORPORATION AS LESSEE, RECORDED AUGUST 12, 1958 AS INSTRUMENT NO. 2062 IN BOOK M89, PAGE 405 OF OFFICIAL RECORDS, AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(BLANKET IN NATURE)

7. THE FOLLOWING ENCROACHMENT ALONG THE EASTERLY BOUNDARY WHICH ENCROACH ONTO LAND ON THE EAST.
A. A WINDOW AIR CONDITIONER OVER 0.8 FEET EAST.
B. AN ALUMINUM WINDOW AWNING OVER 1.9 FEET EAST
C. A WINDOW AIR CONDITIONER OVER 1.7 FEET EAST.
D. A WINDOW AIR CONDITIONER OVER 0.8 FEET EAST.
E. A CURB FACE DRAIN OVER 0.5 FEET EAST.
F. A FIRE ESCAPE LADDER OVER 0.6 FEET EAST.
AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, DISCLOSED BY A SURVEY OR INSPECTION, ONTO LAND ADJACENT ON THE: SOUTHEASTERLY PORTION OF SAID LAND CONSISTING OF: ELECTRIC LINES AND TELEPHONE WIRES
(NO DOCUMENT PROVIDED)

8. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED NOVEMBER 28, 1989 AS INSTRUMENT NO. 89-1904412 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

9. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY 9530 W. PICO BLVD., L.P., RECORDED MAY 4, 2004 AS INSTRUMENT NO. 04 1118922 OF OFFICIAL RECORDS.
(BLANKET IN NATURE)

TITLE REPORT LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, TRACT NO. 7671, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 95, PAGES 74 AND 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH RIGHT-OF-WAY LINE OF PICO BOULEVARD AS SHOWN TRACT MAP NO. 7671, BOOK 95, PAGE 74 THEREOF, RECORDS OF LOS ANGELES COUNTY, BEING NORTH 89 DEGREES 49 MINUTES 08 SECONDS EAST.

FLOOD ZONE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X OTHER AREAS NON-SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE LOS ANGELES COUNTY, COMMUNITY PANEL NO. 06073C1595F, EFFECTIVE DATE SEPTEMBER 26, 2008.

SURVEYOR'S NOTES

1. RECORD DOCUMENTS:
TRACT MAP NO. 7671, BOOK 95, PAGE 74 & 75 THEREOF, RECORDS OF LOS ANGELES COUNTY,
2. SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B OF REFERENCED TITLE COMMITMENT.
3. BEARING AND DISTANCES SHOWN ARE RECORD (CALCULATED) AND MEASURED UNLESS NOTED OTHERWISE.

SURVEYOR'S SIGNIFICANT OBSERVATIONS

(1) BUILDING CORNER APPEARS TO LIE 0.3' WEST OF THE PROPERTY LINE
(2) BUILDING CORNER APPEARS TO LIE 0.3' WEST OF THE PROPERTY LINE
(3) PLANTER WALL LIES 0.8' NORTHWEST OF THE PROPERTY LINE

MISCELLANEOUS NOTES

(N1) THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA PICO BOULEVARD AND REEVES STREET, BEING A PUBLIC RIGHT-OF-WAY.

(N2) FENCE / WALL OWNERSHIP, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

(N3) THE POSTED ADDRESSES FOR THIS SITE IS 9524 WEST PICO BOULEVARD.

(N4) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(N5) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(N6) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

(N7) THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT WITH FILE NO. 1527192, WITH AN EFFECTIVE DATE OF AUGUST 28, 2017 AT 7:30 AM.

(N8) NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY.

(N9) NO RAILROAD TRACKS, SPURS OR SIDINGS WERE OBSERVED ON THE PROPERTY.

(N10) PROPERTY IS AT THE INTERSECTION OF WEST PICO BOULEVARD AND REEVES STREET.

(N11) PARKING COUNT BASED ON DESIGNATED ONSITE SPOTS ONLY.

(X/X)

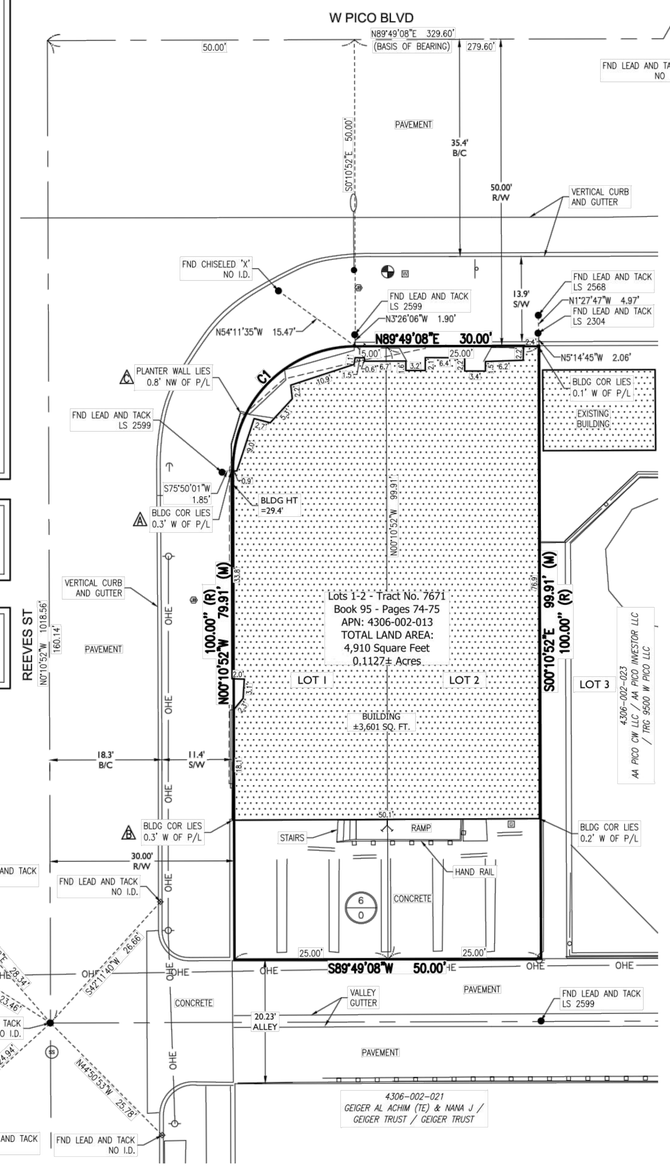
PARKING				
REGULAR	HANDICAP	BUS	COVERED	TOTAL
6	0	0	0	6

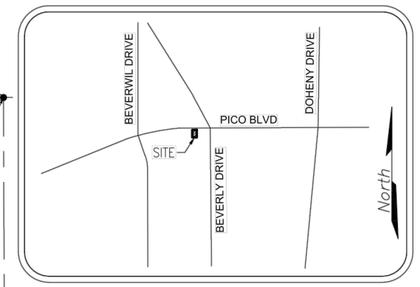
UTILITY NOTE

UTILITY INFORMATION SHOWN HEREON IS BASED ON SURFACE EVIDENCE ONLY. NO UTILITY MAPS OR PLANS HAVE YET BEEN RECEIVED BY THE SURVEYOR AT THIS TIME.

BENCHMARK

SQ SPIKE IN E CURB BEVERWIL DR AT BC CURB RET 51.5 FT NORTH OF NORTH CURB LINE PICO BLVD. HAVING A PUBLISHED NGVD-1929 ELEVATION OF 245.29'





VICINITY MAP

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	S44°49'08"W

LEGEND
- FOUND MONUMENT AS NOTED
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER SPIGOT
- WATER VALVE
- WATER METER
- GAS METER
- STREET LIGHT
- UTILITY POLE
- DOWN GUY
- JUNCTION BOX
- BOLLARD

N, NW, NE, W, E, SW, SE, S

10' 0 10' 20'
GRAPHIC SCALE

ALTA/NSPS LAND TITLE SURVEY

9524 West Pico Boulevard
Los Angeles, CA 90035

PARTNER PROJECT NUMBER 17-198477

CERTIFICATION

TO: 9530 WEST PICO, L.P.;
NORTH AMERICAN TITLE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY; AND
PARTNER ENGINEERING AND SCIENCE, INC.:

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DATE OF PLAT OR MAP: 11/14/17
DATE OF LAST REVISION:

Mary F. Kennedy
Survey Manager
EPS Group, Inc.
mary.kennedy@epsgroupinc.com
On Behalf of Partner Engineering and Science
Reference # 16-001.087.2

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1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 714-763-4656
sshore@partneresi.com

PROJECT NO:PIC18-P

ISSUE RECORD		
-	07.08.2019	T.O.C. VERIFICATION
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-	03.24.2020	PLANNING SET

ALTA SURVEY

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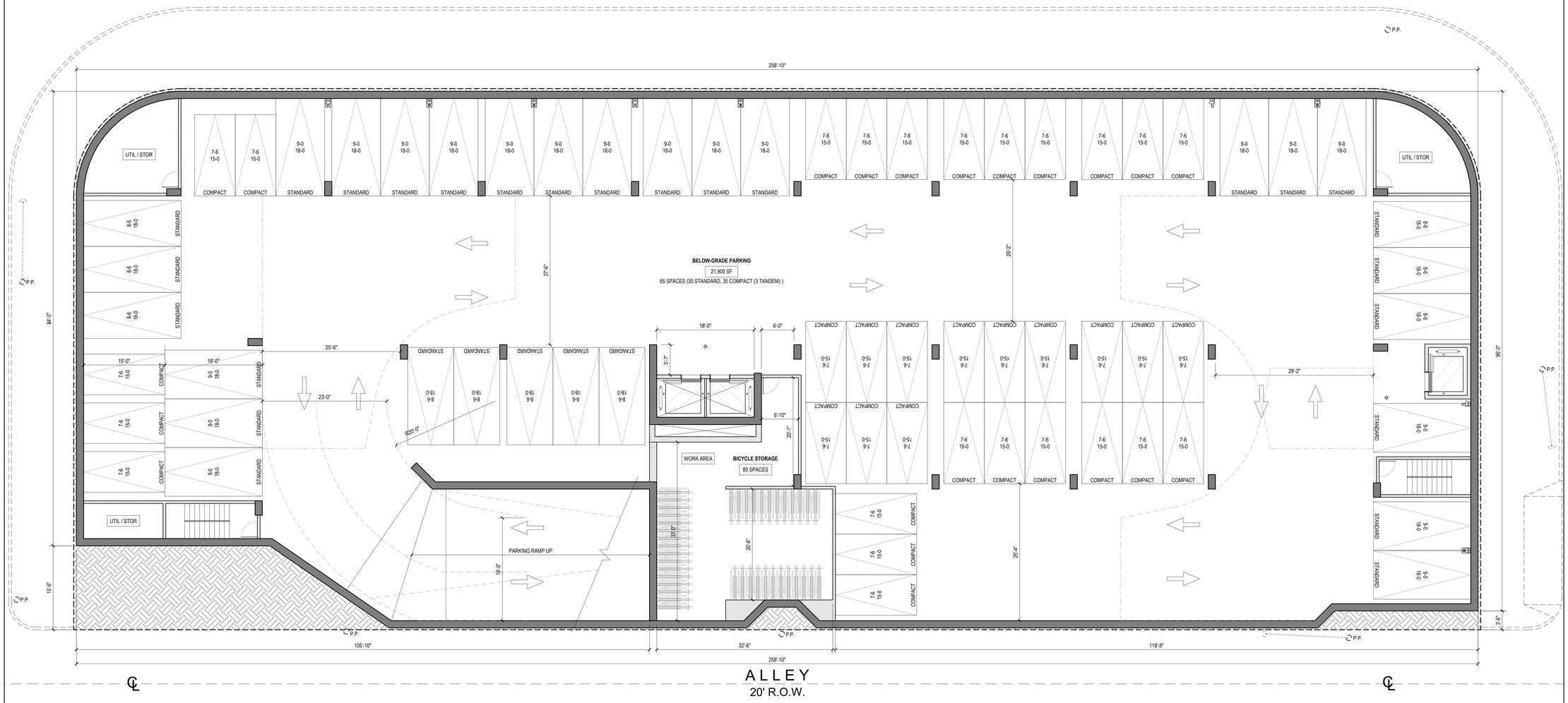

LEVEL B2 FLOOR PLAN

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

PROJECT NORTH

0 4' 8' 16' 32'

FLOOR B2 AREA CALCULATIONS
GROSS FLOOR AREA 23,520 SF

PARKING SUMMARY
30 STANDARD
35 COMPACT
(3 TANDEM)
65 TOTAL SPACES

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PROJECT NO:PIC18-P

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-	09.14.2020	CA DENSITY BONUS
-	01.25.2021	CA DENSITY BONUS
-	03.01.2021	CA DENSITY BONUS

BASEMENT B2 FLOOR PLAN

A210

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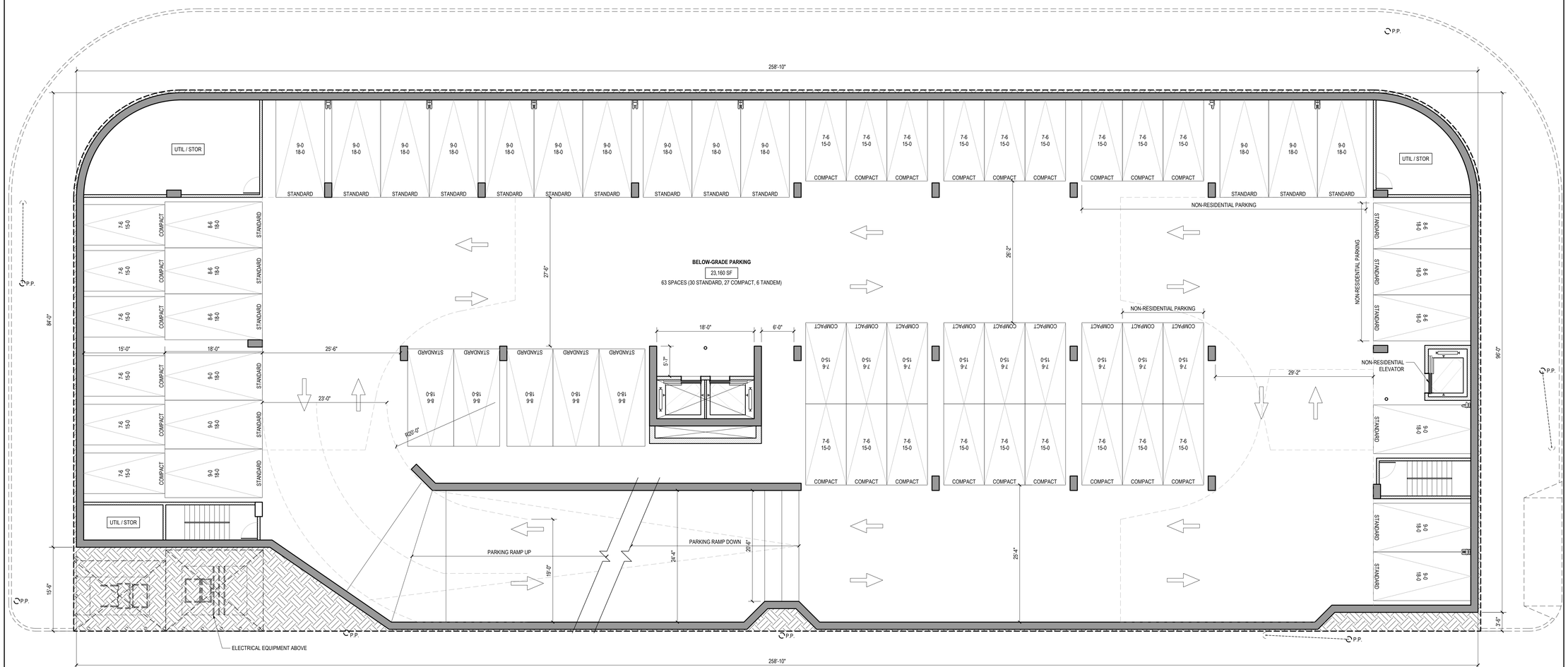

LEVEL B1 FLOOR PLAN

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

PROJECT NORTH

0 4' 8' 16' 32'

FLOOR B1 AREA CALCULATIONS
GROSS FLOOR AREA 21,350 SF

PARKING SUMMARY
30 STANDARD
27 COMPACT
6 TANDEM
63 TOTAL SPACES

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BASEMENT B1
FLOOR PLAN

A220

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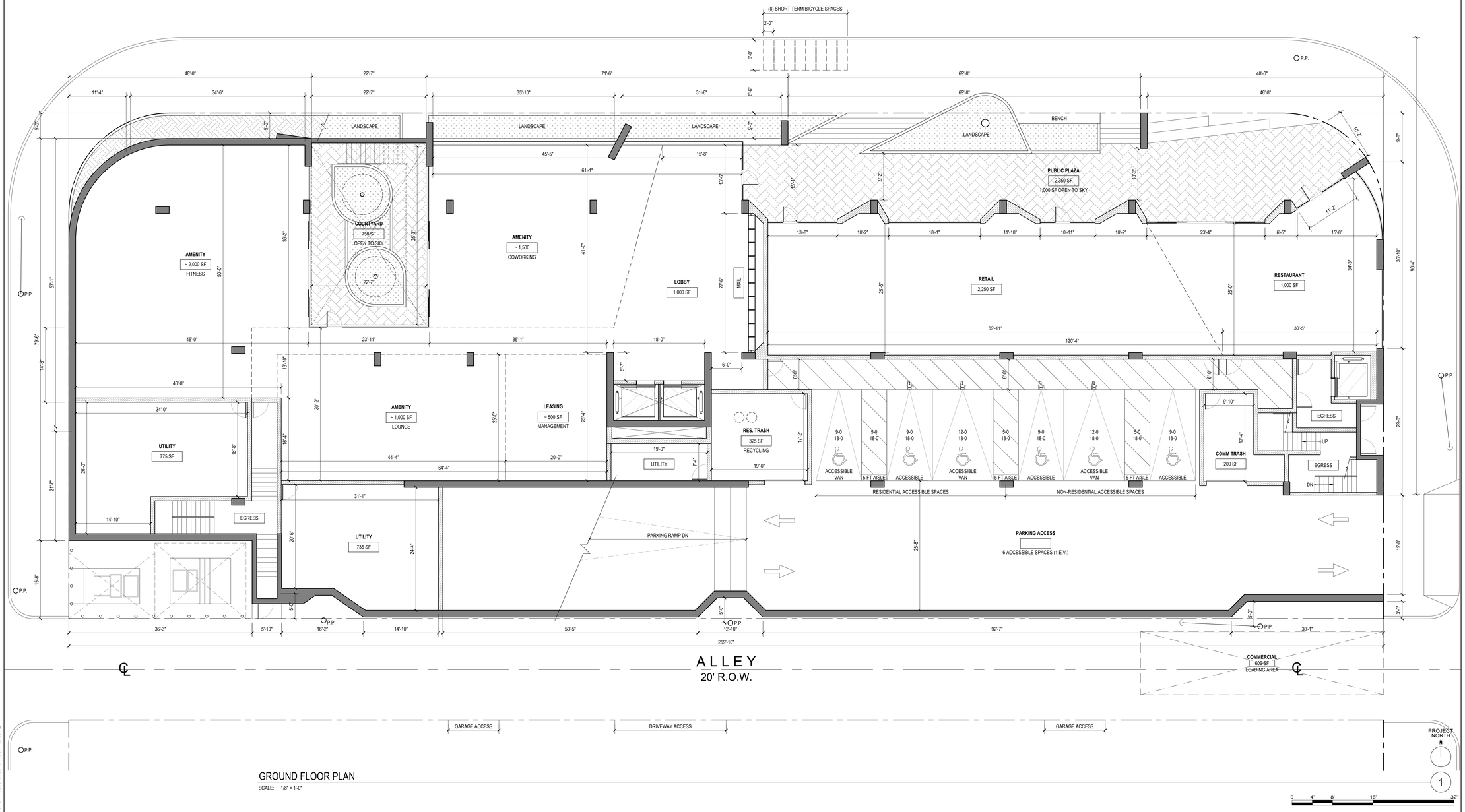

GROUND FLOOR PLAN

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

FLOOR 01 SUMMARY

RESIDENTIAL AREA	6,850 SF
COMMERCIAL AREA	3,250 SF
PARKING, UTILITY, STORAGE	8,070 SF
GROUND FLOOR PLAZA	1,000 SF (OPEN TO SKY) + 1,250 SF (COVERED)
GROUND FLOOR AMENITIES	5,000 SF (INTERIOR) 750 SF (SUNKEN COURTYARD)

FLOOR 01 PARKING PROVIDED	**6 SPACES**
RESIDENTIAL ACCESSIBLE SPACES	3
COMMERCIAL ACCESSIBLE SPACES	2 + 1 E.V.

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GROUND LEVEL FLOOR PLAN

A230

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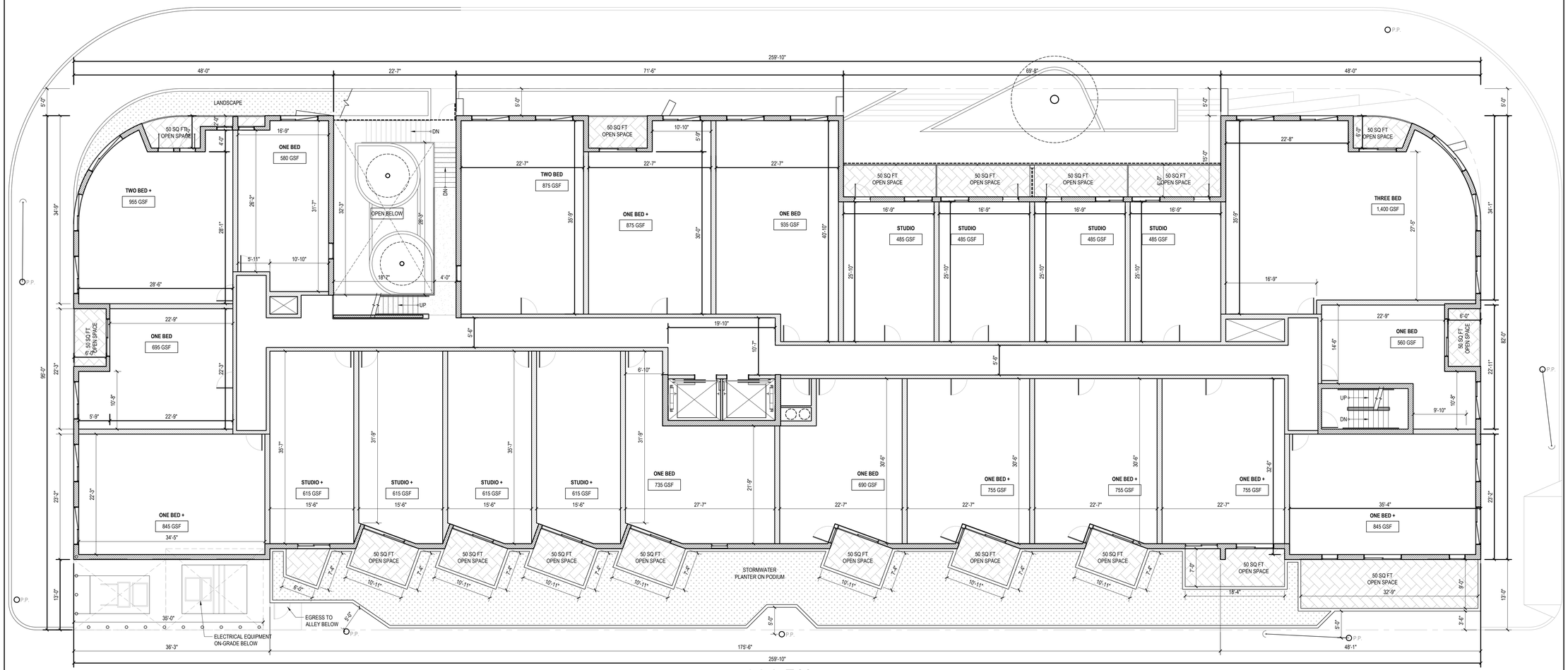

LEVEL 02 FLOOR PLAN

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

PROJECT NORTH

0 4' 8' 16' 32'

FLOOR 02 SUMMARY

(23) RESIDENTIAL UNITS

RESIDENTIAL AREA	17,755 SF
PRIVATE OPEN SPACE (x18)	900 SF

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LEVEL 02
FLOOR PLAN

A240

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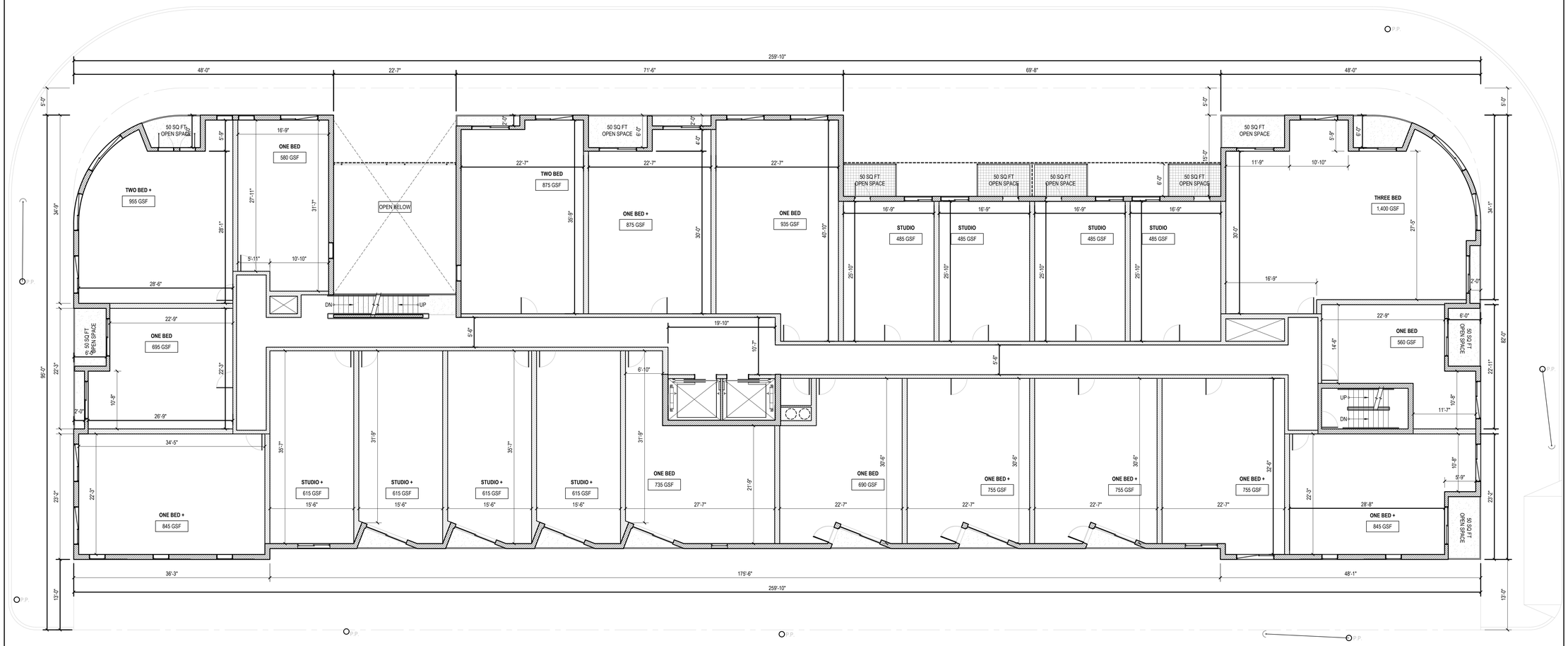

LEVEL 03 FLOOR PLAN

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

PROJECT NORTH

0 4' 8' 16' 32'

FLOOR 03 SUMMARY

(23) RESIDENTIAL UNITS	
RESIDENTIAL AREA	17,755 SF
PRIVATE OPEN SPACE (x11)	550 SF

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LEVEL 03
FLOOR PLAN

A250

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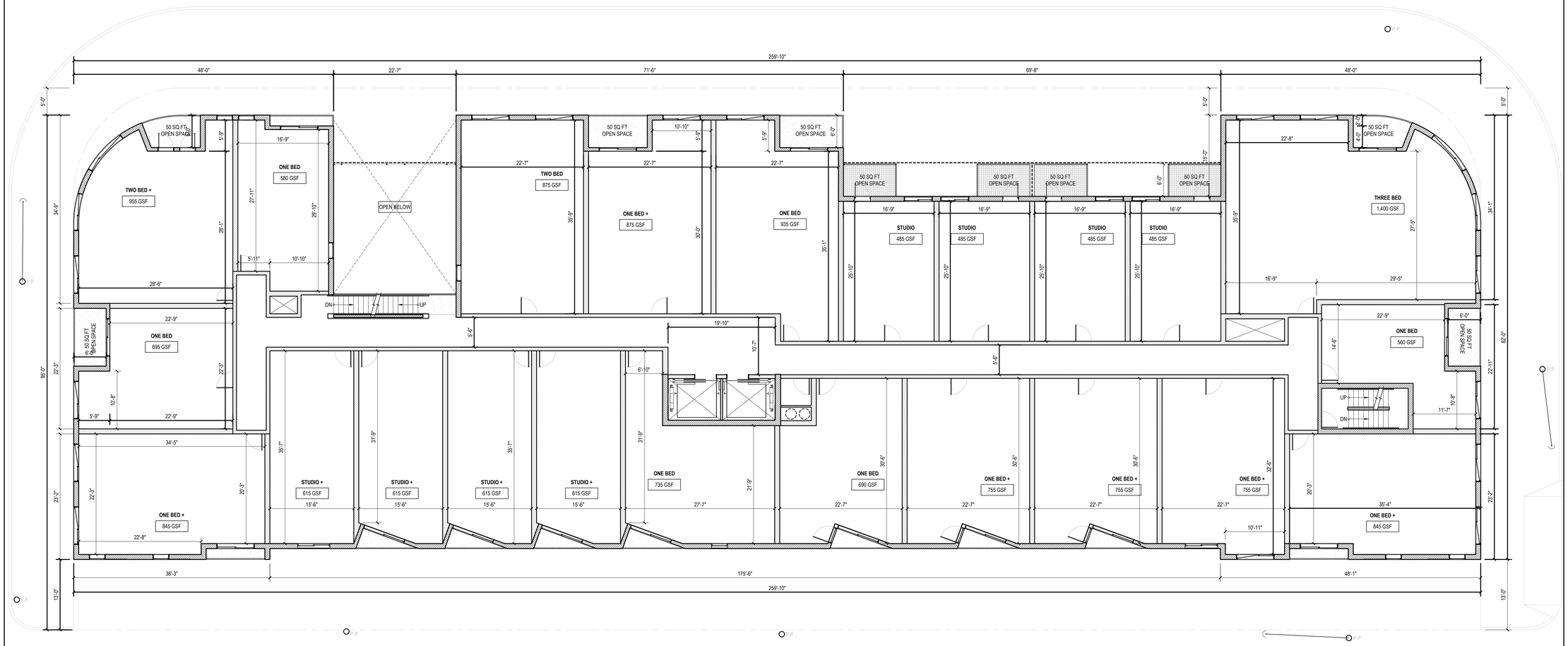

LEVEL 04 FLOOR PLAN

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

FLOOR 04 SUMMARY

(23) RESIDENTIAL UNITS	
RESIDENTIAL AREA	17,755 SF
PRIVATE OPEN SPACE (x11)	550 S

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LEVEL 04
FLOOR PLAN

A260

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LEVEL 05 FLOOR PLAN

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

PROJECT NORTH

0 4' 8' 16' 32'

FLOOR 05 SUMMARY

(23) RESIDENTIAL UNITS

RESIDENTIAL AREA	17,755 SF
PRIVATE OPEN SPACE (x11)	550 SF

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LEVEL 05
FLOOR PLAN

A270

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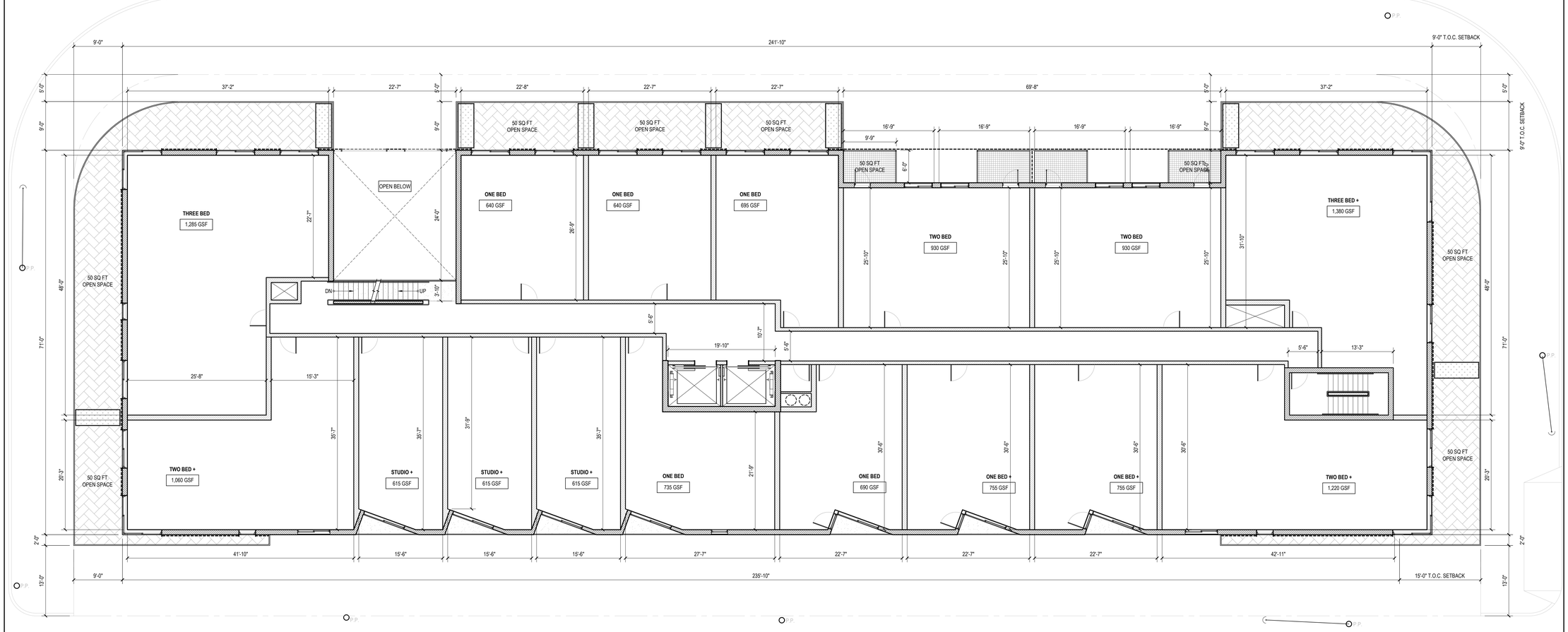

PROJECT NORTH

1

0 4' 8' 16' 32'

LEVEL 06 FLOOR PLAN

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

FLOOR 06 SUMMARY

(16) RESIDENTIAL UNITS

RESIDENTIAL AREA	15,750 SF
PRIVATE OPEN SPACE (x19)	450 SF

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LEVEL 06
FLOOR PLAN

A280

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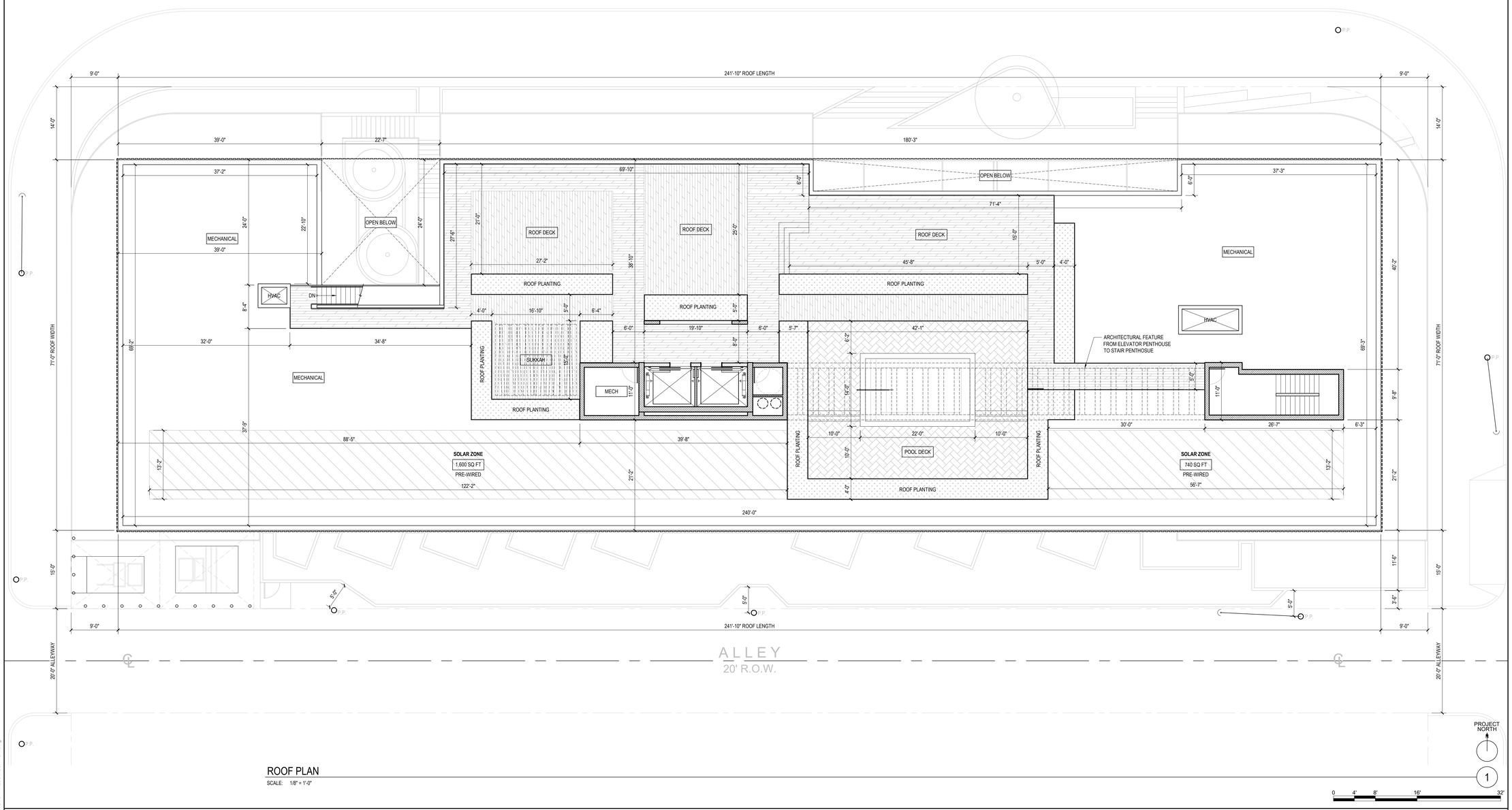

ROOF PLAN

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

ROOF AREA CALCULATIONS

MAIN ROOF AREA	15,530 SF
* SOLAR ZONE = 15% ROOF AREA =	2,330 SF

COMMON OPEN SPACE PROVIDED		(15 FT MIN DIMENSION, 400 SF MIN AREA)
GROUND FLOOR PLAZA		1,000 SF (OPEN TO SKY)
GROUND FLOOR AMENITY		3,150 SF (PER MAX ALLOWED)
SUNKEN COURTYARD		750 SF (OPEN TO SKY)
ROOF DECKS		4,700 SF (COMMON DECK, POOL DECK)
SUBTOTAL		**9,600 SF COMMON OPEN SPACE**
PRIVATE OPEN SPACE PROVIDED		(6 FT MIN DIMENSION, 50 SF MIN AREA)
LEVEL 02	18 BALCONIES	900 SF
LEVEL 03	11 BALCONIES	550 SF
LEVEL 04	11 BALCONIES	550 SF
LEVEL 05	11 BALCONIES	550 SF
LEVEL 06	9 BALCONIES	450 SF
SUBTOTAL	60 BALCONIES	**3,000 SF PRIVATE OPEN SPACE**
TOTAL OPEN SPACE:		**12,600 SF PROVIDED**

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ROOF PLAN

A290

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SOUTH ELEVATION (ALLEY FRONTAGE) — 2

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

NORTH ELEVATION (PICO BOULEVARD FRONTAGE) — 1

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

AVERAGE GRADE PLANE CALCULATIONS

NORTHWEST GRADE	204.50'
NORTHEAST GRADE	193.00'
SOUTHEAST GRADE	191.50'
SOUTHWEST GRADE	203.50'
AVERAGE GRADE PLANE	198.13'

0 4' 8' 16' 32'

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EXTERIOR ELEVATIONS

A300

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WEST ELEVATION (REEVES STREET FRONTAGE) 2

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

EAST ELEVATION (BEVERLY DRIVE FRONTAGE) 1

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

AVERAGE GRADE PLANE CALCULATIONS

NORTHWEST GRADE	204.50'
NORTHEAST GRADE	193.00'
SOUTHEAST GRADE	191.50'
SOUTHWEST GRADE	203.50'
AVERAGE GRADE PLANE	198.13'

0 4' 8' 16' 32'

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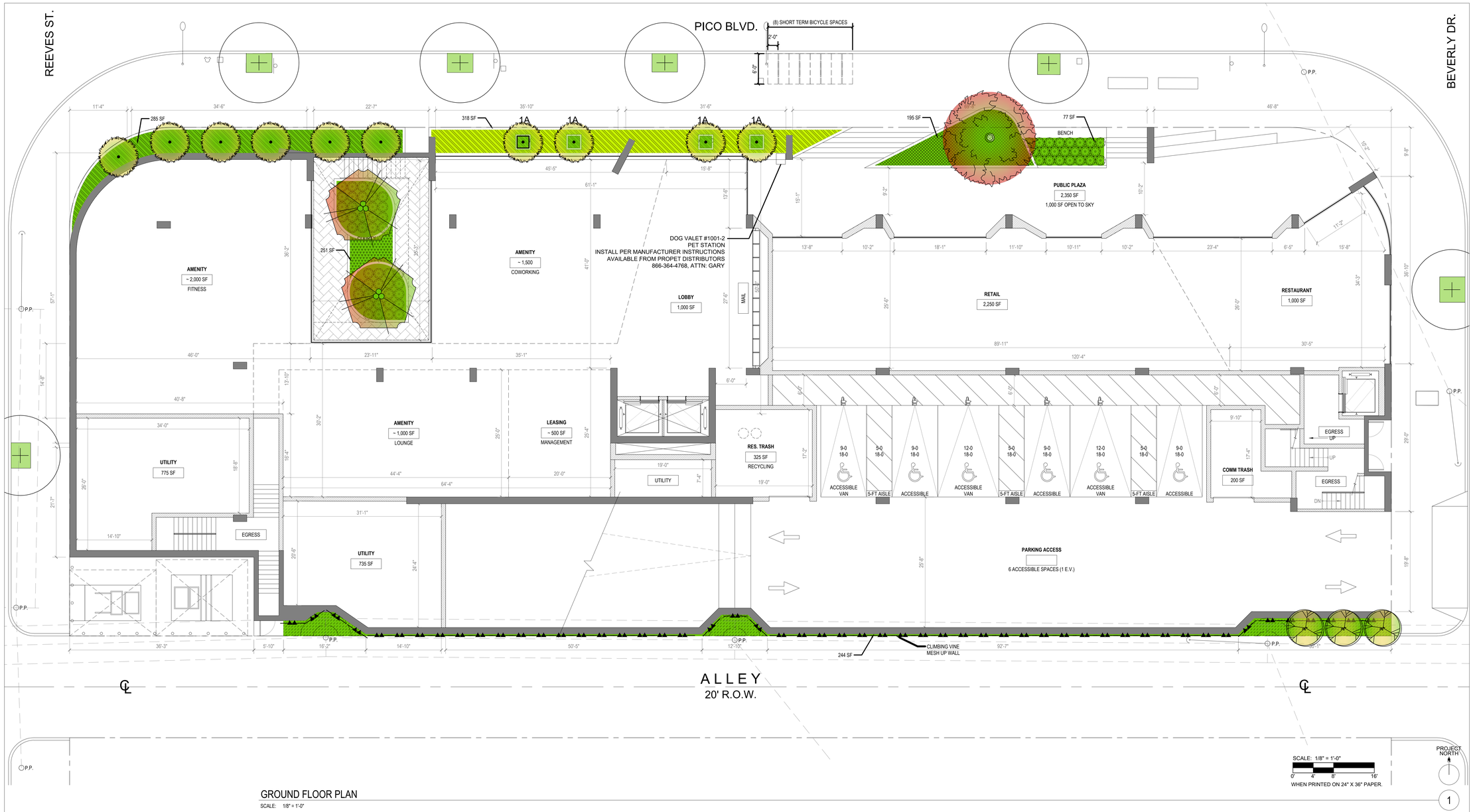
EXTERIOR ELEVATIONS

A301



SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
WHEN PRINTED ON 24" X 36" PAPER.

PROJECT NORTH

GROUND FLOOR PLAN

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

1

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	2	48" Box	M	multi-trunk
	Cercidium 'Desert Museum' / Thornless Palo Verde	13	36" Box	VL	multi-trunk
	Erythrina x sykesii / Australian Coral Tree	1	72" Box	M	
	Gingko biloba 'Fairmount' / Maidenhair tree	10	36" Box	M	
	Melaleuca quinquenervia / Paperbark tree	3	36" Box	L	multi-trunk
	Tristania conferta / Brisbane Box	10	36" Box	M	
	Street trees per City of Los Angeles	6	36" Box	n/a	

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	SHRUBS				
	Agave vilmoriniana / Octopus agave @ 30" o.c.	.	5g	L	
	Asparagus densiflorus ' Myers' / Myers asparagus @ 18" o.c.	.	1g	M	
	Bougainvillea 'Rosenka'/ Bougainvillea @ 30" o.c.	-	5g	L	
	Chondropetalum tectorum / Cape rush @ 30" o.c.	.	5g	L	
	Clivia miniata / Clivia @ 18" o.c.	.	5g	L	
	Dianella tasmanica / Tasman Flax Lily @ 24" o.c.	.	5g	M	
	Dodonaea viscosa 'Purpurea' / Purple-leafed Hop-bush @ 30/36" o.c.	.	5g	L	
	Ligustrum japonicum 'Texanum' / Waxleaf privet @ 36" o.c.	.	5g	M	
	Lomandra 'Platinum Beauty' / Var. Dwarf Mat Rush, @ 18" o.c.	.	1g	L	
	Pennisetum alopecuroides 'Little Bunny' / Dwarf fountain grass @ 12" o.c.	.	1g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 24" o.c.	.	5g	M	
	Rosa spp. 'Iceberg' / Iceberg Rose @ 36" o.c.	.	5g	M	
	Westringia fruticosa / Coast rosemary @ 30" o.c.	.	5g	L	

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	VINES				
	Distictis 'Rivers' / Royal trumpet vine @ 48" o.c.	53	15 gal	M	From Berylwood, no substitute
	GROUND COVER				
	Carex divulsa / Berkeley sedge x sf @ 12" o.c. = x plants	.	flat	L	
	Lantana montevidensis 'Spreading White' / Lantana, x sf @ 18" o.c. (in fiberglass)	.	1g	L	
	Tradescantia pallida 'Purple Heart' / Wandering Jew @ 12" o.c.	.	1g	M	

COLOR LANDSCAPING

- LANDSCAPE AREAS
- LID PLANTERS
- WATER

NOTE:
FOR ALL PLANTING AREAS NOT IN NATURAL SOIL,

SOIL DEPTH FOR TREES = 36" MIN.
SOIL DEPTH FOR SHRUBS = 18" MIN.

AREA SUMMARY

TOTAL LOT AREA = APPROX. 25,823 SF

LANDSCAPE AREA OF PROJECT = 4,277 SF

POTENTIAL LANDSCAPE AREA = 25,823 SF (TOTAL LOT) - 21,930 SF (BUILDING) = 3,893 SF

(1 TREE / 4 UNITS) REQUIRED = 115 UNITS / 4 = 29 TREES
TREES PROVIDED = 48 (165%)

COMMON OPEN SPACE AREA PER ARCHITECT'S DRAWING:
1ST LEVEL COURTYARD 750 SF
ROOF DECKS 2,300 SF
TOTAL = 3,050 SF

REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 763 SF (25% OF OPEN SPACE)

PROVIDED LANDSCAPE AREA OF COMMON OPEN SPACE:
1ST LEVEL COURTYARD 251 SF
ROOF DECKS 1,055 SF
TOTAL = 1,306 SF (43%)

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8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

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COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #6620

PICO BLVD MIXED-USE

9500 PICO BOULEVARD
LOS ANGELES, CA 90035

PROJECT NO:PIC18-P

ISSUE RECORD

-	07.08.2019	T.O.C. VERIFICATION
-	07.29.2019	ENTITLEMENT SET
-	02.27.2020	PLANNING SET
-	03.27.2020	PLANNING SET
-	07.31.2020	CA DENSITY BONUS

GROUND LANDSCAPE PLAN

L1.0

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LEVEL 02 FLOOR PLAN

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

1

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	2	48" Box	M	multi-trunk
	Cercidium 'Desert Museum' / Thornless Palo Verde	13	36" Box	VL	multi-trunk
	Erythrina x sykesii / Australian Coral Tree	1	72" Box	M	
	Gingko biloba 'Fairmount' / Maidenhair tree	10	36" Box	M	
	Melaleuca quinquenervia / Paperbark tree	3	36" Box	L	multi-trunk
	Tristania conferta / Brisbane Box	10	36" Box	M	
	Street trees per City of Los Angeles	6	36" Box	n/a	

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	SHRUBS				
	Agave vilmoriniana / Octopus agave @ 30" o.c.	.	5g	L	
	Asparagus densiflorus ' Myers' / Myers asparagus @ 18" o.c.	.	1g	M	
	Bougainvillea 'Rosenka'/ Bougainvillea @ 30" o.c.	-	5g	L	
	Chondropetalum tectorum / Cape rush @ 30" o.c.	.	5g	L	
	Clivia miniata / Clivia @ 18" o.c.	.	5g	L	
	Dianella tasmanica / Tasman Flax Lily @ 24" o.c.	.	5g	M	
	Dodonaea viscosa 'Purpurea' / Purple-leafed Hop-bush @ 30/36" o.c.	.	5g	L	
	Ligustrum japonicum 'Texanum' / Waxleaf privet @ 36" o.c.	.	5g	M	
	Lomandra 'Platinum Beauty' / Var. Dwarf Mat Rush, @ 18" o.c.	.	1g	L	
	Pennisetum alopecuroides 'Little Bunny' / Dwarf fountain grass @ 12" o.c.	.	1g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 24" o.c.	.	5g	M	
	Rosa spp. 'Iceberg' / Iceberg Rose @ 36" o.c.	.	5g	M	
	Westringia fruticosa / Coast rosemary @ 30" o.c.	.	5g	L	

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	VINES				
	Distictis 'Rivers' / Royal trumpet vine @ 48" o.c.	53	15 gal	M	From Berylwood, no substitute
	GROUND COVER				
	Carex divulsa / Berkeley sedge x sf @ 12" o.c. = x plants	.	flat	L	
	Lantana montevidensis 'Spreading White' / Lantana, x sf @ 18" o.c. (in fiberglass)	.	1g	L	
	Tradescantia pallida 'Purple Heart' / Wandering Jew @ 12" o.c.	.	1g	M	

COLOR LANDSCAPING

- LANDSCAPE AREAS
- LID PLANTERS
- WATER

NOTE:
FOR ALL PLANTING AREAS NOT IN NATURAL SOIL,

SOIL DEPTH FOR TREES = 36" MIN.
SOIL DEPTH FOR SHRUBS = 18" MIN.

PLANTER BOX SIZE SCHEDULE:

SYM.	DIMENSIONS	QTY
2A	L 60" X W 60" X H 42"	10

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.

PLANTERS AVAILABLE FROM:
OLD TOWN FIBERGLASS
456 SOUTH MONTGOMERY WAY
ORANGE, CA 92868-4015
TEL: 714-633-3732
FAX: 714-633-3917
EMAIL: INFO@OLDTOWNFIBERGLASS.COM
ATTN: JOAN

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LEVEL 02 LANDSCAPE PLAN
L1.1

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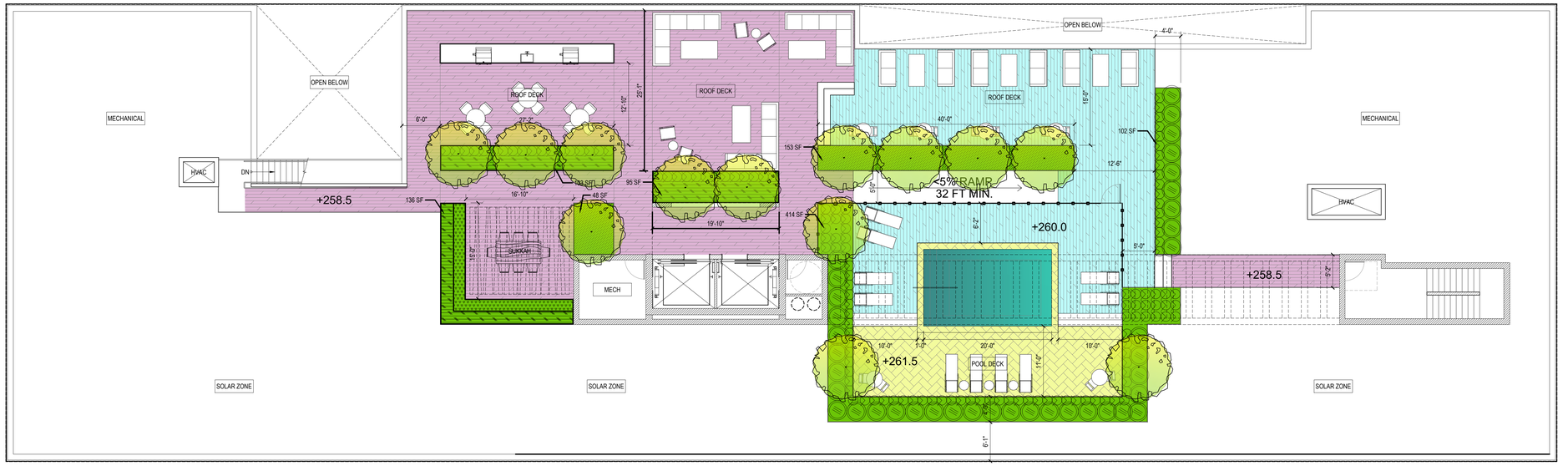
2021-01-28 Pico DD Planning Review Set



ALLEY
20' R.O.W.

PROJECT NORTH

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
WHEN PRINTED ON 24" X 36" PAPER.

ROOF PLAN

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

1

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	2	48" Box	M	multi-trunk
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	Erythrina x sykesii / Australian Coral Tree	1	72" Box	M	
	Gingko biloba 'Fairmount' / Maidenhair tree	10	36" Box	M	
	Melaleuca quinquenervia / Paperbark tree	3	36" Box	L	multi-trunk
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Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	SHRUBS				
	Agave vilmoriniana / Octopus agave @ 30" o.c.	.	5g	L	
	Asparagus densiflorus ' Myers' / Myers asparagus @ 18" o.c.	.	1g	M	
	Bougainvillea 'Rosenka'/ Bougainvillea @ 30" o.c.	-	5g	L	
	Chondropetalum tectorum / Cape rush @ 30" o.c.	.	5g	L	
	Clivia miniata / Clivia @ 18" o.c.	.	5g	L	
	Dianella tasmanica / Tasman Flax Lily @ 24" o.c.	.	5g	M	
	Dodonaea viscosa 'Purpurea' / Purple-leafed Hop-bush @ 30/36" o.c.	.	5g	L	
	Ligustrum japonicum 'Texanum' / Waxleaf privet @ 36" o.c.	.	5g	M	
	Lomandra 'Platinum Beauty' / Var. Dwarf Mat Rush, @ 18" o.c.	.	1g	L	
	Pennisetum alopecuroides 'Little Bunny' / Dwarf fountain grass @ 12" o.c.	.	1g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 24" o.c.	.	5g	M	
	Rosa spp. 'Iceberg' / Iceberg Rose @ 36" o.c.	.	5g	M	
	Westringia fruticosa / Coast rosemary @ 30" o.c.	.	5g	L	

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
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	Distictis 'Rivers' / Royal trumpet vine @ 48" o.c.	53	15 gal	M	From Berylwood, no substitute
	GROUND COVER				
	Carex divulsa / Berkeley sedge x sf @ 12" o.c. = x plants	.	flat	L	
	Lantana montevidensis 'Spreading White' / Lantana, x sf @ 18" o.c. (in fiberglass)	.	1g	L	
	Tradescantia pallida 'Purple Heart' / Wandering Jew @ 12" o.c.	.	1g	M	

COLOR LANDSCAPING
- LANDSCAPE AREAS
- LID PLANTERS
- WATER

NOTE:
FOR ALL PLANTING AREAS NOT IN NATURAL SOIL,

SOIL DEPTH FOR TREES = 36" MIN.
SOIL DEPTH FOR SHRUBS = 18" MIN.

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COURTLAND STUDIO, LLC
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F: 818-788-3217
Licensed Landscape Architect #3630

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ROOF LANDSCAPE PLAN
L1.2

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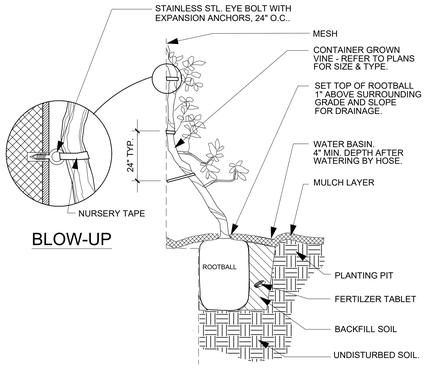
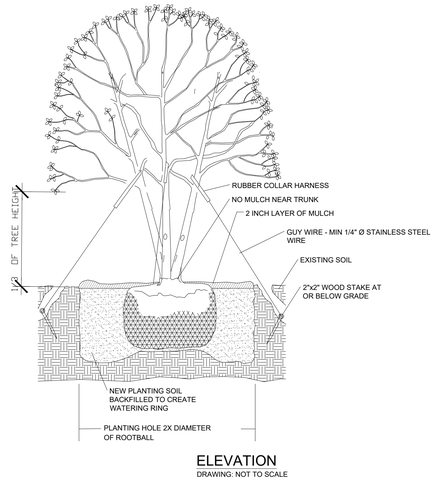


VINE ON POST OR TRELLIS 8

SCALE: N.T.S.

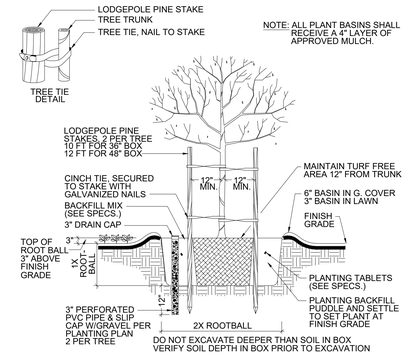


ELEVATION

DRAWING: NOT TO SCALE

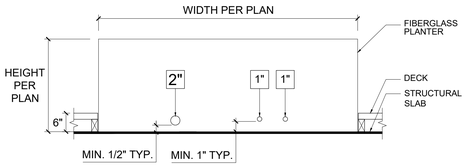
MULTI-TRUNK TREE 5

SCALE: N.T.S.

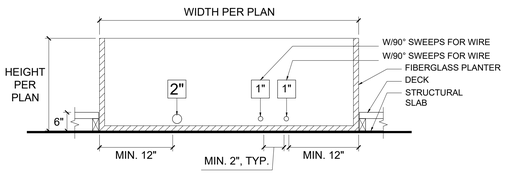


DOUBLE STAKED TREE 1

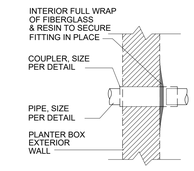
SCALE: N.T.S.



A PLANTER WITH COUPLINGS - ELEVATION



B PLANTER WITH COUPLINGS - SECTION

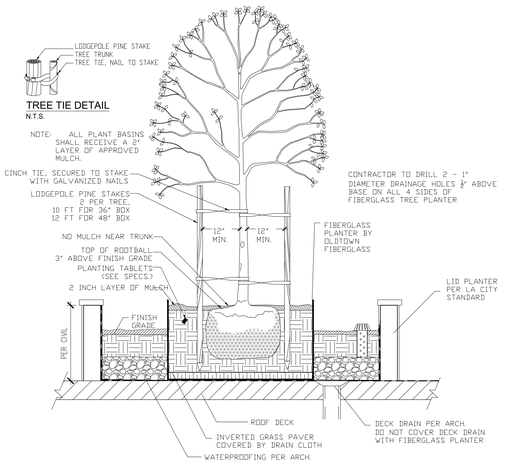


C PLANTER COUPLING DETAIL

PLANTER BOX COUPLING LAYOUT 9

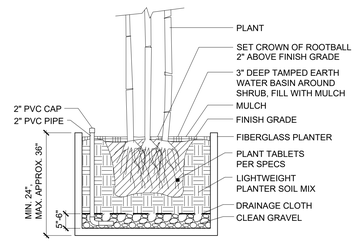
SCALE: N.T.S.

FOR BIDDING PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS BASED ON FIELD LAYOUT PRIOR TO ORDER.



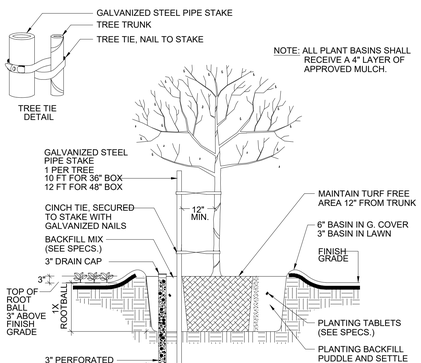
TREE IN LID PLANTER 6

SCALE: N.T.S.



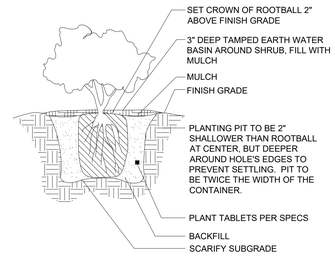
FIBERGLASS PLANTER 7

SCALE: N.T.S.



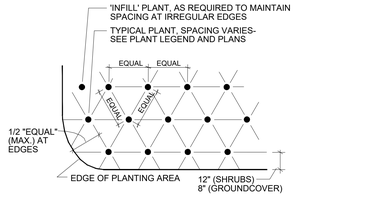
STREET TREE 2

SCALE: N.T.S.



SHRUB PLANTING 3

SCALE: N.T.S.



NOTE:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL SPACING
SEE SPECIFICATIONS FOR FURTHER INFORMATION

SHRUB AND GROUNDCOVER SPACING 4

SCALE: N.T.S.

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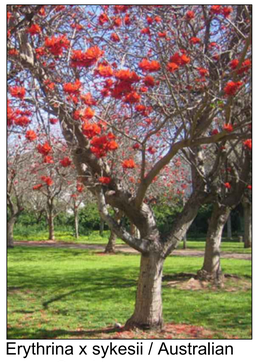
LANDSCAPE DETAILS

L1.3

2021-01-28 Pico DD Planning Review Set

1ST LEVEL

Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple


Erythrina x sykesii / Australian Coral tree

Gingko biloba / Maidenhair tree

Melaleuca quinquenervia / Paperbark tree

Philodendron 'Xanadu' / Xanadu philodendron

Carex divulsa / Berkeley sedge

Clivia miniata / Clivia

Dianella tasmanica / Tasman flax lily

Tradescantia pallida 'Purple Heart' / Wandering Jew

Philodendron 'Xanadu' / Xanadu philodendron

Distictis 'Rivers' / Royal trumpet vine

2ND LEVEL

Tristania conferta / Brisbane Box

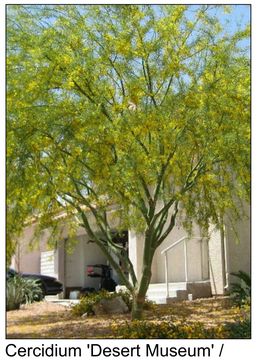
Bougainvillea 'Rosenka' / Bougainvillea

Pennisetum a. 'Little Bunny' / Dwarf fountain grass

Chondropetalum tectorum / Cape rush

Asparagus densiflorus ' Myers' / Myers asparagus

ROOF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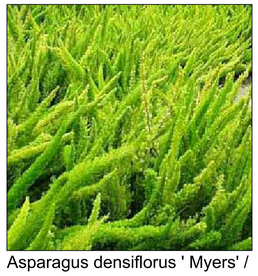
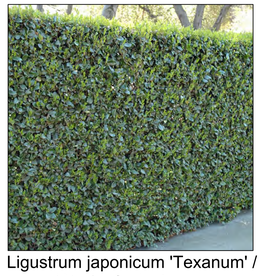

Asparagus densiflorus ' Myers' / Myers asparagus

Lomandra 'Platinum Beauty' / Variegated mat rush


Ligustrum japonicum 'Texanum' / Waxleaf privet

Tradescantia pallida 'Purple Heart' / Wandering Jew

Lantana m. 'Spreading White' / Lantana

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PLANT PHOTOS

L1.4

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EXHIBIT B

ENVIRONMENTAL DOCUMENTS

ENV-2020-5838-ND

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

NEGATIVE DECLARATION

9500 Pico Mixed-Use Project

Case Number: ENV-2020-5838-ND
CPC-2020-5837-DB-CU-SPR-VHCA

Project Location: 9500 - 9530 W. Pico Boulevard, Los Angeles, CA 90035

Community Plan Area: West Los Angeles

Council District: 5 – Paul Koretz

Project Description: TRG 9500 W Pico LLC (the "Applicant") proposes the demolition of a car wash, food stand, and office building for the construction, use, and maintenance of a six-story mixed-use building with a total of 108 residential dwelling units and a total of 3,250 square feet of commercial space (1,000 square-foot restaurant and 2,250 square feet of retail). The Project Site consists of ten parcels in the City of Los Angeles, on the south side of Pico Boulevard, between Beverly Drive and Reeves Street. The Proposed Project's total floor area would consist of 96,871 square feet resulting in a floor area ratio of 3.75:1. Up to 12,600 square feet of open space would be provided, consisting of common open space and private balconies. A total of 134 parking spaces would be provided within two levels of subterranean parking. Additionally, the Proposed Project would be consistent with the applicable parking requirements of the LAMC for bicycle parking spaces.

The Applicant is requesting the following discretionary approvals: (1) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a mixed-use housing development with 108 units and 3,250 square feet of commercial space, and with the following four Off-Menu Density Bonus Incentives/Waivers: (a) an increase in FAR from 1.5:1 to a maximum of 3.75:1, (b) an increase in height from 45 feet and 3 stories to 72 feet and 6 stories, (c) to provide 52 percent of the residential parking stalls as compact stalls, and (d) to waive the required commercial loading space; (2) Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a 50 percent density increase, in exchange for reserving 17 percent of the base density as very low income units (13 units); and (3) Pursuant to LAMC Section 16.50, Site Plan Review for a proposed residential building creating more than 50 net dwelling units. In addition, pursuant to various sections of the LAMC, the Applicant will also request various ministerial administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition, grading, foundation, haul route (for the export of approximately 21,040 cubic yards of soil), and building construction for the Project Site. There are no native trees on the Project Site that are protected by the LAMC Protected Tree Ordinance (Ord. No. 177404); however the Project proposes the removal and replacement of 3 street trees within the public right-of-way subject to the approval of the Urban Forestry Division of the Department of Public Works.

PREPARED FOR:	**PREPARED BY:**	**APPLICANT:**
The City of Los Angeles Department of City Planning	Parker Environmental Consultants, LLC	TRG 9500 W Pico LLC

July 2021

INITIAL STUDY CHECKLIST
NEGATIVE DECLARATION

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APPENDIX B: ENERGY CONSUMPTION WORKSHEETS

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Feffer Geological Consulting, Inc., Geotechnical Investigation, Proposed Five-Story Building Over Three Subterranean Levels, 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035, December 6, 2018.

[1] *The Department of City Planning case number was revised from ENV-2019-4574 to ENV-2020-5838. Because some of the technical reports and agency response letters were prepared prior to the updated case number, the prior case number may appear on these reports. However, all of these reports are associated with the Project.*

APPENDIX D: GREENHOUSE GAS EMISSIONS CALCULATIONS WORKSHEETS

APPENDIX E: ENVIRONMENTAL SITE ASSESSMENT

E. 1 Partner Engineering and Science, Inc., Phase I Environmental Site Assessment Report, Century West Car Wash, 9500 West Pico Boulevard, Los Angeles, CA 90035, January 18, 2017.

E.2 Apex Companies, LLC, Path to Closure Narrative, Century West Car Wash, 9500 W. Pico Boulevard, Los Angeles, CA 90035, LARWQCB#900640107, March 25, 2021.

APPENDIX F: NOISE MONITORING DATA AND CALCULATIONS WORKSHEETS

APPENDIX G: TRANSPORTATION STUDY

G.1: Crain & Associates, Trip Generation Assessment for the 9500 W. Pico Boulevard Mixed-Use Project, City of Los Angeles, August 14, 2020.

G.2: City of Los Angeles, Department of Transportation, Inter-Departmental Correspondence to the Department of City Planning, Trip Generation Assessment for the Proposed Mixed-Use Project Located at 9500 West Pico Boulevard (Revised 3rd version), DOT Case No. WLA19-108250, November 30, 2020.

APPENDIX H: CULTURAL RECORDS SEARCH

H.1: South Central Coastal Information Center, Records Search Results for the 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF], October 15, 2019.

H.2: Natural History Museum, Paleontological Resources for the Proposed 9500 Pico Mixed-Use Project, Project # ENV-2019-4574-EAF, in the City of Los Angeles, Los Angeles County, Project Area, September 19, 2019.

APPENDIX I: METHANE REPORT

Brownfield Subslab, Subsurface Methane Investigation for 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035, March 3, 2020.

APPENDIX J: TREE REPORT

Courtland Studio, LLC, Landscape Architecture, Trees at 9500 Pico Boulevard, Los Angeles, CA 90035, February 18, 2020.

APPENDIX K: UTILITIES AND SERVICE RESPONSE LETTERS

K.1: Los Angeles Department of Water and Power, Water and Electricity Connection Services Request, 9500 Pico Mixed-Use Project, March 30, 2020.

K.2: City of Los Angeles, Bureau of Sanitation, 9500 Pico Mixed-Use Project – Request for Wastewater Services Information, February 12, 2020.

K.3: Los Angeles Police Department, The 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF], March 20, 2020.

K.4: Los Angeles Unified School District, Facilities Services Division, 9500-9530 Pico Mixed-Use Project, 9500 West Pico Boulevard, Los Angeles, CA 90035, April 10, 2020.

K.5: Los Angeles Public Library, 9500 Pico Boulevard Mixed Use Project, Request for Information, Los Angeles Public Library Response, April 8, 2020.

APPENDIX L: QUALITATIVE HEALTH RISK ASSESSMENT

Ardent Environmental Group, Inc., Qualitative Health Risk Assessment, 9500 Pico Boulevard, Los Angeles, California, March 25, 2021.

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INITIAL STUDY/ NEGATIVE DECLARATION (IS/ND)

Section 1. Introduction

Project Information

Project Title: 9500 Pico Mixed-Used Project
Project Location: 9500 – 9530 W Pico Boulevard, Los Angeles, CA 90035

Project Applicant: TRG 9500 W Pico LLC
11150 W. Olympic Boulevard, Suite 975
Los Angeles, CA 90064

Lead Agency: City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

An application for the proposed 9500 Pico Mixed-Use Project ("Proposed Project") has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the Proposed Project is subject to the California Environmental Quality Act (CEQA), and the preparation of an Initial Study is required.

This Initial Study/ Negative Declaration (IS/ND) analyzes potential environmental effects resulting from construction, implementation, and operation of the Proposed Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). Based on the analysis provided within this IS/ND, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 Purpose of an Initial Study

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or

mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

1.2. Organization of the Initial Study

This Initial Study is organized into six sections as follows:

Section 1. Introduction: This Section provides introductory information such as the Proposed Project title, the Project Applicant, and the lead agency for the Proposed Project.

Section 2. Executive Summary: This Section provides the Proposed Project information, identifies key areas of environmental concern, and includes a determination whether the Proposed Project may have a significant effect on the environment.

Section 3. Project Description: This Section provides a description of the environmental setting and the Proposed Project, including project characteristics, related project information and a list of requested discretionary actions.

Section 4. Evaluation of Environmental Impacts: This Section contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Proposed Project.

Section 5. Preparers and Persons Consulted: This Section provides a list of consultant team members and governmental agencies that participated in the preparation of the IS.

Section 6. References, Acronyms and Abbreviations: This Section includes various documents and information used and referenced during the preparation of the IS, along with a list of commonly used acronyms.

1.3. CEQA Process

In compliance with the State CEQA Guidelines, the City, as the Lead Agency for the Proposed Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, an effort will be made to inform, contact, and solicit input on the Proposed Project from various government agencies and the general public, including stakeholders and other interested parties.

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared an Initial Study to identify the preliminary environmental impacts of the Proposed Project. The Initial Study for the Proposed Project determined that the Proposed Project would not have significant environmental impacts.

If this IS/ND and the Proposed Project are approved by the City, then within five days of the action, the City will file a Notice of Determination with the County Clerk. The Notice of Determination is posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the Lead Agency by any person, either orally or in writing, during the public comment period.

INITIAL STUDY

Section 2. Executive Summary

Project Title:	9500 Pico Mixed-Use Project
Environmental Case Number:	ENV-2020-5838-ND
Related Cases:	CPC-CPC-2020-5837-DB-CU-SPR-VHCA
Project Location:	9500-9530 W. Pico Boulevard Los Angeles, CA 90035
Community Plan Area:	West Los Angeles
Council District:	5 – Paul Koretz
Lead City Agency:	City of Los Angeles Department of City Planning
Staff Contact Name and Address:	More Song 200 N. Main Street, Room 763 Los Angeles CA 90012
Phone Number:	(213) 978-1319
Applicant Name and Address:	TRG 9500 W. Pico, LLC 11150 W. Olympic Boulevard, Suite 975 Los Angeles, CA 90064
Phone Number:	(310) 551-0660
General Plan Designation:	Neighborhood Commercial
Zoning:	C4-1VL-O

PROJECT DESCRIPTION:

TRG 9500 W Pico LLC (the "Applicant") proposes the demolition of a car wash, food stand, and office building for the construction, use, and maintenance of a six-story mixed-use building with a total of 108 residential dwelling units and a total of 3,250 square feet of commercial space (1,000 square-foot restaurant and 2,250 square feet of retail). The Project Site consists of ten parcels in the City of Los Angeles, on the south side of Pico Boulevard, between Beverly Drive and Reeves Street. The Proposed Project's total floor area would consist of 96,871 square feet resulting in a floor area ratio of 3.75:1. Up to 12,600 square feet of open space would be provided, consisting of common open space and private balconies. A total of 134 parking spaces would be provided within two levels of subterranean parking. Additionally, the Proposed Project would be consistent with the applicable parking requirements of the LAMC for bicycle parking spaces.

The Applicant is requesting the following discretionary approvals: (1) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a mixed-use housing development with 108 units and 3,250 square feet of commercial space, and with the following four Off-Menu Density Bonus Incentives/Waivers: (a) an increase in FAR from 1.5:1 to a maximum of 3.75:1, (b) an increase in height from 45 feet and 3 stories to 72 feet and 6 stories, (c) to provide 52 percent of the residential parking stalls as compact stalls, and (d) to waive the required commercial loading space; (2) Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a 50 percent density increase, in exchange for reserving 17 percent of the base density as very low income units (13 units); and (3) Pursuant to LAMC Section 16.50, Site Plan Review for a proposed residential building creating more than 50 net dwelling units. In addition, pursuant to various sections of the LAMC, the Applicant will also request various ministerial administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition, grading, foundation, haul route (for the export of approximately 21,040 cubic yards of soil), and building construction for the Project Site. There are no native trees on the Project Site that are protected by the LAMC Protected Tree Ordinance (Ord. No. 177404); however the Project proposes the removal and replacement of 3 street trees within the public right-of-way subject to the approval of the Urban Forestry Division of the Department of Public Works.

ENVIRONMENTAL SETTING:

The Project Site includes ten parcels with the following Assessor Parcel Numbers (APN No. 4306-002-013 and 4306-002-023) and encompasses approximately 25,823 square feet of gross lot area (0.59 acres). The Project Site is currently occupied by a car wash, food stand, and office building. The properties surrounding the Project Site include a mix of commercial uses (including restaurants and retail), multi-family residential, hotels, and office uses.

(For additional detail, see “Section 3. Project Description”).

Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.): N/A

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

YES. Consultation was requested by the Gabrieleno Band of Mission Indians – Kizh Nation on February 4, 2021; however, on March 23, 2021, this tribe stated that upon closer evaluation of the project, it was determined that no further discussion was necessary, and that the tribe would not seek further consultation regarding the Proposed Project. No other tribes requested consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.). Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture and Forestry Resources	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology / Water Quality	☐ Transportation
☐ Biological Resources	☐ Land Use / Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance

DETERMINATION (to be completed by Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Heather Bleemers	Senior City Planner
PRINTED NAME	**TITLE**
	July 2, 2021
SIGNATURE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and

    b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY/ NEGATIVE DECLARATION

Section 3. Project Description

A. Project Summary

TRG 9500 W Pico LLC (the "Applicant") proposes the demolition of a car wash, food stand, and office building for the construction, use, and maintenance of a six-story mixed-use building with a total of 108 residential dwelling units and a total of 3,250 square feet of commercial space (1,000 square-foot restaurant and 2,250 square feet of retail). The Project Site consists of ten parcels in the City of Los Angeles, on the south side of Pico Boulevard, between Beverly Drive and Reeves Street. The Proposed Project's total floor area would consist of 96,871 square feet resulting in a floor area ratio of 3.75:1. Up to 12,600 square feet of open space would be provided, consisting of common open space and private balconies. A total of 134 parking spaces would be provided within two levels of subterranean parking. Additionally, the Proposed Project would be consistent with the applicable parking requirements of the LAMC for bicycle parking spaces.

The Applicant is requesting the following discretionary approvals: (1) Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a mixed-use housing development with 108 units and 3,250 square feet of commercial space, and with the following four Off-Menu Density Bonus Incentives/Waivers: (a) an increase in FAR from 1.5:1 to a maximum of 3.75:1, (b) an increase in height from 45 feet and 3 stories to 72 feet and 6 stories, (c) to provide 52 percent of the residential parking stalls as compact stalls, and (d) to waive the required commercial loading space; (2) Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a 50 percent density increase, in exchange for reserving 17 percent of the base density as very low income units (13 units); and (3) Pursuant to LAMC Section 16.50, Site Plan Review for a proposed residential building creating more than 50 net dwelling units. In addition, pursuant to various sections of the LAMC, the Applicant will also request various ministerial administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition, grading, foundation, haul route (for the export of approximately 21,040 cubic yards of soil), and building construction for the Project Site. There are no native trees on the Project Site that are protected by the LAMC Protected Tree Ordinance (Ord. No. 177404); however the Project proposes the removal and replacement of 3 street trees within the public right-of-way subject to the approval of the Urban Forestry Division of the Department of Public Works.

B. Environmental Setting

1. Project Location

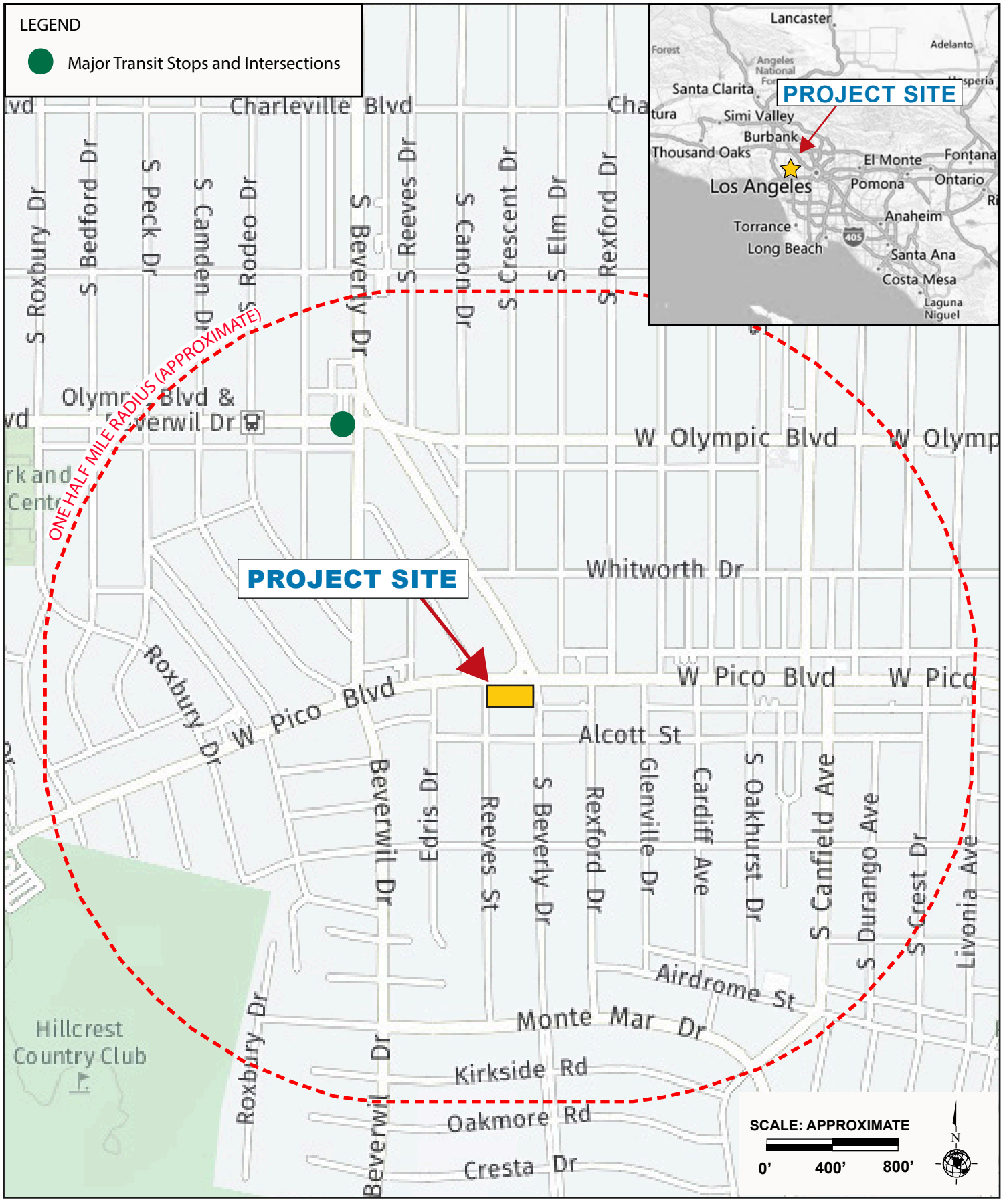
The Project Site is located in the West Los Angeles Community Plan area within the City of Los Angeles. The Project Site's location within the City of Los Angeles and the greater Los Angeles region is depicted in Figure 3.1, Project Location Map. The Project Site encompasses ten parcels and comprises approximately 25,823 square feet of gross lot area (0.59 acres). The Project Site's property addresses, Assessor's Parcel Numbers (APN), land use and lot area are summarized in Table 3.1, Summary of the Project Site, below.

Table 3.1
Summary of Project Site

Address	APN	Existing Land Use	Lot Area (square feet)
9500 W. Pico Boulevard	4306-002-023	Car Wash with food stand	25,823
9516 W. Pico Boulevard	4306-002-013		
9524 W. Pico Boulevard 9526 W. Pico Boulevard 9528 W. Pico Boulevard 9530 W. Pico Boulevard	4306-002-013	One-story office building	
Sources: City of Los Angeles Department of City Planning, Zone Information and Map Access System, website: http://zimas.lacity.org/, accessed August 2019.			

The Project Site is generally bound by Pico Boulevard to the north; Reeves Street to the west; Beverly Drive to the east; and an alleyway and multi-family buildings to the south.

Primary vehicular access to the Project Site is provided by the San Diego Freeway (I-405) approximately 2.8 mile to the west and the Santa Monica Freeway (I-10). Local street access is provided by the grid roadway system surrounding the Project Site. Pico Boulevard, which borders the Project Site to the north, is a two-way street providing two travel lanes in each direction. Pico Boulevard is classified as an Avenue I roadway in the City's Mobility Plan. S. Beverly Drive, which borders the Project Site to the east, is a two-way street providing one travel lane in each direction. Beverly Drive, south of Pico Boulevard and adjacent to the Project Site is designated as a Local Street in the City's Mobility Plan. North of Pico Boulevard, Beverly Drive is a designated as an Avenue I roadway. Reeves Street, which borders the Project Site to the west, is a two-way street providing one travel lane in each direction. Reeves Street is designated as a Local Street in the City's Mobility Plan. Street parking is provided along Pico Boulevard, Beverly Drive, and Reeves Street with restrictions. Other major arterial roadways providing access to the Project Site is Santa Monica Boulevard, which is located approximately



Source: Yahoo Maps, 2019.

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Figure 3.1
Project Location Map

1.1 miles northwest of the Project Site and Wilshire Boulevard, which is located approximately 0.8 miles north of the Project Site. Santa Monica Boulevard and Wilshire Boulevard are designated as Avenue I roadways in the City's Mobility Plan.

The Los Angeles Metropolitan Transportation Authority (Metro) and Santa Monica Big Blue Bus (BBB) operate multiple bus lines with multiple bus stops within walking distance from the Project Site. In the vicinity of the Project Site, bus stops are primarily located along Pico Boulevard and Beverly Drive. Bus lines that operate in the Project Site area include, but are not limited to, Metro lines: 14; and Santa Monica Blue BBB line 7 and Rapid Line 7. The Project Site is also situated within easy walking distance to retail, restaurants, entertainment, and other commercial businesses located in the immediate area.

2. Existing Conditions

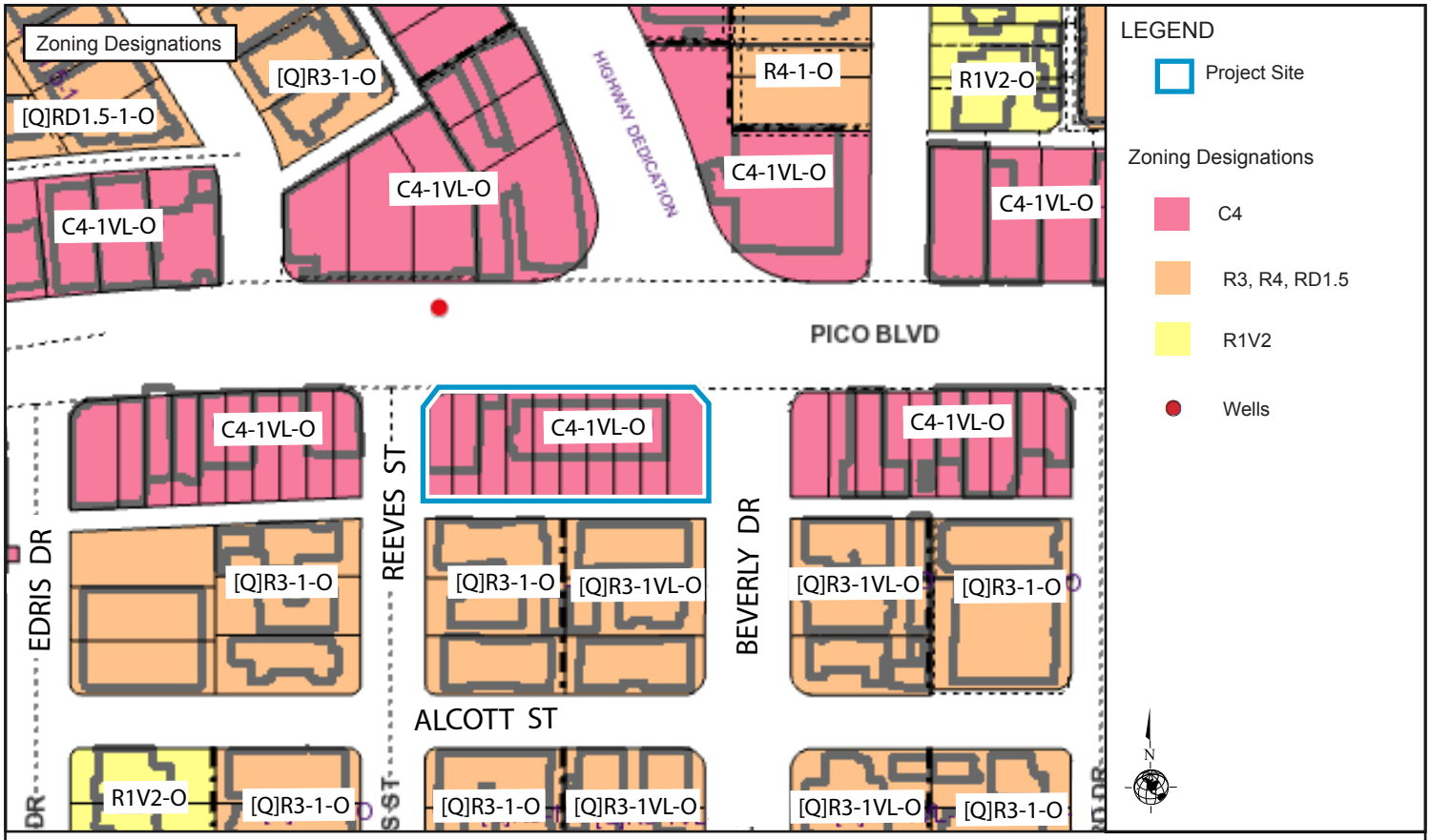
2.1 Zoning and Land Use Designations

Figure 3.2, Zoning and General Plan Designations Figure 3.2, Zoning and General Plan Designations, shows the existing and proposed zonings and land use designations on the Project Site and in the surrounding area. The zoning designations for the Project Site are zoned C4-1VL-O (Commercial Zone) with a General Plan land use designation of Neighborhood Commercial. The zones corresponding to the Neighborhood Commercial designation includes the C1, C1.5, C2, C4, RAS3, RAS4, and P zones. The Project Site is located in Height District No. 1VL. Height District No. 1VL establishes a height restriction of 45 feet above grade, three stories, and a FAR limitation of 3:1 for a C4 zone.

2.1.1 West Los Angeles Community Plan

The Project Site is located within the West Los Angeles Community Plan ("Community Plan") area of the City of Los Angeles. The Community Plan sets forth goals and objectives to maintain the community's distinctive character by: preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of compatible housing opportunities; improving the function, design and economic vitality of commercial and industrial areas; preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance; maximizing development opportunities around future transit systems while minimizing any adverse impacts; and preserving and strengthening commercial and industrial developments to provide a diverse job-producing economic base; and through design guidelines and physical improvements, enhance the appearance of these areas.[2]

[2] *City of Los Angeles Department of City Planning, West Los Angeles Community Plan, July 27, 1999 (pg. II-2).*



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

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Figure 3.2
Zoning and General Plan Land Use Designations

2.2 Existing Site Conditions

Figure 3.3, Aerial Photograph of the Project Site and Surrounding Land Uses, shows an aerial view of the Project Site and identifies the photograph locations for the Project Site and surrounding land use photographs shown in Figure 3.4, Photographs of the Project Site.

The Project Site is currently occupied by a car wash with an associated food stand and a one-story office building. There are four vehicle driveways that provide access to the Project Site: two driveways along Pico Boulevard and two driveways along Beverly Drive that provide access to the car wash. The adjacent alleyway to the south provides access to the rear parking of the office building. The Project Site contains one tree fronting the alleyway on the car wash property. There are three street trees on the public right-of-way adjacent to the Project Site: two trees along Pico Boulevard and one tree along Beverly Drive. The Proposed Project proposes to remove the on-site tree and three street trees; any replacement and new planting of street trees will be to the satisfaction of the Bureau of Street Services, Urban Forestry Division.

3. Surrounding Land Uses

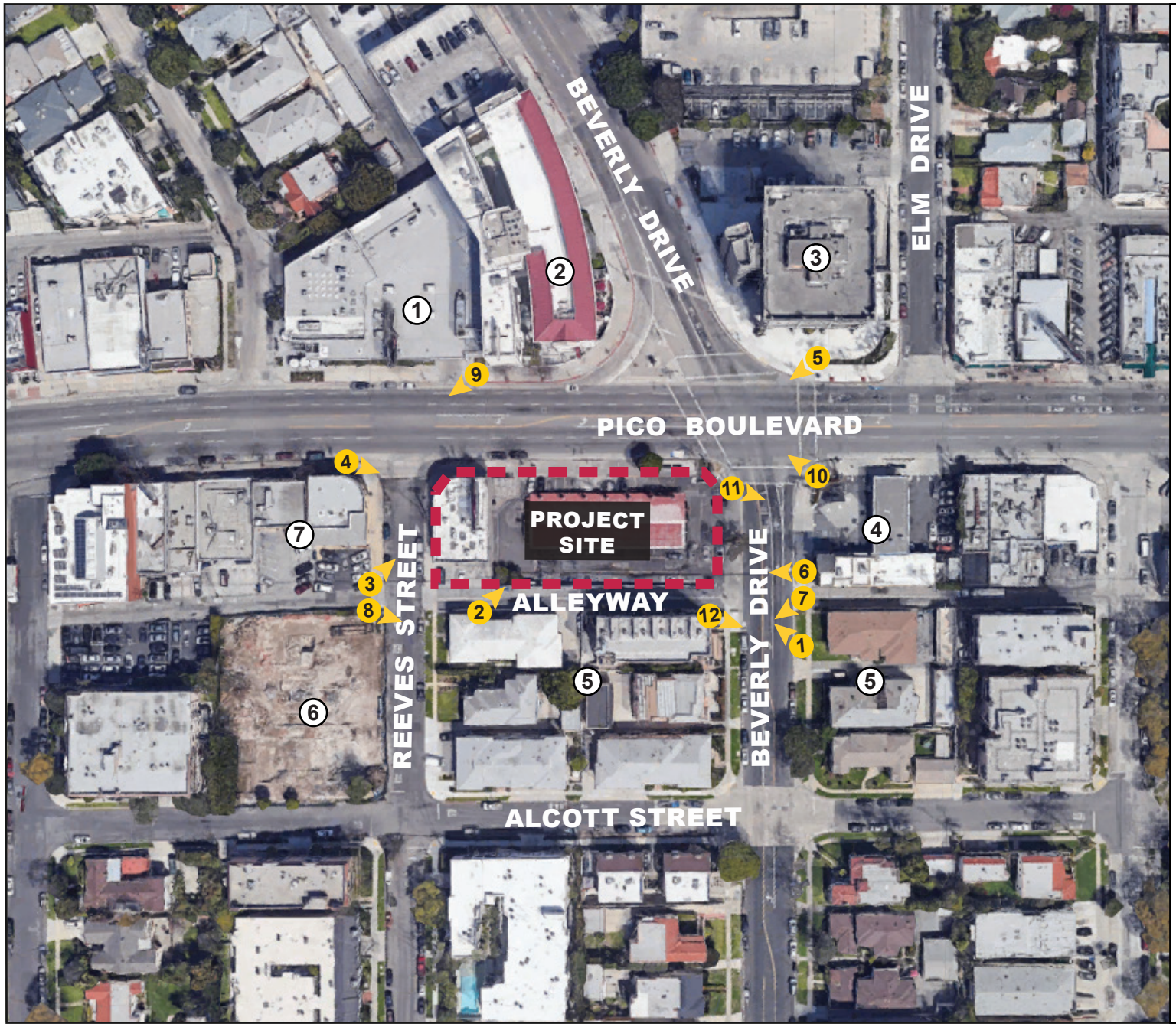
As shown in Figure 3.2, the Project Site is in a commercially zoned "C4-1VL-O" area, and properties immediately bordering the Project Site are zoned [Q]R3-1-O or [Q]R3-1VL-O with a General Plan land use designation of Medium Residential or C4-1VL-O zone with a General Plan land use designation of Neighborhood Commercial. The properties surrounding the Project Site include a mix of commercial uses (including restaurants and retail), multi-family residential, hotel, and office uses. These land uses range in height from one- to eight-stories above grade. Figure 3.3 shows an aerial photograph and list of the uses surrounding the Project Site. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 3.5. Below is description of the existing conditions in the surrounding area.

North: Pico Boulevard immediately borders the Project Site to the north. North of Pico Boulevard is an eight-story hotel, a one-story retail building, and a six-story office building. The properties to the north are zoned C4-1VL-O with General Plan land use designations of Neighborhood Commercial. Refer to Figure 3.5, View 10.

West: Reeves Street immediately borders the Project Site to the west. To the west of Reeves Street are one- to two-story commercial and retail buildings. These properties are zoned C4-1VL-O with General Plan land use designations of Neighborhood Commercial. Refer to Figure 3.5, View 9.

East: Beverly Drive immediately borders the Project Site to the east. To the east of Beverly Drive is a gas station and associated market. This property is zoned C4-1VL-O with General Plan land use designations of Neighborhood Commercial. Two-story multi-family buildings are located to the south of the gas station property. These properties are zoned [Q]R3-1VL-O with General Plan land use designations of Medium Residential. Refer to Figure 3.5, Views 11 and 12.

South: An alleyway borders the Project Site to the south. To the south of the alleyway are two- to four-story multi-family residential buildings. These properties are zoned [Q]R3-1VL-O



LEGEND

Project Site Boundary

Photograph Locations

Surrounding Land Uses:

1: Office Depot (9527 W. Pico Blvd)

2: Commercial building (1115 N. Gower Street)

3: Commercial/Retail buildings (6101-6129 Santa Monica Blvd.)

4: Multi-family Residential

5: Multi-family Residential

6: Assisted Living

7: Multi-family Residential

8: Multi-family Residential

SCALE: APPROXIMATE

0 80' 160'

N

Source: Google Earth, Aerial View, 2019.

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Figure 3.3
Aerial Photograph of the Project Site and Surrounding Land Uses

View 1: On the eastern side of Beverly Drive, looking northwest at the Project Site.

View 2: Inside the alley between Alcott Street and Pico Boulevard, looking northeast at the Project Site.

View 3: On the western side of Reeves Street, looking northeast at the Project Site.

View 4: On the southern side of Pico Boulevard, looking east at the Project Site.

View 5: On the northern side of Pico Boulevard, between Beverly Drive and Elm Drive, looking southwest at the Project Site.

View 6: On the eastern side of Beverly Drive, looking west at the Project Site and the alleyway.

Source: Parker Environmental Consultants, 2020.

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Figure 3.4
Photographs of the Project Site
Views 1-6

View 7: On the eastern side of Beverly Drive, looking southwest at properties south of the Project Site.

View 8: On the western side of Reeves Street, looking southeast at properties south of the Project Site.

View 9: On the northern side of Pico Boulevard, looking southwest at properties west of the Project Site.

View 10: On the southeastern corner of Pico Boulevard and Beverly Drive, looking northwest at properties north of the Project Site.

View 11: On the southwestern corner of Beverly Drive and Pico Boulevard, looking southeast at properties east of the Project Site.

View 12: On the western side of Beverly Drive, looking southeast at properties southeast of the Project Site.

Source: Parker Environmental Consultants, 2020.

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Figure 3.5
Photographs of the Surrounding Land Uses
Views 7-12

with General Plan land use designations of Medium Residential. Refer to Figure 3.5, Views 7 and 8.

C. Description of Project

1. Project Overview

The Proposed Project includes the demolition of an existing car wash, food stand, and office building for the construction, use, and maintenance of a six-story mixed-use building with 116 dwelling units. The Proposed Project includes six residential levels above grade and two levels of subterranean parking with a total of 134 vehicle parking spaces. The building would be a maximum height of 72 feet above grade at the top of the parapet. Of the proposed 108 dwelling units, 13 units would be reserved for "very low income" households. The Proposed Project includes a total floor area of 96,871 square feet, resulting in a floor area ratio (FAR) of 3.75:1. A summary of the Proposed Project is provided in Table 3.2, Proposed Development Program, below. The plan layout of the Proposed Project is depicted in Figure 3.6, Site Plan. The floor plans are illustrated in Figures 3.7 through 3.11.

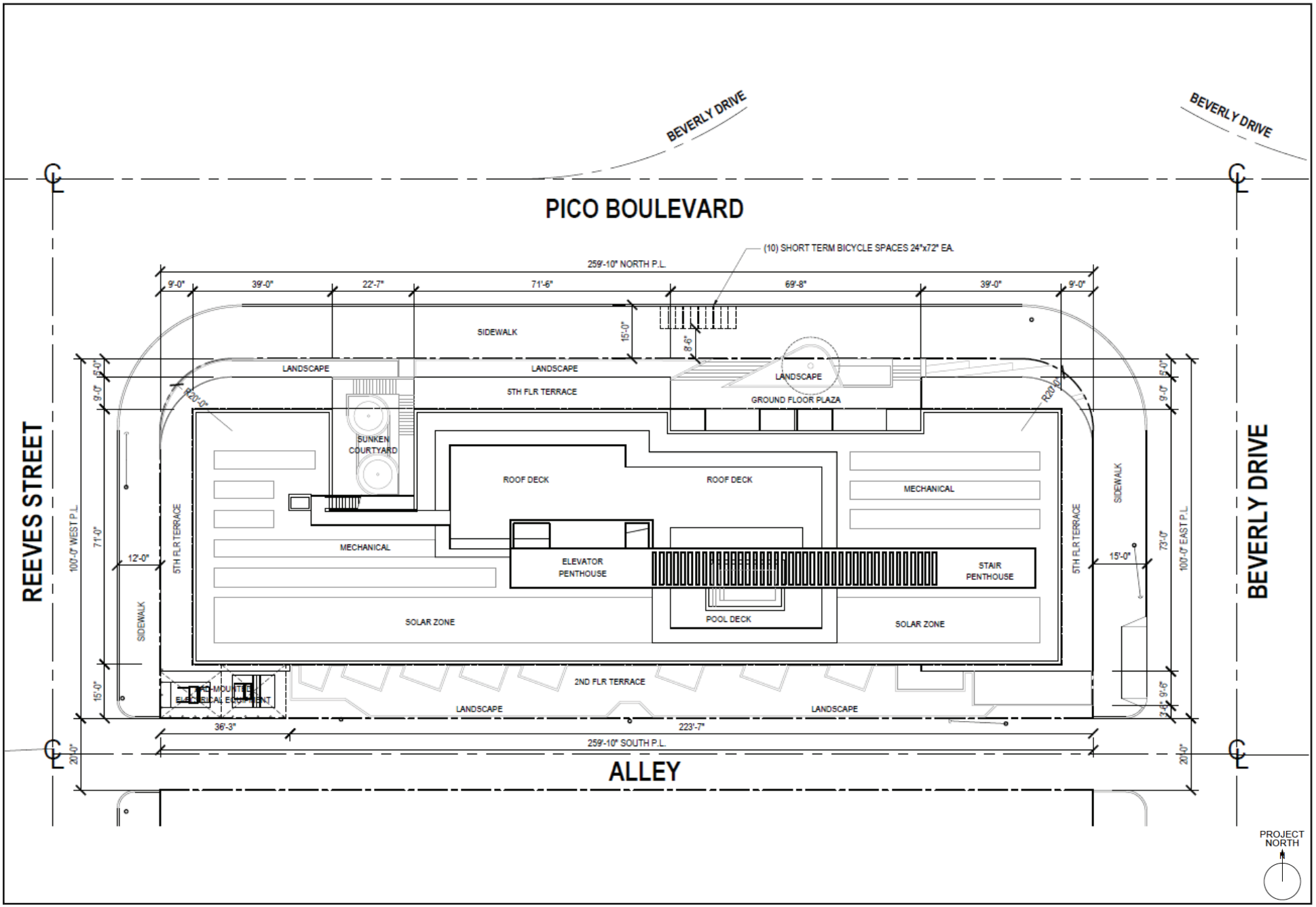
Table 3.2
Proposed Development Program

Land Uses	Quantity	Proposed Floor Area (square feet)
Proposed Project		
Residential (108 dwelling units)		
Studio	35 du	93,621 sf [a]
One-Bedroom	51 du	
Two-Bedroom	16 du	
Three-Bedroom	6 du	
Commercial		
Restaurant	--	1,000 sf
Retail	--	2,250 sf
	TOTAL:	**96,871 sf (3.75:1 FAR)**

Notes: du = dwelling unit; sf = square feet
[a] *Includes residential support areas such as amenities, lobby, and open space areas.*
Source: Abramson Architects, July 14, 2020.

Residential Uses

As shown in Table 3.2, above, the Proposed Project would include a maximum of 108 dwelling units with approximately 93,621 square feet of residential floor area (including circulation and



Source: Abramson Architects, July 14, 2020.

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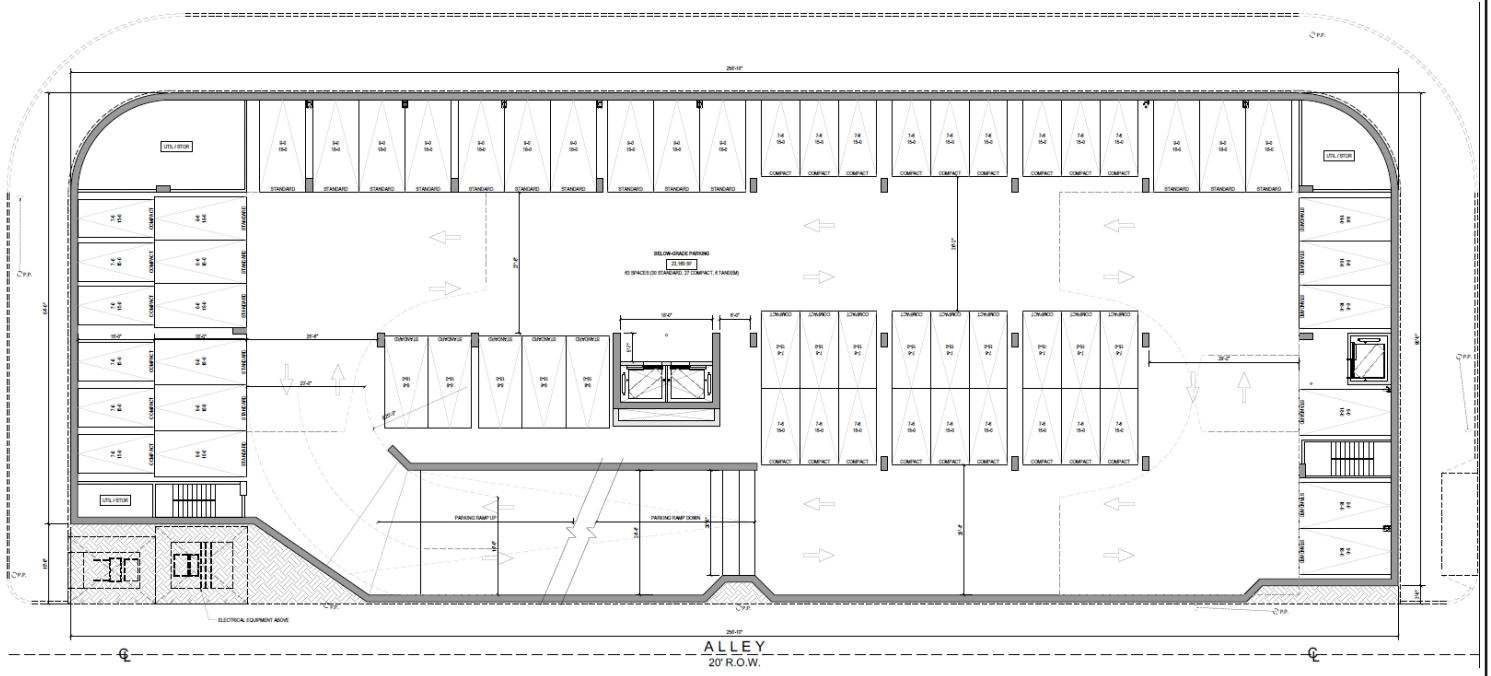
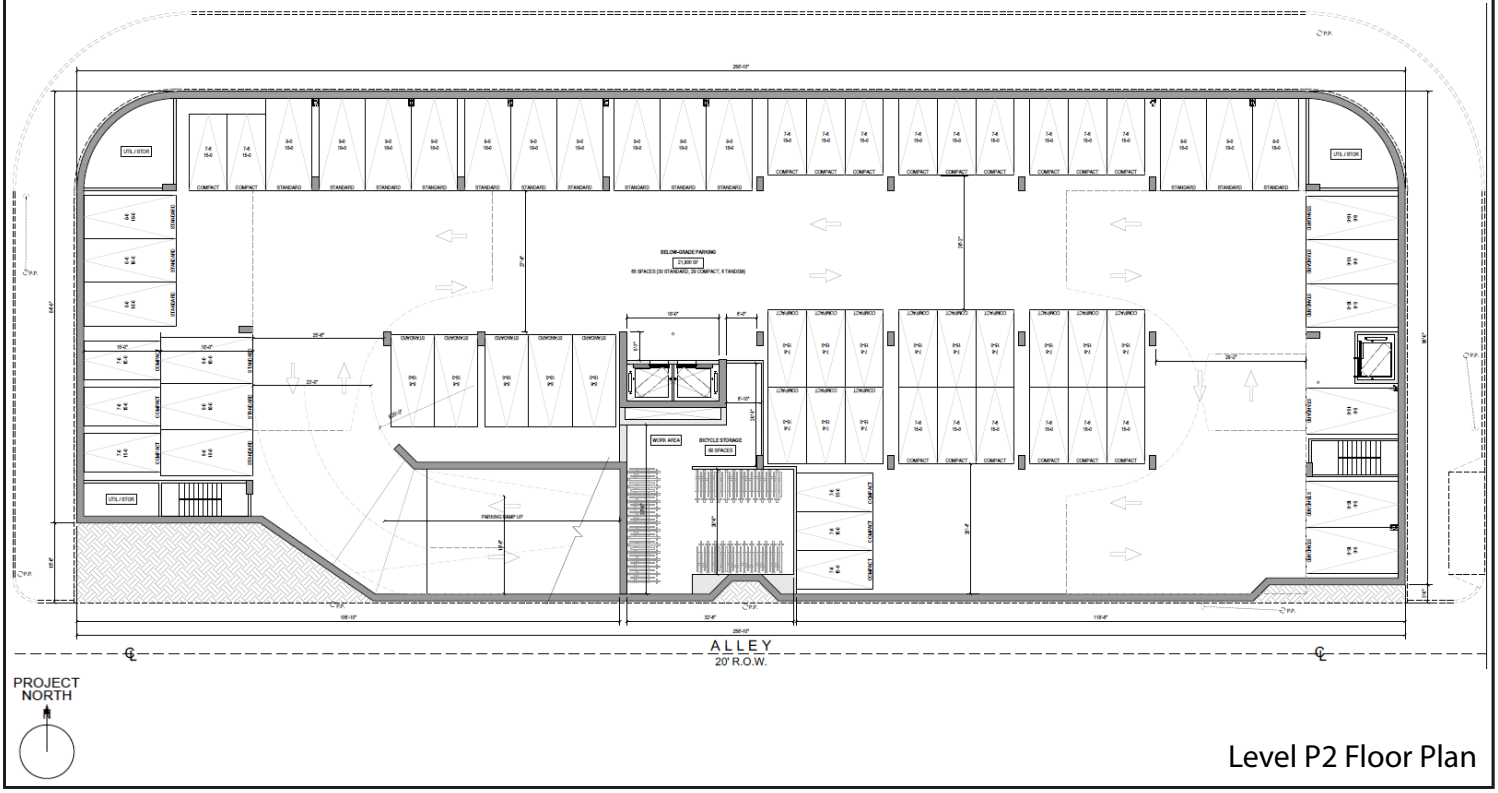
Figure 3.6
Site Plan



Level P1 Floor Plan



Level P2 Floor Plan

Source: Abramson Architects, July 14, 2020.

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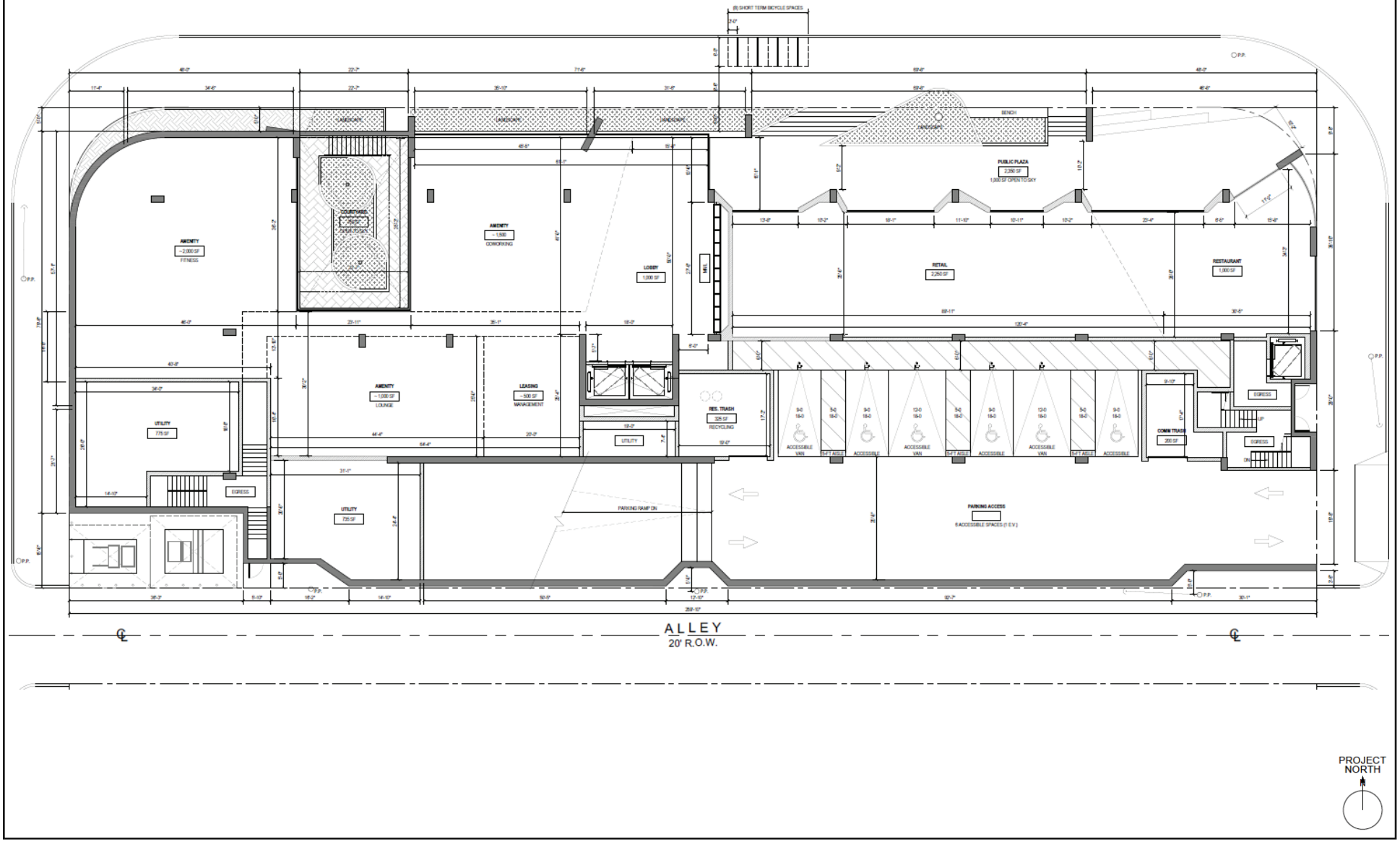
Figure 3.7
Level P1 and P2 Floor Plans



Source: Abramson Architects, July 14, 2020.

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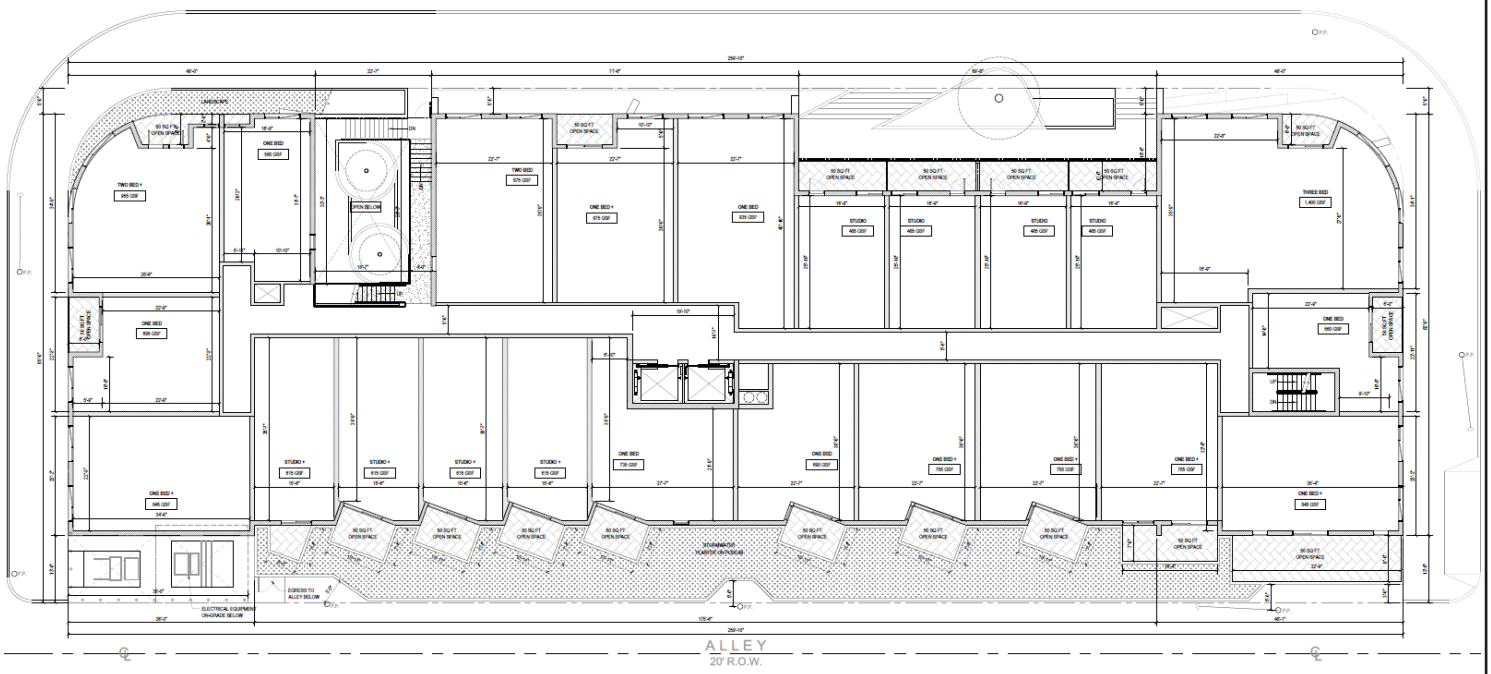
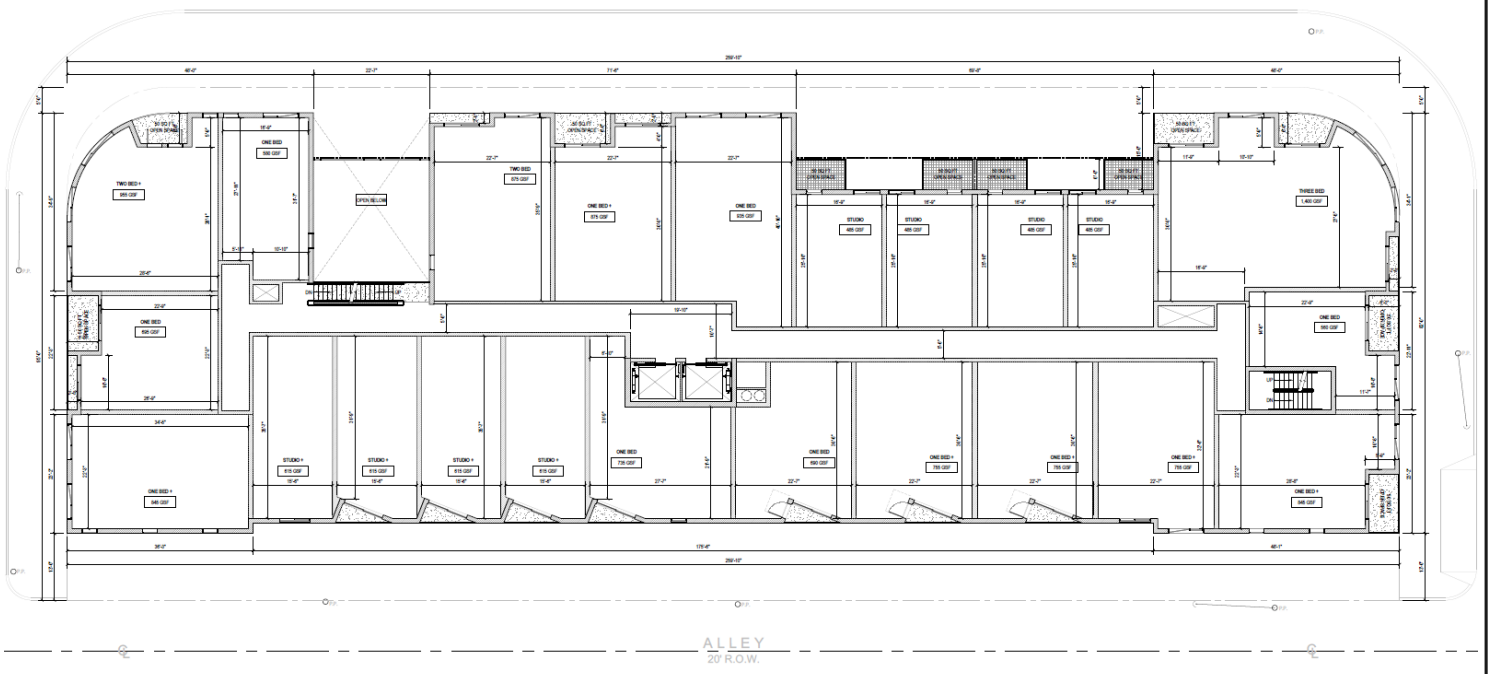
Figure 3.8
Ground Floor Plan



Level 2 Floor Plan



Level 3 Floor Plan

Source: Abramson Architects, July 14, 2020.

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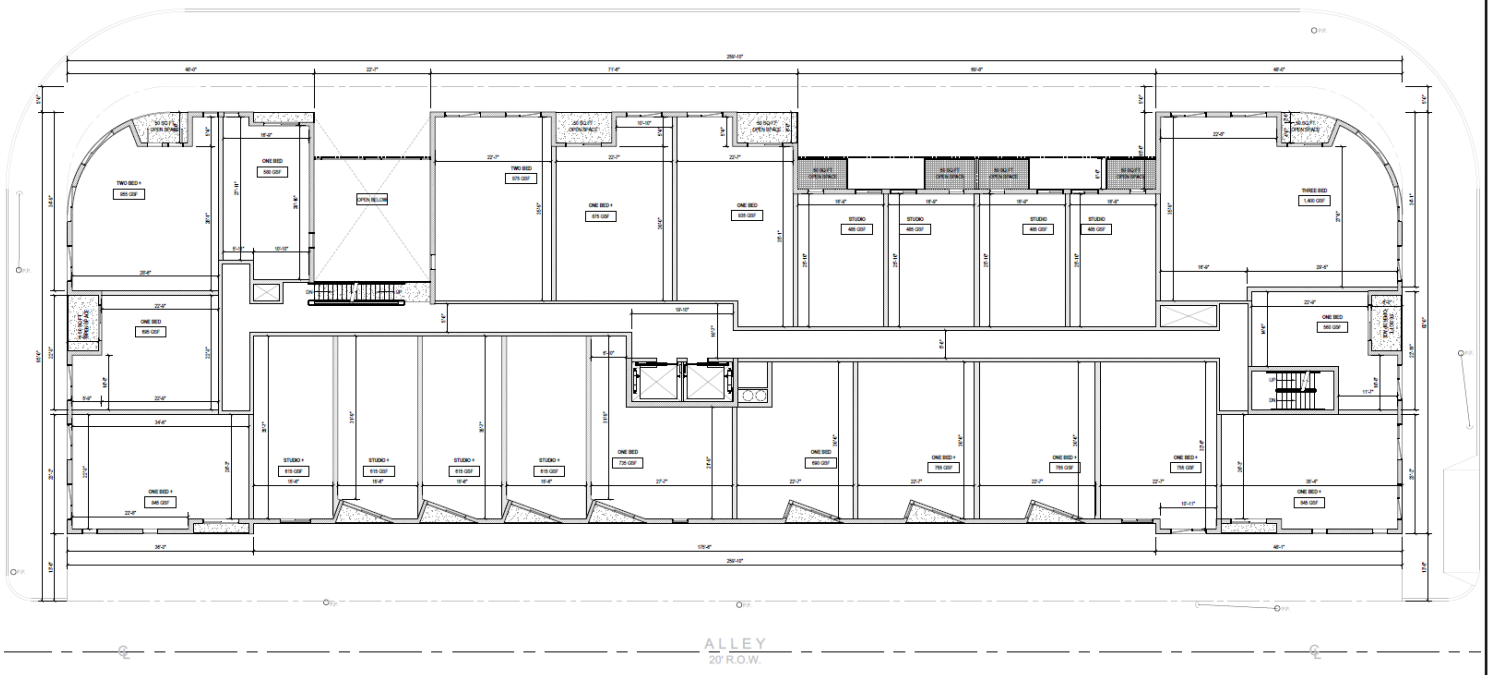
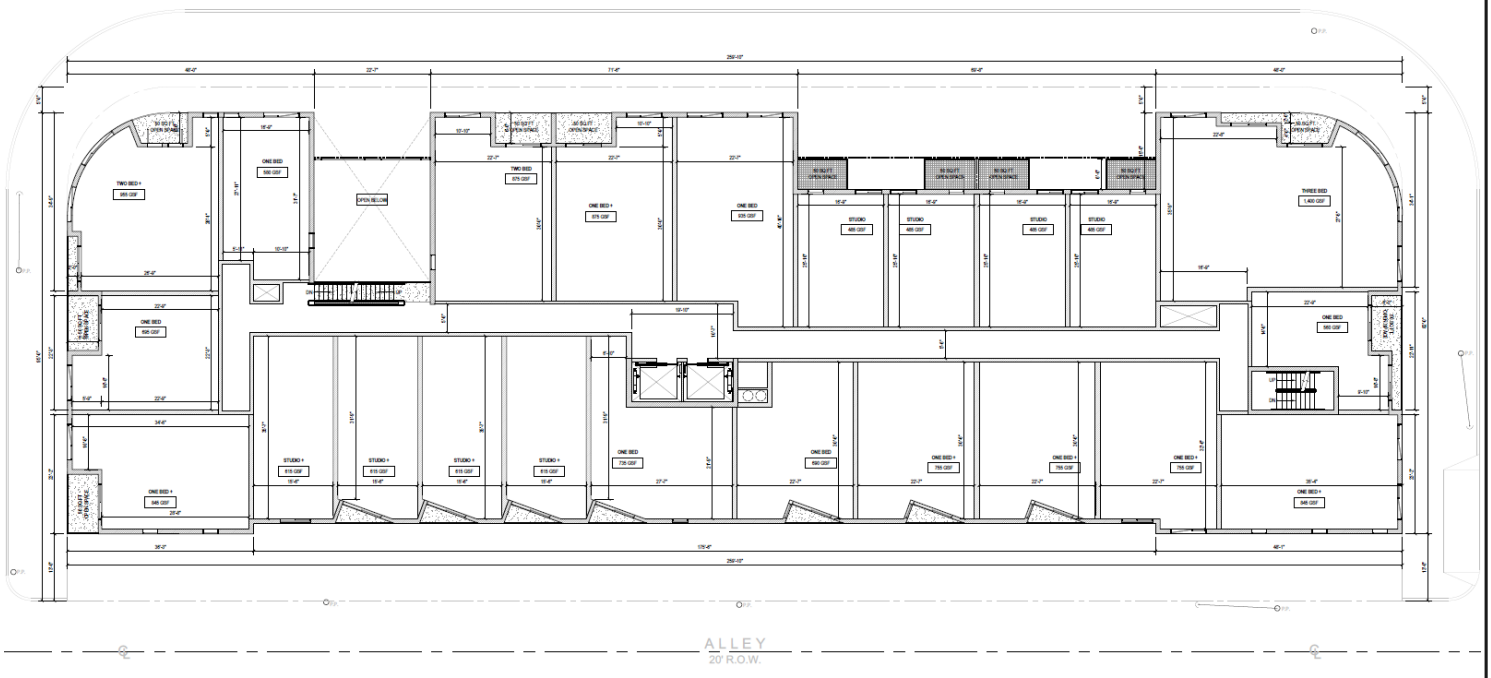
Figure 3.9
Level 2 and Level 3 Floor Plans



Level 4 Floor Plan



Level 5 Floor Plan

Source: Abramson Architects, July 14, 2020.

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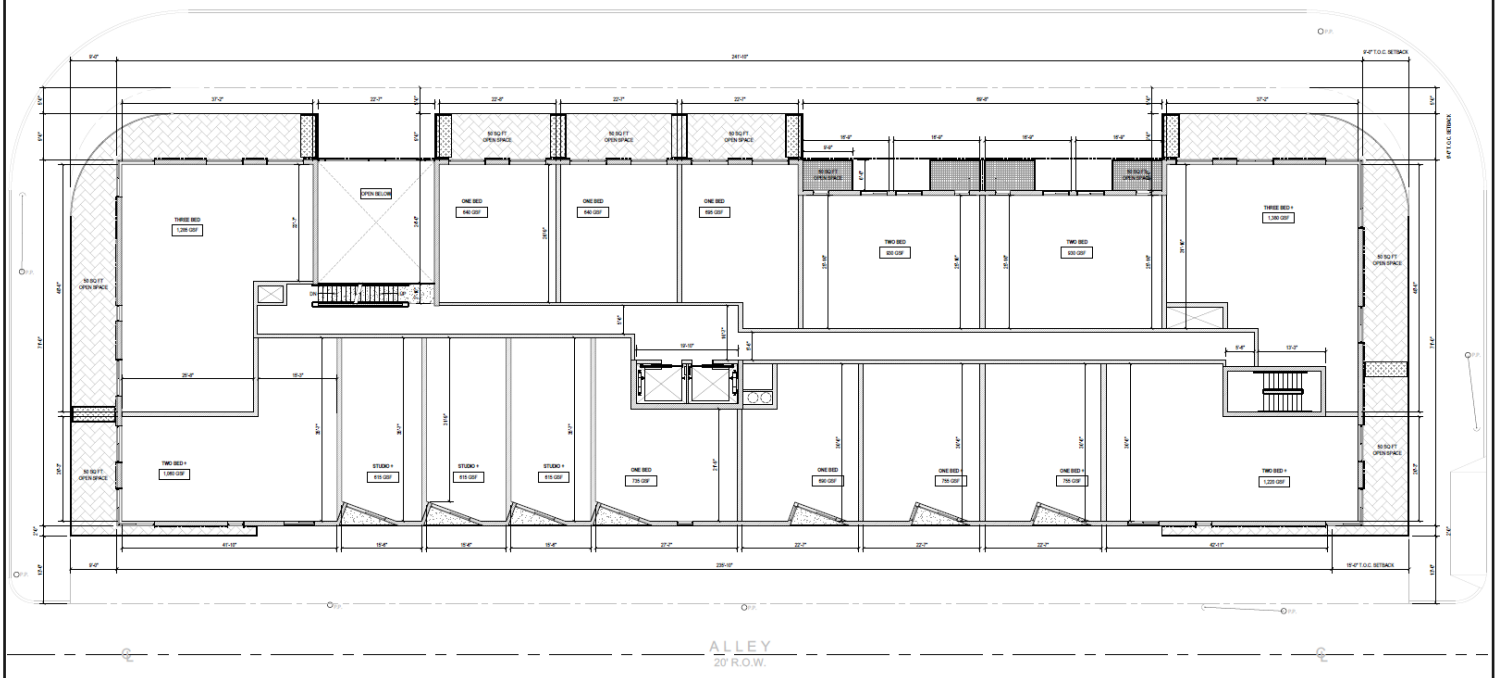
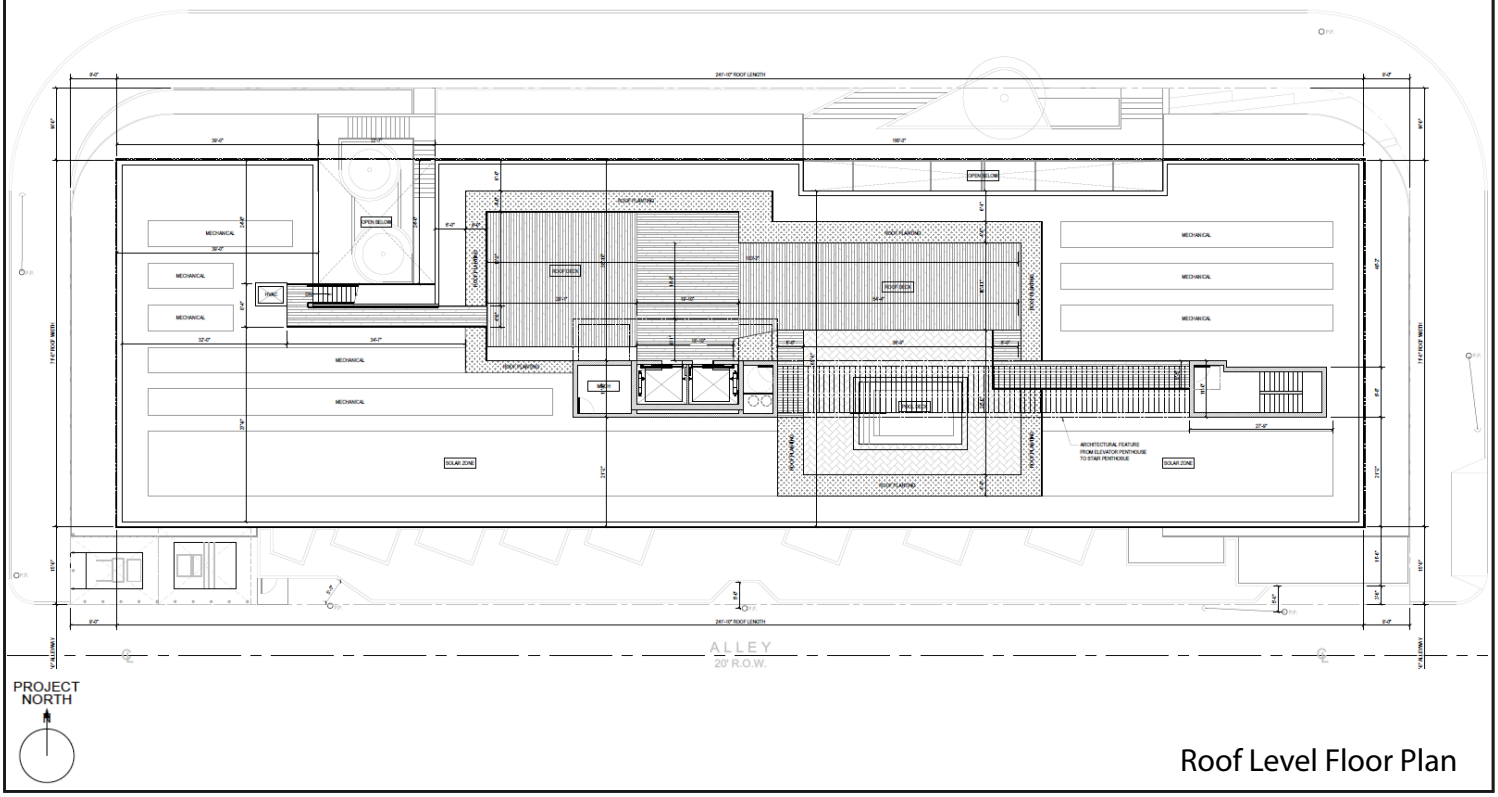
Figure 3.10
Level 4 and Level 5 Floor Plans



Level 6 Floor Plan



Roof Level Floor Plan

Source: Abramson Architects, July 14, 2020.

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Figure 3.11
Level 6 and Roof Level Floor Plans

amenity areas). The unit mix includes 35 studio units, 51 one-bedroom units, 16 two-bedroom units, and six three-bedroom units. Of the 108 proposed residential units, 17 percent of the base density units (13 units) would be reserved at the “very low income” level. The dwelling units would be located on levels two through six.

The building would include a residential lobby located on the ground floor providing access to residents and visitors. Residential amenities would be provided throughout the building, which would include a ground-floor plaza, courtyard, amenity rooms, roof deck, and private open space.

3. Floor Area

The Project Site includes a gross lot area of 25,832.4 square feet. Development on the Project Site is limited to a floor area ratio of 1.5:1 based on existing zoning. Pursuant to LAMC Section 12.22 A.25(g)(3), in exchange for setting aside 17 percent of the base density as very low-income housing units, the Proposed Project is eligible to receive development incentives, including an off-menu incentive to increase the allowable FAR to a maximum of 3.75:1, resulting in an allowable floor area of 96,871 square feet. The Proposed Project includes approximately 96,871 square feet of floor area, resulting in a FAR of 3.75:1.

4. Density

Under its zoning designation, residential uses proposed on a C4 zone shall be in compliance with the density regulations of the R4 Zone. As such, the minimum lot area per dwelling unit is 400 square feet. Pursuant to LAMC Section 12.22.C.16, the area of one-half of the alley may be included for purposes of calculating density. With the addition of the area of one-half of the alley (2,600 square feet), the total area for the density calculation is 28,432.4 square feet. Therefore, a base density of 72 dwelling units is allowed for the Project Site. Pursuant to LAMC Section 12.24 U.26, the Applicant is requesting a conditional use to increase density by 50 percent, allowing up to 108 dwelling units. The Proposed Project proposes a total of 108 dwelling units.

5. Building Height

As stated previously, the Project Site is located in Height District 1VL, which limits the height of the development to 45 feet or three stories. For buildings used entirely for residential, development is limited by the height of 45 feet, and not three stories. Pursuant to LAMC Section 12.22 A.25, in exchange for setting aside 17 percent of the base density as very low-income housing units, the Proposed Project is eligible to receive development incentives, including an off-menu incentive to increase the allowable height to 72 feet and six stories above grade. The proposed six-story building is planned for a maximum roof height of 72 feet above grade and would reach a maximum height of 82 feet at the highest architectural element. Refer to Figure 3.12 and Figure 3.13 for the elevations of the proposed building.

SOUTH ELEVATION (ALLEY FRONTAGE)

NORTH ELEVATION (PICO BOULEVARD FRONTAGE)

Source: Abramson Architects, July 14, 2020.

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Figure 3.12
North and South Elevations

WEST ELEVATION
(REEVES STREET FRONTAGE)

EAST ELEVATION
(BEVERLY DRIVE FRONTAGE)

Source: Abramson Architects, July 14, 2020.

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Figure 3.13
West and East Elevations

Pedestrian View of Northeast Corner
(Traveling West on Pico Blvd)

Pedestrian View of Northwest Corner
(Traveling East on Pico Blvd)

Pedestrian View of Southeast Corner

Pedestrian View of Southwest Corner

Source: Abramson Architects, July 14, 2020.

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Figure 3.14
Architectural Renderings

6. Design and Architecture

The Proposed Project is a six-story multi-family residential building designed with modern architectural materials including rooftop solar zones and pool deck. Architectural renderings of the Proposed Project are provided in Figure 3.14.

7. Setbacks

Pursuant to LAMC Section 12.16(C), no front, side, or rear yard setbacks are required in the C4 Zone for commercial developments. For mixed-use buildings, pursuant to LAMC Section 12.22A.18(c)(3), no yard requirements shall apply to the residential portions of buildings located on lots in the CR, C1, C1.5, C2, C4, and C5 Zones used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings. As such, no setbacks are required for the Proposed Project. Nevertheless, the Proposed Project would provide a 5-foot front yard setback fronting Pico Boulevard, 9-foot side yard setbacks fronting Reeves Street and Beverly Drive, and a 15-foot rear yard setback along the alleyway.

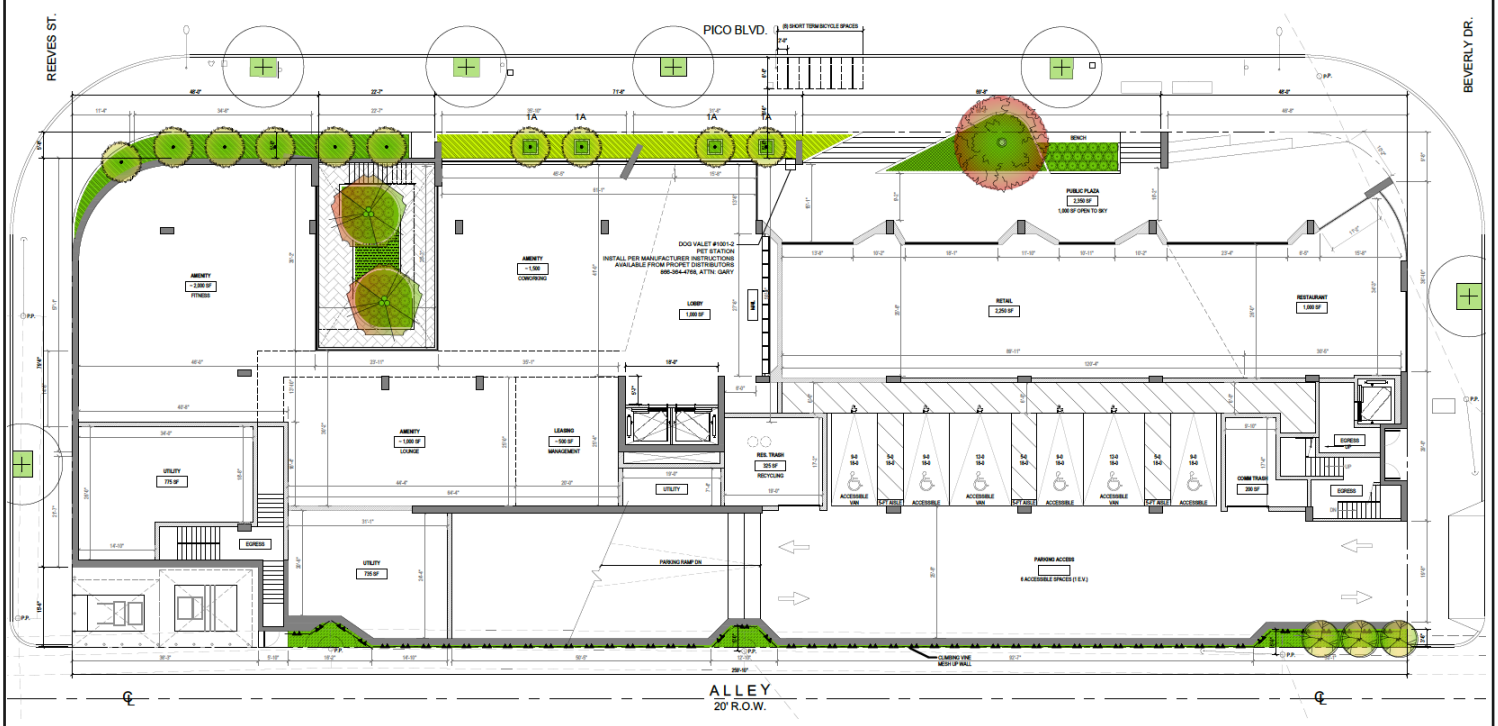
8. Open Space and Landscaping

The open space requirements and amount of open space proposed for the Proposed Project are summarized in Table 3.3, Summary of Required and Proposed Open Space Areas, below. The Proposed Project would be required to provide 12,600 square feet of open space. The Proposed Project would provide approximately 12,600 square feet of open space in the form of a courtyard, plaza, amenity rooms, roof deck, and private open space. The Proposed Project would be required to provide a minimum of one tree per every four units for a total of 27 required trees on-site. The Proposed Project would provide 27 trees on-site. Figure 3.15 and Figure 3.16 includes the landscape plans for the Proposed Project.

Table 3.3
Summary of Required and Proposed Open Space Areas

LAMC Open Space Requirements	Dwelling Units [a]	Required Open Space (square feet)
Less than 3 Habitable Rooms (100 sf/du)	60	6,500
Equal to 3 Habitable Rooms (125 sf/du)	36	5,125
More than 3 Habitable Rooms (175 sf/du)	12	1,750
TOTAL:	**108**	**12,600**
Proposed Open Space Area	**Proposed Open Space (square feet)**	
Ground Floor Plaza	1,000	
Ground Floor Amenities	3,150	
Sunken Courtyard	750	
Rooftop Decks	4,700	
Private Balconies	3,000	
TOTAL:	**12,600 sf**	

Notes: du = dwelling unit; sf = square feet
[a] *Breakdown of dwelling units based on number of habitable rooms provided by architect.*
Source: Abramson Architects, July 14, 2020.



Ground Level Landscape Plan

Level 2 Landscape Plan

Source: Courtland Studio, LLC; September 14, 2020.

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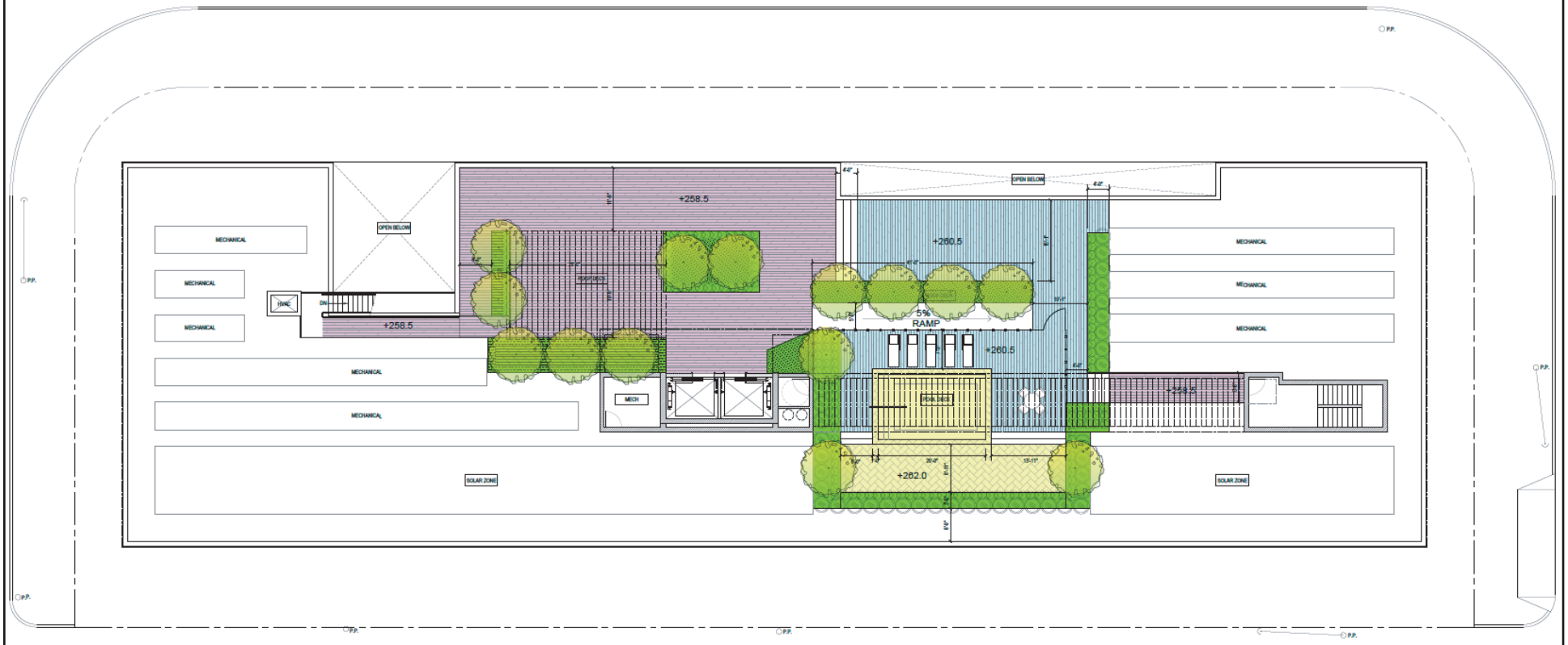
Figure 3.15
Ground and Second Level Landscape Plans



PROJECT NORTH

Source: Abramson Architects, September 14, 2020.

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Figure 3.16
Roof Level Lanscape Plan

9. Access, Circulation, and Parking

Parking for the proposed residential uses on-site would be provided within two levels of subterranean parking. Vehicular access to the subterranean parking garage would be provided via a full-access driveway along Beverly Drive on the southeast corner of the Project Site. Pursuant to LAMC Section. 12.22.A.25(d)1 and Density Bonus Parking Option #1, the Proposed Project would require one parking space for each unit with 0-1 bedroom, 2 parking spaces for each unit with 2-3 bedrooms, and 2.5 parking spaces for each unit with 4- or more bedrooms. Via utilization of Parking Option #1 as well as a 10% residential bicycle parking reduction via LAMC Section 12.21 A.4, the Proposed Project would be required to provide 117 residential parking spaces. The Proposed Project would include 120 residential parking spaces.

Pursuant to LAMC Section 12.21 A.4(c), the Proposed Project is required to provide one parking space per 200 square feet of small restaurant space and one parking space per 250 square feet of retail space. As such, the Proposed Project requires a total of 14 commercial vehicle parking spaces. The Proposed Project would provide a total of 134 parking spaces within the parking garage (120 residential spaces and 14 commercial spaces). Therefore, as summarized in Table 3.4, the Proposed Project would be consistent with the applicable parking requirements with approval of the requested entitlements.

Table 3.4
Summary of Required and Proposed Vehicle Parking Spaces

Description	Quantity	Parking Required [a, b]		Parking Provided
		Rate	Spaces	
Residential (108 dwelling units)				
0-1 bedroom	86 du	1 per du		
2-3 bedrooms	22 du	2 per du		
4 or more bedrooms	0 du	2.5 per du	0	
Subtotal Residential Option #1:			***130***	
10% Reduction via LAMC 12.21.A.4			***-13***	
Subtotal Residential:			***117***	***120 [c]***
Commercial				
Restaurant	1,000 sf	1 per 200 sf	5	
Retail	2,250 sf	1 per 250 sf	9	
Subtotal Commercial:			***14***	***14***
TOTAL:			**180**	**134**

Notes:
du = dwelling unit, sf = square feet
[a] *Pursuant to LAMC Section 12.21 A.4(a).*
[b] *Some dwelling units have bonus rooms which are considered extra habitable rooms.*
[c] *The Applicant is utilizing Density Bonus Parking Option #1 and a 10% Bicycle Parking reduction resulting in 117 residential vehicle spaces required.*
Source: Abramson Architects, July 14, 2020.

The Proposed Project provides on-site bicycle parking for short-term and long-term bike storage. As summarized in Table 3.5, below, the Proposed Project would be consistent with the applicable parking requirements of the LAMC for bicycle parking spaces in providing 91 total

short- and long-term spaces on-site. In the event the number of dwelling units is reduced from the current plans, the amount of vehicle and bicycle parking would be revised accordingly to meet the code requirements.

Table 3.5
Summary of Required and Proposed Bicycle Parking Spaces

Description	Quantity	Parking Required [a]		Total Spaces Required	Total Spaces Provided
		Short Term	Long Term		
Residential [b,c]					
Units 1-25	25	2	25	27	
Units 26-100	75	5	50	55	
Units 101-108	8	1	4	5	
Commercial [d]					
Commercial	3,250 sf	2	2	4	
TOTAL:		**10**	**81**	**91**	**91**

Notes:
du = dwelling unit, sf = square feet
[a] *LAMC 12.21 A.16. Bicycle Parking and Shower Facilities, revised May 9, 2018.*
[b] *Short-term bicycle rates for residential uses are as follows: 1 space per 10 units for first 25 units; 1 space per 15 units for units 26-100, and 1 space per 20 units for units 101-108.*
[c] *Long-term bicycle rates for residential units are as follows: 1 space per unit for first 25 units; 1 space per 1.5 units for units 26-100, and 1 space per 2 units for units 101-108.*
[d] *Commercial uses including restaurant shall provide both short- and long-term parking at a rate of one space per 2,000 sf.*
Source: Abramson Architects, March 27, 2020.

10. Lighting and Signage

Exterior lighting features within the Proposed Project would consist of low level illuminated pedestrian walkways and lighting within common open space areas, parking areas, and outdoor courtyards. On-site signage would include site identity and wayfinding signs in accordance with the LAMC.

11. Site Security

During construction, the Project Site would be secured with perimeter fencing and monitored by on-site security personnel. During Project operations, security would be provided via site planning and secured access points of entry. The plans for the Proposed Project will incorporate design guidelines as identified in the “Design Out Crime Guidelines: Crime Prevention Through Environmental Design”, published by the Los Angeles Police Department. Such design guidelines provide security design measures for semi-public and private spaces, which may include but not be limited to access control to the building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of building entrances in high-foot traffic areas.

12. Sustainability Features

The Proposed Project would also be required to comply with the L.A. Green Building Code. The L.A. Green Building Code, effective January 1, 2020, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The L.A. Green Building Code contains both mandatory and voluntary green building measures to conserve energy. As further described in the Energy section in the IS/ND below, compliance with Title 24 of the California Administrative Code and the L.A. Green Building Code would reduce the Proposed Project's energy consumption. Additionally, the Proposed Project would provide rooftop solar zones throughout the roof of the building, which would further reduce the electricity demand of the Proposed Project. The Proposed Project would also provide a total of 15 electric-vehicle (EV) charging stations pursuant to the L.A. Green Building Code.

13. Anticipated Construction Schedule

For purposes of analyzing impacts associated with air quality, this analysis assumes a Project construction schedule of approximately 24 months, with final buildout occurring in 2023. Construction activities associated with the Project would be undertaken in four main steps: (1) demolition/site clearing; (2) grading, excavation, and foundations; (3) building construction; and (4) finishing and architectural coatings. All construction activities would be performed in accordance with all applicable state and federal laws and City Codes and policies with respect to building construction and activities. As provided in Section 41.40 of LAMC, the permissible hours of construction within the City are 7:00 A.M. to 9:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on any Saturday or national holiday. No construction activities are permitted on Sundays. The Proposed Project would comply with these restrictions.

Demolition/Site Clearing Phase

This phase would include the demolition/site clearing of the car wash, food stand, and office building on the Project Site. In addition, this phase may include the removal of the fences, trees, walls, and associated debris to construct the six-story mixed-use building. The demolition and site clearing phase would be completed in approximately one month.

Grading, Excavation, and Foundation Phase

After the completion of the site clearing phase, the grading and excavation phase for the Proposed Project would occur for approximately three months and would involve excavation and grading for the two-level subterranean garage to ensure the proper base and slope for the building foundations. The Project proposes to export and haul up to 21,040 cubic yards of soil off site.

Building Construction Phase

The building construction phase consists of above grade structures and is expected to occur for approximately 16 months. The building construction phase includes the construction of the proposed building, connection of utilities to the building, building foundations, parking structure, laying irrigation for landscaping, and landscaping the Project Site.

Finishing/Architectural Coating Phase

The finishing/architectural coating phase is expected to occur over approximately four months. During this phase, interior cabinets and lighting fixtures would be installed, interior and exterior wall finishing and paint would be applied, and the installation of windows, doors, cabinetry, and appliances within the dwelling units would take place.

Temporary Right-of-Way Encroachment

Construction activities would necessitate temporary lane closures on Pico Boulevard, Beverly Drive, and Reeves Street, adjacent to the Project Site on an intermittent basis for utility relocations/hook-ups, delivery of materials, and other construction activities as may be required. However, site deliveries and the staging of all equipment and materials would be organized in the most efficient manner possible on-site to reduce any temporary impacts to the neighborhood and surrounding traffic. Traffic lane and right-of-way closures, including sidewalks, if required, would be properly permitted by the City agencies and would conform to City standards.

As discussed further in the Transportation analysis below, a Construction Management Plan shall be submitted to LADOT review and approval in accordance with the LAMC prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours. In accordance with City policy, pedestrian routes on Pico Boulevard, Beverly Drive, and Reeves Street, fronting the Project Site, will be maintained and protected from the active construction site. Temporary detours would be coordinated with the City on an as needed basis.

Haul Route

All construction and demolition debris would be recycled to the maximum extent feasible. There are two dozen construction debris waste transfer stations located throughout the southern California region. For recycling efforts, the Southern California Disposal, located at 1908 Frank Street in Santa Monica, accepts construction and demolition waste for recycling and is located approximately 6 miles (driving distance) west of the Project Site (approximately 12 miles round trip). Demolition debris and soil materials from the Project Site that cannot be recycled or diverted would be hauled to the Chiquita Canyon landfill, which accepts construction and demolition debris from areas within the City of Los Angeles. The Chiquita Canyon Landfill is approximately 38 miles north of the Project Site (approx. 76 miles round trip). Soil export debris is an inert material and would be hauled to the Azusa Land Reclamation, which accepts inert

solid waste. Azusa Land Reclamation is located approximately 33 miles east of the Project Site (approx. 66 miles round trip).

The proposed haul route exiting and entering the Project Site to the Chiquita Canyon Landfill, Southern California Disposal facility, or Azusa Land Reclamation facility would travel along Pico Boulevard and utilize the Cotner Avenue on-ramp and Olympic Boulevard/Pico Boulevard off-ramp to and from the I-405 San Diego Freeway. The haul route specified above may be modified in compliance with applicable City policies, provided DOT and/or Street Services approves any such modification.

14. Related Projects

In accordance with CEQA Guidelines Section 15064(h), this IS/ND includes an evaluation of the Project's cumulative impacts. The guidance provided under CEQA Guidelines Section 15064 (h) is as follows:

> *"(1) When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*
>
> *(2) A lead agency may determine in an initial study that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable.*
>
> *(3) A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. When relying on a plan, regulation or program, the lead agency should explain how implementing the particular*

requirements in the plan, regulation or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding that the project complies with the specified plan or mitigation program addressing the cumulative problem, an EIR must be prepared for the project.

(4) The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable."

In light of the guidance summarized above, an adequate discussion of a project's significant cumulative impact, in combination with other closely related projects, can be based on either: (1) a list of past, present, and probable future producing related impacts; or (2) a summary of projections contained in an adopted local, regional, statewide plan, or related planning document that describes conditions contributing to the cumulative effect. (CEQA Guidelines Section 15130(b)(1)(A)-(B)). The lead agency may also blend the "list" and "plan" approaches to analyze the severity of impacts and their likelihood of occurrence. Accordingly, all proposed, recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment, when considered in conjunction with the Project, were identified for evaluation.

The related projects identified are included in Table 3.6, Related Projects List, below. A total of eight related projects were identified within the vicinity of the Project Site in the City of Los Angeles and City of Beverly Hills. An analysis of the cumulative impacts associated with these related projects and the Project are provided under each individual environmental impact category in Section 4 of this IS/ND. The locations of the related projects are shown in Figure 3.17, Location of Related Projects.

Table 3.6
Related Projects

Project Number	Project Name	Location/Address	Project Description	Size	Units
City of Los Angeles Projects					
1	Yeshiva School of Los Angeles II	9760 W. Pico Blvd.	High School Community College Synagogue	350 100 100	stu stu per
			High School (to be removed) *Community College (to be removed)* *Synagogue (to be removed)*	*(200)* *(200)* *(25)*	*stu* *stu* *per*
2	9300 W. Pico Blvd	9300 W. Pico Blvd.	Apartment Banquet Hall	65 9,966	du sf
			Banquet Hall (to be removed) *Retail (to be removed)*	*(8,269)* *(1,237)*	*sf* *sf*
3	Robertson Hotel Project	1434 S. Robertson Blvd.	Hotel	122	room
City of Beverly Hills Projects					
4	Etco Homes	9212 Olympic Blvd.	Office Restaurant Retail	13,344 1,000 47,000	sf sf sf
5	Harkham Hillel Hebrew Academy Expansion Project	9120 Olympic Blvd.	Private School	754	stu
			Private School (to be removed)	*(655)*	*stu*
6	9230 Olympic Blvd.	9230 Olympic Blvd.	High-Turnover Restaurant Office	1,326 20,884	sf sf
			Office (to be removed)	*(7,573)*	*sf*
7	340 S. Rexford Dr.	340 S. Rexford Dr.	Condominium	3	du
8	309-325 S. Elm Dr.	309-325 S. Elm Dr.	Condominium	30	du

Notes:
du = dwelling unit, sf = square feet, stu = student, per = person
Source: Crain & Associates, January 2020.

Source: Crain & Associates, 2020.

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Figure 3.17
Location of Related Projects

D. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

1. Pursuant to **LAMC Section 12.22.A.25**, for the proposed 108-unit mixed use housing development, the Applicant requests a Density Bonus consistent with the request above as well as four Off-menu incentives and/or waivers pursuant to LAMC Section 12.22 A.25(g)(3). They include:
   i. An Off-menu incentive to increase the allowable floor area ratio from 1.5:1 to 3.75:1
   ii. An Off-Menu incentive to increase the allowable height from 45 feet and 3 stories to 72 feet and 6 stories.
   iii. An Off-menu waiver to provide 63 residential compact stalls and 52% of the residential parking stalls as compact stalls in lieu of the requirement of LAMC Sect. 12.21.A.5(c) that there be one standard stall for each of 108 dwelling units.
   iv. An Off-Menu incentive to waive the required commercial loading space per LAMC Sect. 12.21.C.6.d.

2. Pursuant to **LAMC Section 12.24 U.26**, the Applicant requests a Conditional Use to allow a density increase of 50 percent to permit 108 units. In exchange for being eligible to receive the 50 percent increase, the Project is required to set aside 17 percent of the base density for Very Low Income units.

3. Pursuant to **LAMC Section 16.05**, the Applicant requests the approval of Site Plan Review findings for a development project which creates, or results in, an increase of 50 or more dwelling units.

In addition, pursuant to various sections of the LAMC, the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, foundation, and building and tenant improvements.

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INITIAL STUDY / NEGATIVE DECLARATION

Section 4. Environmental Checklist and Impact Analysis

This section of the Initial Study contains an assessment and discussion of impacts associated with the environmental issues and subject areas identified in the Initial Study Checklist (Appendix G to the State CEQA Guidelines, (C.C.R. Title 14, Chapter 3, 15000-15387), as amended on January 1, 2021.

I. Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A significant impact may occur if the Proposed Project includes a proposal to develop or allow development in an existing natural open space area or has the potential to introduce features that would block or detract from the existing valued aesthetic quality of a scenic vista. Scenic vistas are generally described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest).

As shown in the site photographs depicted in Figure 3.4, Photographs of the Project Site, and Figure 3.5, Photographs of the Surrounding Uses, the Project Site is currently occupied by a car wash, food stand, and office building. The Proposed Project would include the demolition and site clearing of the Project Site to allow for the development and operation of six-story mixed-use residential and commercial building. Views in the vicinity of the Project Site are largely constrained by adjacent buildings. No locally designated or protected scenic views are provided from or through the Project Site. The Proposed Project is located in an urbanized area of the West Los Angeles Community Plan area. The Proposed Project would not block or detract from the existing valued aesthetic quality of a public scenic vista. As such, the Proposed Project would not have a substantial adverse effect on a scenic vista, and a less than significant impact would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. A significant impact may occur if scenic resources would be damaged and/or removed by development of a project. The Project Site is currently developed with a car wash, food stand, and office building. The existing buildings are not listed on the National Register, California Register, or local listing. The Project Site does not contain any historic structures or scenic resources on site. There are two historical resources in the Project Site area: the Liberty Savings Building, located at 1180 S. Beverly Drive to the northeast of the Project Site; and the S&J Biren Floor Coverings Building, located 9563 W. Pico Boulevard to the northwest of the Project Site.[3] Pico Boulevard separates these two historic properties from the Project Site. Therefore, development of the Proposed Project would not negatively affect the physical integrity of any historical resource. Further, there are no significant trees or unique geologic features on-site. The Project Site is not bordered by or within the viewshed of any designated scenic highway as identified in the Mobility Element of the City of Los Angeles General Plan.[4] Therefore, the Proposed Project would have a less than significant impact to scenic resources, historical structures, and scenic highways.

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[3] *Historic Places LA, Los Angeles Historic Resources Inventory, Map View, website: http://historicplacesla.org/map, accessed August 2019.*

[4] *City of Los Angeles, Department of City Planning, Mobility Plan 2035: An Element of the General Plan, September 7, 2016.*

c) In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. A significant impact may occur if the Proposed Project were to introduce features that would detract from the existing valued aesthetic quality of a neighborhood, community, or localized area by conflicting with important aesthetic elements or the quality of the area (such as theme, style, setbacks, density, massing, etc.) or by being inconsistent with applicable design guidelines.

The Project Site is located within a heavily urbanized and long developed area. The Proposed Project would be required to comply with all applicable building code requirements, including the Los Angeles Municipal Code (LAMC), which requires every building, structure, or portion thereof, to be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material. In addition, the removal of graffiti is required pursuant to LAMC Section 91.8104.15, which requires that the exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley. The City also requires the Applicant to affix or paint a plainly visible sign, on publicly accessible portions of the construction barriers, with the following language: "POST NO BILLS." Such language shall appear at intervals of no less than 25 feet along the length of the publicly accessible portions of the barrier. The Applicant is responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

The proposed mixed-use residential and commercial building would not be out of character with the surrounding land uses and would be compatible with the multi-family residential neighborhood to the south of the Project Site and the commercial land uses along Pico Boulevard. Additionally, the Proposed Project would be designed to comply with applicable design guidelines, which would ensure that the Proposed Project is visually compatible with the surrounding land uses. The Project Site is immediately surrounded by structures that range between one to three stories including the nearby multi-family residential buildings, commercial retail buildings, hotel, and office buildings. Thus, the proposed six-story mixed-use building would not be out of character with the surrounding Project area. Additionally, the Proposed Project would be in compliance with the height limitations established in the LAMC with approval of the entitlement requests. Therefore, the Proposed Project would be consistent with the applicable design guidelines. Thus, impacts related to the general aesthetic appearance, upkeep, and visual character of the Proposed Project would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant Impact. A significant impact may occur if the project introduces new sources of light or glare on or from the project site which would be incompatible with the areas surrounding the Project Site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. The determination of whether the Proposed Project results in a significant

nighttime illumination impact shall be made considering the following factors: (a) the change in ambient illumination levels as a result of proposed project sources; and (b) the extent to which proposed project lighting would spill off the project site and affect adjacent light-sensitive areas.

Light

Lighting for the Proposed Project would be provided in order to illuminate the building entrances, common open space areas, and parking areas largely to provide adequate nighttime visibility for patrons, guests, and visitors and to provide a measure of security. All outdoor lighting would be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. To ensure that lighting sources are not directly visible by adjacent properties, the Proposed Project's lighting fixtures would be installed and operated in accordance with Section 99.12.508 – Table A5-602 (Light Pollution Reduction) of the City of Los Angeles Green Building Code (which requires outdoor lighting systems to be designed and installed to comply with the minimum requirements in the California Energy Code, or comply with a local ordinance, whichever is more stringent). The Proposed Project would not generate a substantial increase in ambient lighting as the majority of lighting would be directed towards the interior of the Project Site and away from any nearby land uses.

Current vehicular access to the Project Site is provided by two vehicle driveways along Pico Boulevard and two vehicle parking driveways along Beverly Drive that connects to the car wash. The alleyway provides access to rear parking for the office building. The Proposed Project would provide parking within two levels of subterranean parking beneath the proposed building. Vehicular access would be provided along Beverly Drive and would direct vehicular headlights towards the eastern property, the gas station, which would not be considered sensitive to light. Additionally, a moderate degree of illumination already exists in the Project vicinity in the form of streetlights, building lighting, and car headlights along Pico Boulevard, Beverly Drive, and Reeves Street. As such, vehicles leaving the Project Site would not substantially increase light in the Project area. Therefore, headlights from vehicles entering or exiting the Project Site along Beverly Drive would not adversely impact surrounding land uses. The Proposed Project would not introduce any new sources of substantial light that are incompatible with the surrounding area. Thus, with code compliance, the Proposed Project would not generate a substantial increase in ambient lighting, as the majority of lighting would be directed towards the interior of the Project Site and away from any nearby land uses. The Proposed Project's impacts related to lighting would be less than significant.

Glare

Potential reflective surfaces in the Project vicinity include automobiles traveling and parked on streets, exterior building windows, and surfaces of brightly painted buildings. Excessive glare not only restricts visibility, but also increases the ambient heat reflectivity in a given area. The Proposed Project would not introduce any new substantial sources of glare that are incompatible with the surrounding area. Additionally, as discussed above, the Proposed Project would not substantially increase light in the Project area that may contribute to glare. The

Proposed Project is located in a highly urbanized and developed area, and the Proposed Project's architectural materials and landscaping would prevent unnecessary glare. The Proposed Project's landscaped courtyards and green areas would serve to reduce the building's heat gain and reflective glare potential. Therefore, the Proposed Project's potential impacts related to glare would be at a less than significant level.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would result in an intensification of existing prevailing land uses within the West Los Angeles Community in the City of Los Angeles. Development of the related projects is expected to occur in accordance with adopted plans and regulations. With respect to the overall visual quality of the surrounding neighborhood, some of the related projects would be subject to site plan review by the Los Angeles Department of City Planning for review and approval, as may be applicable. The site plan review process would ensure each project is designed and constructed in a manner that is consistent with and compatible with the existing urban form and character of the surrounding environment. Therefore, cumulative aesthetic impacts would be less than significant.

II. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is currently occupied by a car wash, food stand, and office building. The Project Site is also located in an urbanized area of the City of Los Angeles. No farmland or agricultural activity exists on the Project Site, nor are there any farmland or agricultural activities in the vicinity of the Project Site. According to the "Los Angeles County Important Farmland 2016" map, which was prepared by the California Department of Conservation, Division of Land Resource Protection, the soils at the Project Site are not candidate for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[5] Therefore, no impact to agricultural lands would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is located within the jurisdiction of the City of Los Angeles and is, therefore, subject to the applicable land use and zoning requirements in the LAMC. The Project Site is zoned C4-1VL-O with a General Plan land use designation of Neighborhood Commercial. The Project Site is not zoned for agricultural production, and there is no farmland at the Project

[5] *State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2016, Map. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf, accessed July 2020.*

Site. In addition, no Williamson Act Contracts are in effect for the Project Site.[6] Therefore, no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project Site is zoned C4-1VL-O and has a land use designation of Neighborhood Commercial in the West Los Angeles Community Plan. The Project Site is not zoned as forest land or timberland, and there is no timberland production at the Project Site. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project Site is occupied by car wash, food stand, and office building. The Project Site is also located in an urbanized area of the City of Los Angeles. No forested lands or natural vegetation exist on or in the vicinity of the Project Site. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Neither the Project Site, nor nearby properties, are currently utilized for agricultural or forestry uses. As discussed above, the Project Site is not classified in any "Farmland" category designated by the State of California. According to the "Los Angeles County Important Farmland 2016" map, which was prepared by the California Department of Conservation, Division of Land Resource Protection, the soils at the Project Site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact would occur.

Cumulative Impacts

No Impact. Development of the Proposed Project in combination with the related projects would not result in the conversion of State-designated agricultural land from agricultural use to a non-agricultural use, nor result in the loss of any forest land or conversion of forest land to non-forest use. The Los Angeles County Important Farmland 2016 Map maintained by the California Division of Land Resource Protection indicates that the Project Site and the surrounding area are not included in the Important Farmland category.[7] The Project Site is located in an urbanized area in the West Los Angeles Community within the City of Los Angeles and does not

[6] *Williamson Act Program, California Division of Land Resource Protection, The Williamson Act Status Report, 2016-2017, website https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf, accessed July 2020.*

[7] *Ibid.*

include any State-designated agricultural lands or forest or timberland uses. Therefore, no cumulative impact would occur.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. A significant air quality impact could occur if the Proposed Project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The most recent AQMP was adopted by the Governing Board of the South Coast Air Quality Management District (SCAQMD) on March 3, 2017 ("2016 AQMP"). The 2016 AQMP represents a thorough analysis of existing and potential regulatory control options, includes available, proven, and cost-effective strategies, and seeks to achieve multiple goals in partnership with other entities promoting reductions in greenhouse gasses and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The 2016 AQMP recognizes the critical importance of working with other agencies to develop funding and incentives that encourage the accelerated transition to cleaner vehicles, and the modernization of buildings and industrial facilities to cleaner technologies in a manner that benefits not only air quality, but also local businesses and the regional economy. In addition, the Southern California Association of Governments (SCAG) approved its 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) that includes transportation programs, measures, and

strategies generally designed to reduce vehicle miles traveled (VMT), which are contained within baseline emissions inventory in the 2016 AQMP. The transportation strategy and transportation control measures (TCMs), included as part of the 2016 AQMP and State Implementation Plan (SIP) for the South Coast Air Basin ("Basin"), are based on SCAG's 2016 RTP/SCS and Federal Transportation Improvement Program (FTIP). For purposes of assessing a project's consistency with the AQMP, projects that are consistent with the growth forecast projections of employment and population forecasts identified in the RTP/SCS are considered consistent with the AQMP, since the growth projections contained in the RTP/SCS form the basis of the land use and transportation control portions of the AQMP. [8]

As discussed in Section XIV(a), Population and Housing, the Proposed Project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the 2020 RTP/SCS (also known as the Connect SoCal plan) to increase commercial uses within close proximity to High-Quality Transit Areas (HQTA). An HQTA is defined as a generally walkable transit village or corridor within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. The Proposed Project would concentrate new development within a half of a mile (walking distance) of several Metro and Santa Monica BBB bus lines that connect to regions of the Los Angeles area. Thus, the Project Site's location provides opportunities for employees and patrons to use public transit to reduce vehicle trips. Reports by the California Department of Transportation and SCAG have found that focusing development in areas served by transit can result in local, regional and statewide benefits including reduced air pollution and energy consumption.[9,10] As discussed in the Proposed Project's Trip Generation Assessment (See Appendix G of this ND), the Proposed Project's close proximity to other commercial/retail land uses and regional transit would result in fewer trips and a reduction to the Proposed Project's VMTs as compared to the base trip rates for similar stand-alone land uses that are not located in close proximity to transit. Thus, because the Proposed Project would be consistent with the growth projections and regional land use planning policies of the 2016 RTP/SCS and the 2020 Connect SoCal, as detailed in Section XIV(a), Population and Housing, and Section VIII, Greenhouse Gas Emissions, the Proposed Project would not conflict with or obstruct implementation of the 2016 AQMP, and Project impacts would be less than significant.

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[8] *In September 2020, SCAG and CARB have since adopted a new 2020 RTP/SCS, now called Connect SoCal. Connect SoCal was determined to conform to the federally-mandated state implementation plan (SIP), for the attainment and maintenance of NAAQS standards. The SCAQMD is currently working on a 2022 AQMP, which will base its analysis from Connect SoCal.*

[9] *California Department of Transportation, California Transportation Plan 2040, June, 2016, website: http://www.dot.ca.gov/hq/tpp/californiatransportationplan2040/Final%20CTP/FINALCTP2040-Report-WebReady.pdf, accessed August 2019.*

[10] *Southern California Association of Governments, 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy, April 2016.*

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact may occur if a project adds a considerable cumulative contribution to federal or State non-attainment pollutants. As the Basin is currently in State non-attainment for ozone, PM_{10} and $PM_{2.5}$, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of a project's contribution of emissions, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific impacts. Thus, a project may result in a significant impact in cases where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment.

Proposed Project Increase in Criteria Pollutants

Construction Emissions

For purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 24 months, with a final buildout year in 2023. This construction schedule is conservative and yields the maximum daily impacts. Construction activities associated with the Proposed Project would be undertaken in four main steps: (1) demolition/site clearing; (2) grading, excavation, and foundations; (3) building construction; and (4) architectural coatings and finishings. The building construction phase includes the construction of the proposed building, connection of utilities to the building, and landscaping the Project Site. Construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving foundation preparation would primarily generate $PM_{2.5}$ and PM_{10} emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of Reactive Organic Gases (ROG) emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

For purposes of this analysis, the following regulatory compliance measures have been identified as being applicable to the Proposed Project's construction activities:

- Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

- In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

The Proposed Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*) as recommended by the SCAQMD. Table 4.1, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Proposed Project construction. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development.

As shown in Table 4.1, construction-related daily emissions associated with the Proposed Project would be below the peak daily regional SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, construction impacts are considered to be less than significant.

Table 4.1
Estimated Peak Daily Construction Emissions

Emission Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition/Site Clearing						
On-Site Fugitive Dust	--	--	--	--	0.59	0.09
On-Site Off-Road Diesel Equipment	0.80	7.25	7.57	0.01	0.41	0.39
Off-Site Hauling/Vendor/Worker Trips	0.07	1.09	0.57	<0.01	0.17	0.05
Total Emissions	***0.87***	***8.34***	***8.14***	***0.01***	***1.17***	***0.53***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Grading/Excavation						
On-Site Fugitive Dust	--	--	--	--	0.36	0.19
On-Site Off-Road Diesel Equipment	1.48	15.32	12.62	0.02	0.70	0.66
Off-Site Hauling/Vendor/Worker Trips	0.58	16.59	4.39	0.06	1.54	0.46
Total Emissions	***2.06***	***31.91***	***17.01***	***0.08***	***2.60***	***1.31***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Building Construction						
On-Site Off-Road Diesel Equipment	1.62	15.99	15.99	0.03	0.87	0.81
Off-Site Hauling/Vendor/Worker Trips	0.53	2.30	4.28	0.02	1.28	0.35
Total Emissions	***2.15***	***18.29***	***20.27***	***0.05***	***2.15***	***1.16***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Architectural Coating						
On-Site Architectural Coating	7.25	--	--	--	0.00	0.00
On-Site Off-Road Diesel Equipment	0.89	6.75	9.43	0.02	0.35	0.35
Off-Site Hauling/Vendor/Worker Trips	0.09	0.05	0.70	<0.01	0.23	0.06
Total Emissions	***8.23***	***6.80***	***10.13***	***0.02***	***0.58***	***0.41***
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust and Rule 1113 – Architectural Coatings.
Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this IS/ND.

Operational Emissions

Existing Emissions

The Project Site is currently developed with a car wash and office building. The existing uses generate air pollutant emissions from space sources, such as space and water heating, architectural coatings (paint), and mobile sources such as motor vehicle traffic travelling to and from the Project Site. The average daily emissions generated by the existing uses at the Project Site have been estimated utilizing the California Emissions Estimator Model (CalEEMod *Version 2016.3.2*) recommended by the SCAQMD. As shown in Table 4.2, motor vehicles are the primary source of air pollutant emissions associated with existing uses at the Project Site.

Table 4.2
Existing Daily Operational Emissions from Project Site

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	0.32	<0.01	<0.01	0.00	<0.01	<0.01
Energy Sources	<0.01	0.06	0.05	<0.01	<0.01	<0.01
Mobile Sources	1.52	7.33	18.14	0.06	4.67	1.29
Total Emissions	***1.84***	***7.39***	***18.19***	***0.06***	***4.67***	***1.29***
Wintertime (Non-Smog Season) Emissions						
Area Sources	0.32	<0.01	<0.01	0.00	<0.01	<0.01
Energy Sources	<0.01	0.06	0.05	<0.01	<0.01	<0.01
Mobile Sources	1.45	7.47	17.20	0.06	4.67	1.29
Total Emissions	***1.77***	***7.53***	***17.25***	***0.06***	***4.67***	***1.29***

Note: Calculation worksheets are provided in Appendix A to this Draft IS/ND.
Parker Environmental Consultants 2020.

Proposed Project Emissions

The Proposed Project would result in the development of a mixed-use residential and commercial building with 108 dwelling units and 3,250 square feet of commercial space (1,000 square-foot restaurant and 2,250 square feet of retail). Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the Proposed Project. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated by the motor vehicles traveling to and from the Project Site.

The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (*Version 2016.3.2*). The results of these calculations are presented in Table 4.3, Proposed Project Estimated Daily Operational Emissions. As shown, the operational emissions generated by the Proposed Project would not exceed the daily regional thresholds of significance set by the SCAQMD. Additionally, some criteria pollutants would be reduced with the Proposed Project, when compared to existing conditions. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

As discussed above, the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. Therefore, the Proposed Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in non-attainment, and impacts would be less than significant.

Table 4.3
Proposed Project Estimated Daily Operational Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summertime (Smog Season) Emissions						
Area Sources	2.38	0.10	8.93	<0.01	0.05	0.05
Energy Sources	0.04	0.31	0.16	<0.01	0.02	0.02
Mobile Sources	1.11	5.07	12.88	0.05	4.36	1.19
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Subtotal Project Emissions:	***4.35***	***9.15***	***24.06***	***0.05***	***4.55***	***1.38***
Less Existing Emissions	*(1.84)*	*(7.39)*	*(18.19)*	*(0.06)*	*(4.67)*	*(1.29)*
Net Total Project Emissions:	**2.51**	**1.76**	**5.87**	**(0.01)**	**(0.12)**	**0.09**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**
Wintertime (Non-Smog Season) Emissions						
Area Sources	2.38	0.10	8.93	<0.01	0.05	0.05
Energy Sources	0.04	0.31	0.16	<0.01	0.02	0.02
Mobile Sources	1.17	5.01	13.62	0.05	4.36	1.19
Stationary Sources	0.82	3.67	2.09	<0.01	0.12	0.12
Subtotal Project Emissions:	***4.41***	***9.09***	***24.80***	***0.05***	***4.55***	***1.38***
Less Existing Emissions:	*(1.77)*	*(7.53)*	*(17.25)*	*(0.06)*	*(4.67)*	*(1.29)*
Net Total Project Emissions:	**2.64**	**1.56**	**7.55**	**(0.01)**	**(0.12)**	**0.09**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Potentially Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this IS/ND.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.[11]

Localized Significance Thresholds

The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These localized thresholds, which are found in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology"

[11] *South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, page 5-1.*

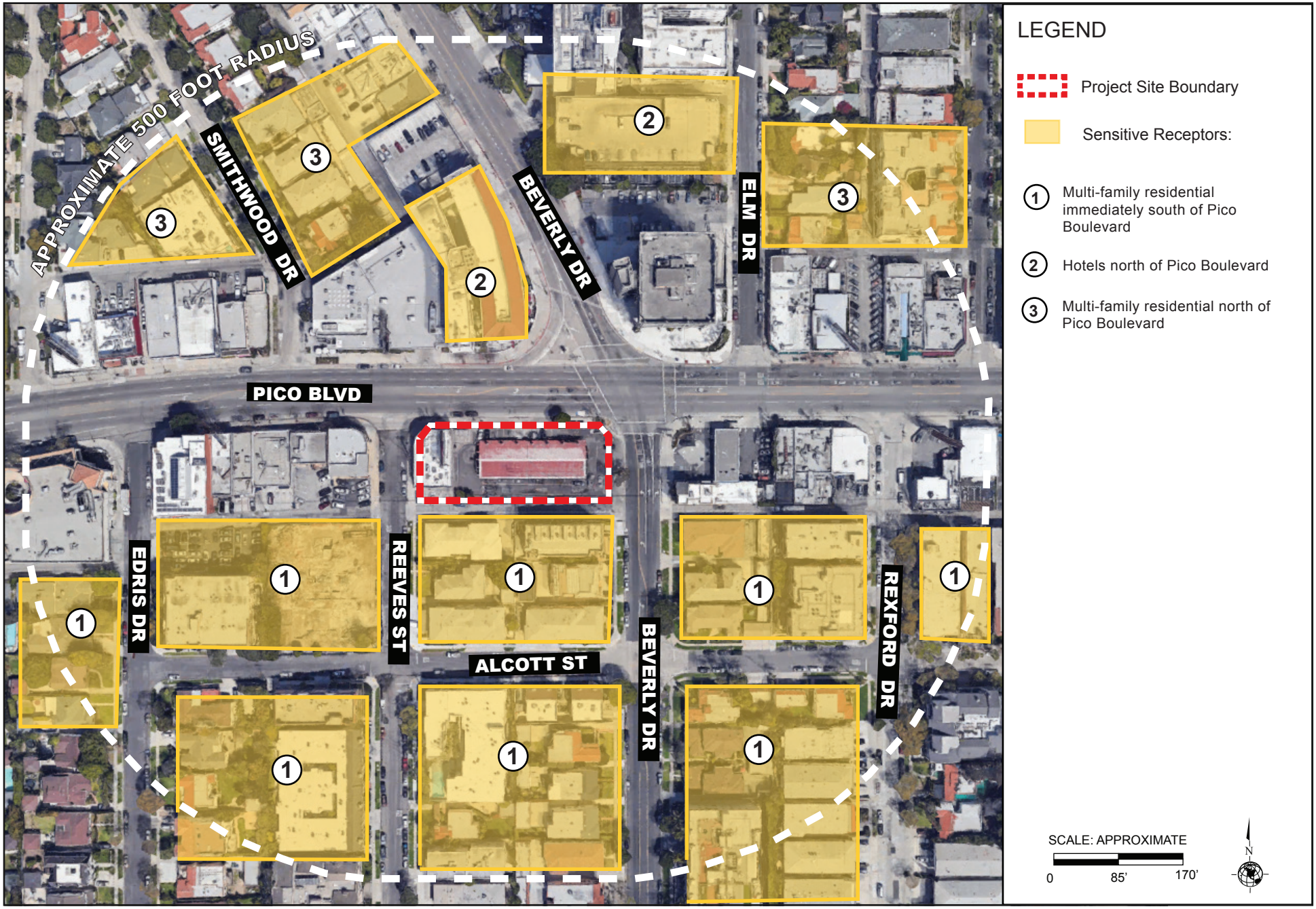
document prepared by the SCAQMD,[12] apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: NO_x, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). For PM_{10}, the LSTs were derived based on requirements in SCAQMD Rule 403 − Fugitive Dust. For $PM_{2.5}$, the LSTs were derived based on a general ratio of $PM_{2.5}$ to PM_{10} for both fugitive dust and combustion emissions.

LSTs are provided for each of SCAQMD's 38 SRAs at various distances from the source of emissions. The Project Site is located within SRA 2, which covers the Northwest Los Angeles County area. The mass rate look-up tables provide LSTs for one-acre, two-acre, and five-acre sites. Since the Project Site is approximately 0.59 acres, the one-acre LSTs were applied for the Proposed Project. The nearest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the Proposed Project are the multi-family residences located to the north, west, and east of the Project Site. Figure 4.1, below, shows the nearest air quality sensitive receptors to the Project Site. Given the proximity of these sensitive receptors to the Project Site, the LSTs for a one-acre site with receptors located within 25 meters was used to address the potential localized air quality impacts associated with the construction-related NO_X, CO, PM_{10}, and $PM_{2.5}$ emissions for each construction phase.

Localized Construction Emissions

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. However, as shown in Table 4.4, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for an approximate one-acre site in SRA 2. These calculations assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Therefore, with implementation of the regulatory code compliance measures identified above, localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

[12] *South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, June 2003, Revised July 2008.*



Source: Google Earth, Aerial View, 2019.

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Figure 4.1
Air Quality Sensitive Receptors

Table 4.4
Localized On-Site Peak Daily Construction Emissions

Construction Phase [a]	Total On-site Emissions (Pounds per Day)			
	NO_x [b]	CO	PM_{10}	$PM_{2.5}$
Demolition/Site Clearing	7.25	7.57	1.00	0.48
Grading/Excavation	15.32	12.62	1.06	0.85
Building Construction	15.99	15.99	0.87	0.81
Architectural Coatings	6.75	9.43	0.35	0.35
SCAQMD Localized Thresholds [c]	**103**	**562**	**4**	**3**
Potentially Significant Impact?	*No*	*No*	*No*	*No*

[a] *The localized thresholds for all phases are based on a receptor within a distance of 82 feet (25 meters) in SCAQMD's SRA 2 for a Project Site of one acre.*

[b] *The localized thresholds listed for NO_x takes into consideration the gradual conversion of NO_x to NO_2, and are provided in the mass rate look-up tables in the SCAQMD's "Final Localized Significance Threshold Methodology" guidance document. The analysis of localized air quality impacts associated with NO_x emissions is focused on NO_2 levels as they are associated with adverse health effects.*

Source: CalEEMod 2016.3.2, Calculation sheets are provided in Appendix A to this IS/ND.

Localized Operation Emissions

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The Basin is currently in attainment for CO emissions, and based on existing ambient CO levels within the Basin, the Proposed Project's mobile source emissions would not exceed the 1-hour or 8-hour CO hotspot concentration threshold for creating a significant impact. This finding is consistent with the AQMD's 2003 AQMP, which modeled localized CO emissions at the four highest traffic volume intersections within the Basin and found the localized emissions to be well below the thresholds of significance for both the 1-hour and 8-hour thresholds. The study intersections included: (a) Wilshire Boulevard and Veteran Avenue; (b) Sunset Boulevard and Highland Avenue; (c) La Cienega Boulevard and Century Boulevard; and (d) Long Beach Boulevard and Imperial Highway. The intersection of Wilshire Boulevard and Veteran Avenue, which is located approximately 1.4 miles northwest of the Project Site, was identified as the most congested intersection in Los Angeles County, with an average daily traffic volume of about 100,000 vehicles per day.[13] As reported in the 2016 AQMP, the highest concentrations of CO continued to be recorded in the areas of Los Angeles County, where vehicular traffic is most dense, with the maximum 8-hour and 1-hour concentration (4.3 ppm and 3.0 ppm, respectively) recorded in the South Central Los Angeles County area. Thus, as the Basin is still in attainment for CO, and since ambient CO concentrations in the Basin remain lower than the highest recorded CO concentrations in 2003, it can be concluded that the Proposed Project would not

[13] *South Coast Air Quality Management District, 2003 Air Quality Management Plan, Appendix V: Modeling and Attainment Demonstrations, (2003) V-4-24.*

result in a significant localized CO hotspot impact. Therefore, no further analysis for CO hotspots is warranted, and localized operational emissions would be less than significant.

Toxic Air Contaminants (TAC)

Construction Emissions

The Proposed Project's construction activities would generate toxic air contaminants (TAC) in the form of diesel particulate matter (DPM) emissions associated with the use of heavy trucks and construction equipment during construction. DPM has no acute exposure factors (i.e., no short-term effects). Therefore, the SCAQMD Handbook does not recommend an analysis of TACs from short-term construction activities, which result in a limited duration of exposure. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. Specifically, "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Given the short-term construction schedule of approximately 24 months, the Proposed Project would not result in a long-term (i.e., 70-year) source of TAC emissions. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period (24 out of 840 months equal to a 70-year lifetime), health risks associated with DPM emissions during construction would be less than significant. Moreover, the Proposed Project would be required to comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location. In addition, as discussed above, the Proposed Project would not result in a localized significant impact. Therefore, the Proposed Project would result in a less than significant impact related to construction TACs.

Due to the Project Site's historic releases of total petroleum hydrocarbons as gasoline (TPHg) and volatile organic compounds (VOCs; namely benzene, toluene, ethylbenzene [BTEX], and fuel oxygenates), Ardent Environmental Group, Inc., was retained to evaluate the potential health related impacts of the Proposed Project due to residual contaminants in soil and soil gas beneath the Project Site. As noted in the Qualitative Health Risk Assessment in Appendix L to this IS/ND, the LARWQCB approved completion of soil remediation and issued a No Further Action (NFA) letter for soil on September 17, 2008.[14] However, since regulatory screening levels have changed since 2008, Ardent reviewed the residual concentrations identified in the confirmation soil boring with current regulatory guidelines. The remaining concentrations of VOCs were well below the federal Environmental Protection Agency (EPA) Regional Screening Levels and the California Department of Toxic Substances Control (DTSC) Screening Levels for the protection of human health through dermal contact, inhalation, and ingestion at residential and industrial/commercial properties. The remaining TPHg concentrations, up to 270 milligrams per kilogram (mg/kg), were also reported below the EPA and DTSC screening levels for industrial/commercial land use of 420 and 500 mg/kg, respectively. As such, no human health

[14] *A copy of the closure letter is provided in Attachment A to Appendix L.*

risks are present for construction workers. Additionally, in compliance with AQMD Rule 1166, any soil showing signs of possible contamination will be segregated for appropriate off-site disposal. Therefore, construction of the Proposed Project would not result in significant impacts associated with the potential release toxic air contaminants during construction.

Operational Emissions

The Proposed Project consists of a mixed-use residential and commercial development. These uses would not support any land uses or activities that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. As such, no significant toxic airborne emissions would result from Proposed Project implementation**.** In addition, construction activities would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. As noted in the Qualitative Health Risk Assessment provided in Appendix L to this IS/ND, the LARWQCB recently issued a letter requiring a soil vapor assessment due to the site now being planned for mixed use including commercial and residential.[15] Concentrations of petroleum hydrocarbons in soil remaining at 25 feet bgs slightly exceed the human health screening levels for dermal contact, inhalation, and ingestion at residential properties. The proposed building is planned to be constructed with an active depressurization system beneath the foundation due to elevated methane gas and a subterranean ventilated parking structure. Based on these vapor control systems, the exposure route of possible vapor intrusion from off-gassing contaminated soil or groundwater, if any, has been eliminated. Therefore, vapor intrusion is not considered a concern at the site. To meet the LARWQCB requirement, soil gas sampling is planned to be completed after site excavation to determine baseline conditions. The concentrations will be presented to the LARWQCB, along with a detailed description of the soil gas depressurization and parking structure ventilation systems, and a recommendation for no further work. To fulfill the LADBS requirements, the proposed building will be constructed with an active methane ventilation control system. This system will include an impermeable vapor barrier beneath the subterranean parking structure to prevent methane gas from migrating into the site building. Below the vapor barrier, perforated horizontal pipes will be set midway within an 8-inch bed of gravel. A blower will be installed to provide a depressurization system beneath the building pad to evacuate air from the gravel zone and horizontal pipes at a rate of at least three volumes per hour. The evacuated air will be conveyed by piping to ventilation ports at the top of the building.

In addition, the subterranean parking structure will be constructed with a ventilation system that will include exhaust fans as well as fresh air intake fans designed to protect occupants from inhalation of vehicle exhaust. In accordance with the LADBS requirements, the ventilation system will ensure at least four air exchange rates per hour for the lowest level of the parking structure. Additionally, the second level of the parking structure will be ventilated at a rate of

[15] *The LARWQCB's March 5, 2021 correspondence re: the Soil Vapor Assessment Work Plan Requirement is provided as an Appendix to Appendix E.2, Path to Closure Narrative, in this IS/ND.*

approximately two air exchanges per hour in compliance with the California Mechanical Code requirements for parking garages.

As concluded in the Qualitative Health Risk Assessment, residual concentrations of VOCs in soil vapor, if present, would be much lower than the measured methane gas concentrations and expected exhaust fumes that the ventilation systems are designed to mitigate. The use of the proposed ventilation systems would eliminate any exposure route of VOCs to occupants of the site. Based on this information, there would be no human health risk to workers or future occupants of the site through possible vapor intrusion. Therefore, with regulatory oversight and compliance with all requirements from the relevant regulatory agencies, impacts associated with the release of toxic air contaminants would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. A significant impact may occur if objectionable odors occur which would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills.

During construction, potential sources that may emit odors during construction activities include the use of architectural coatings, solvents, and asphalt paving. SCAQMD Rule 1108 and 1113 limits the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Based on mandatory compliance with SCAQMD Rules, construction activities and materials used in the construction of the Proposed Project would control objectionable construction odors. Therefore, impacts from potential objectionable odors during construction would be less than significant.

The Proposed Project does not include any of the uses identified by the SCAQMD as being associated with odors, such as agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, or fiberglass molding. As the Proposed Project involves no elements related to these types of activities, no odors from these types of uses are anticipated. Odors from garbage chutes and enclosed refuse containers would be controlled through standard best management practices and ongoing building maintenance procedures. Garbage collection areas for the Project Site would have the potential to generate foul odors if the areas are located in close proximity to habitable areas. The trash collection areas would be enclosed and would not be located near any habitable areas. In addition, SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. With compliance with SCAQMD Rules 402, described above, potential objectionable odor impacts would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects in the Project Site vicinity would result in an increase in construction and operational emissions in an already urbanized area of the City of Los Angeles.

Cumulative development can affect the implementation of the 2016 AQMP. The 2016 AQMP was prepared to accommodate growth, reduce pollutants within the areas under SCAQMD jurisdiction, improve the overall air quality of the region, and minimize the impact on the economy. Growth considered to be consistent with the 2016 AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Consequently, as long as growth in the Basin is within the projections for growth identified by SCAG, implementation of the 2016 AQMP will not be obstructed by such growth, and cumulative impacts would be less than significant. Since the Proposed Project is consistent with SCAG's growth projections, it would not have a cumulatively considerable contribution to an impact regarding a potential conflict with or obstruction of the implementation of the applicable air quality plan. Thus, cumulative impacts related to conformance with the 2016 AQMP would be less than significant.

Cumulative air quality impacts from construction and operation of the Proposed Project, based on SCAQMD guidelines, are analyzed in a manner similar to Project-specific air quality impacts. The SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Therefore, according to the SCAQMD, individual development projects that generate construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. Thus, as discussed in response to Checklist Question III (b) above, because the construction-related and operational daily emissions associated with Proposed Project would not exceed the SCAQMD's recommended thresholds, these emissions associated with the Proposed Project would not be cumulatively considerable. Therefore, cumulative air quality impacts would be less than significant.

With respect to cumulative odor impacts, potential sources that may emit odors during construction activities at each related project include the use of architectural coatings, solvents, and asphalt paving. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Based on mandatory compliance with SCAQMD Rules, construction activities and materials used in the construction of the Proposed Project and related projects would not combine to create objectionable construction odors. With respect to operations, SCAQMD Rules 402 (Nuisance) and Rule 1138 (Odor Reducing Equipment) would regulate any objectionable odor impacts from the related projects and the Proposed Project's long-term operations. Thus, cumulative odor impacts would be less than significant.

IV. Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing

habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern under state or federal plans, policies or regulations; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (c) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species.

The Project Site is currently developed with a car wash, food stand, and office building and does not support any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, the Proposed Project would not have a direct adverse effect on any species identified as a candidate, sensitive, or special status species. Additionally, the Project Site does not contain any critical habitat of any sensitive species. Vegetation on the Project Site is limited to three trees in the public right-of-way: two trees along Pico Boulevard and one tree along Beverly Drive, which are owned and maintained by the City. The removal and placement of street trees would be subject to the review and approval of the Department of Public Works, Urban Forestry Division. Based on the Tree Report prepared for the Proposed Project, (Appendix J to this IS/ND), none of these street trees are designated protected trees. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the Project Site and within the adjacent public right(s)-of-way. Therefore, the Proposed Project would have a less than significant impact upon removal of non-protected trees.

While the removal of non-protected trees would not be considered a significant impact under CEQA, the removal of trees has the potential to impact nesting bird species if they are present at the time of tree removal. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) *(Title 16, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 20)* and Sections 3503, 3503.5, and 3513 of the California Department of Fish and Game Code.[16] To ensure compliance with the MBTA and California Department of Fish and Game Code, the City of Los Angeles Department of City Planning advises applicants to avoid tree removal activities during the breeding season. If avoidance is not feasible, the Department recommends weekly bird surveys be conducted to ensure that the trees proposed for removal are not occupied by nesting birds. For purposes of this analysis, the following regulatory compliance measures have been identified as being applicable to the Proposed Project's construction activities:

- Habitat Modification (Nesting Native Birds): Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31

[16] *Sections 3503, 3503.5, and 3513 of the California Fish and Game Code make it unlawful to "take, possess, or needlessly destroy" the nest or eggs of any bird (Section 3503), any bird-of-prey (Section 3503.5), or any migratory nongame bird as designated in the Migratory Bird Treaty Act (Section 3513).*

(as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).

- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
    - Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
    - If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
    - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
    - The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
    - The Proposed Project shall comply with Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which make it unlawful to “take, possess, or needlessly destroy” the nest or eggs of any bird (Section 3503), any bird-of-prey (Section 3503.5), or any migratory nongame bird as designated in the Migratory Bird Treaty Act (Section 3513).

Thus, adherence to regulatory compliances measures, detailed above, would ensure that the Proposed Project would have a less than significant impact on sensitive biological species or habitat.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alternation of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species. The Project Site is currently occupied by a car wash, food stand, and office building. No riparian or other sensitive natural community is located on or adjacent to the Project Site, and there are no such areas nearby. Therefore, implementation of the Proposed Project would not result in any adverse impacts to riparian habitat or other sensitive natural communities, and no impact would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A project would normally have a significant impact on biological resources if it could result in the alteration of an existing wetland habitat. The Project Site is entirely developed and covered with impermeable surfaces and does not contain any wetlands or natural drainage channels. Therefore, the Project Site does not have the potential to support any riparian or wetland habitat, as defined by Section 404 of the Clean Water Act (See Section 4(b), above) and no impacts to riparian or wetland habitats would occur with implementation of the Proposed Project.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. A project would normally result in a significant impact on biological resources if it results in the interference with wildlife movement/migration corridors that may diminish the chances for long-term survival of a sensitive species. The Project Site is located in an urbanized area within the City of Los Angeles. Due to the urbanized surroundings, there are no wildlife corridors or native wildlife nursery sites on the Project Site or in the Project vicinity. Thus, the Proposed Project would not interfere with the movement of any resident or migratory fish or wildlife. Therefore, no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. A project-related significant adverse effect could occur if a project would be inconsistent with local regulations pertaining to biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). As stated above, the Project Site is currently developed with a car wash, food stand, and office building. One tree are located

within the car wash property, and three street trees border the Project Site along Pico Boulevard and Beverly Drive. The removal and replacement of street trees within the public right of way would be conducted under the approval of the Department of Urban Forestry. Based on the Proposed Project's Tree Report, none of the trees to be removed are protected under a policy or ordinance. Therefore, the Proposed Project would not have the potential to conflict with the City of Los Angeles Protected Tree Ordinance. As such, the Proposed Project would not conflict with a policy or ordinance protecting biological resources and impacts would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. A significant impact would occur if the Proposed Project would be inconsistent with mapping or policies in any conservation plans of the types cited. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the Proposed Project.

Cumulative Impacts

Less Than Significant Impact. The Proposed Project would have a less than significant impact upon biological resources with regulatory compliance. Development of the Proposed Project in combination with related projects would not significantly impact wildlife corridors or habitat for any endangered, threatened, rare, protected, candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the CDFW or the USFWS as no such habitat occurs in the vicinity of the Project Site due to the existing urban development. Development of any of the related projects would be subject to the City of Los Angeles Protected Tree Ordinance, Federal Migratory Bird Treaty Act, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, and the City of Los Angeles Protected Tree Ordinance and any other mitigation measures or regulatory compliance measures applicable to each project site. Thus, cumulative impacts to biological resources would be considered less than significant.

V. Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact. A significant impact may occur if the Proposed Project would result in a substantial adverse change in the significance of a historic resource. Section 15064.5 of the State CEQA Guidelines defines a historical resource as: (1) a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain State guidelines; or (3) an object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.[17]

The Project Site is developed with a car wash, food stand, and office building. The Proposed Project involves demolishing the existing structures and constructing a new mixed-use building with a total of 108 dwelling units and 3,250 square feet of commercial space. According to the Los Angeles Historic Resources Inventory, the Project Site does not contain any historic structures or scenic resources on site.[18] Additionally, SurveyLA does not identify any of the on-site structures as potentially historic resources.[19] Because there are no buildings on the Project Site, there are no historic resources on the Project Site that would be listed on the National Register, California Register, or local listing.

There are two potentially historic resources in the Project Site area: the Liberty Savings Building, located at 1180 S. Beverly Drive, approximately 140 feet northeast of the Project Site;

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[17] *CEQA Guidelines, Section 15064.5(b)(1).*

[18] *City of Los Angeles, Historic Places LA, Los Angeles Historic Resources Inventory, website: http://historicplacesla.org/map, accessed August 2019.*

[19] *City of Los Angeles, SurveyLA, West Los Angeles – Individual Resources, August 2012, website: http://preservation.lacity.org/files/Individual%20Resources_Final.pdf, accessed August 2019.*

and the S&J Biren Floor Coverings building, located 9563 W. Pico Boulevard, approximately 285 feet northwest of the Project Site.[20] Pico Boulevard separates these two historic properties from the Project Site. The Liberty Savings building is listed as appears eligible for listing in the California Register and for local listing as a Los Angeles Historical-Cultural Monument. The S&J Biren Floor Coverings building is listed as eligible for listings in the National Register, California Register, and Los Angeles Historic-Cultural Monument inventory.[21] The Proposed Project would have no direct impacts on these two potential historic resources. There are no historical resources on the Project Site, and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Proposed Project. The Proposed Project would have a less than significant impact on the potentially historical resources near the Project Site as the Proposed Project does not directly abut the Liberty Savings Building or the S&J Biren Floor Coverings building and would not result in a substantial adverse change to the immediate surroundings of these historical resources to the degree they would no longer be eligible for listing under national, state, or local landmark designation programs. They would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended. Therefore, the development of the Proposed Project would have a less than significant impact to surrounding historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. A significant impact may occur if grading or excavation activities associated with the Proposed Project would disturb archaeological resources.

The Project Site is currently developed with a car wash, food stand, and office building. Thus, the Project Site has been previously disturbed. The Project Site and immediate surrounding areas do not contain any known archaeological resources.[22] To determine whether any known archaeological resources exist in proximity to the Project Site, a records search was conducted with the South Central Coastal Information Center (SCCIC). The SCCIC record search (dated October 15, 2019) is contained in Appendix H.1 to this IS/ND. The SCCIC records search did not identify any known archaeological resources on the Project Site. The SCCIC records search identified no archaeological resources within a ½-mile radius of the Project Site. It is important to note that the archaeological sensitivity of the Project location is unknown because there are no previous archaeological studies for the Project Site. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the Project Site area, buried resources could potentially be unearthed during Project

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[20] *Historic Places LA, Los Angeles Historic Resources Inventory, Map View, website: http://historicplacesla.org/map, accessed August 2019.*

[21] *City of Los Angeles, Historic Places LA, Los Angeles Historic Resources Inventory, "Liberty Savings Building" and "S&J Biren Floor Coverings", website: http://www.historicplacesla.org, accessed August 2019.*

[22] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Prehistoric and Historic Archaeological Sites and Survey Areas in the City of Los Angeles, September 1996.*

activities. The reported records search result does not preclude the possibility that surface or buried artifacts may be found during a survey of the property or ground-disturbing activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities.

The Proposed Project would include excavation and grading to ensure the proper base and slope for the two-level subterranean garage under the proposed building. Thus, there is a potential for the accidental discovery of unknown and unrecorded archaeological materials. Because the presence or absence of such materials cannot be determined until the Project Site is graded and excavated, the City's standard condition of approval for addressing inadvertent discoveries shall be incorporated into the Proposed Project's approval. The City's standard condition of approval requires that upon any discovery of a potential archaeological resource, the Applicant shall immediately stop all ground disturbance activities in the area of the find until a qualitied archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the Proposed Project shall not collect or move any archaeological materials and assorted materials. Construction activity may continue unimpeded on other portions of the Project Site. Therefore, with the implementation of regulatory compliance measures, such as California Public Resources Code Section 21083.2, and the City's standard conditions of approval for addressing inadvertent discoveries of archaeological resources, potential impacts to archaeological resources encountered at the Project Site would be less than significant without mitigation.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A project-related significant adverse effect could occur if grading activities associated with the Proposed Project would disturb previously interred human remains. No known human burials have been identified on the Project Site or its vicinity. However, it is possible that unknown human remains could occur, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. Compliance with regulatory compliance measures would ensure any potential impacts related to the disturbance of unknown human remains would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Implementation of the Proposed Project, in combination with the related projects in the Project Site vicinity, would result in the continued redevelopment and revitalization of the surrounding area. Impacts to cultural resources tend to be site-specific and are assessed on a site-by-site basis. The analysis of the Proposed Project's impacts to cultural resources concluded that the Proposed Project would have no significant impacts with respect to cultural resources following compliance with regulatory measures. Therefore, the Proposed

Project's incremental contribution to a cumulative impact would not be considerable, and cumulative impacts to cultural resources would be less than significant.

VI. Energy

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. A significant impact would occur if the Proposed Project results in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The Proposed Project would include the construction of a mixed-use building with a total of 108 dwelling units and 3,250 square feet of commercial space on an infill site, which would contribute to the revitalization of the West Los Angeles Community Plan area. This analysis focuses on the effect of the Proposed Project and the new buildings to be constructed as part of the Proposed Project. The Proposed Project is required to comply with the energy conservation standards established in Title 24 of the California Administrative Code. California's Energy Efficiency Standards located at Title 24, Part 6, Sections 120.0 to 120.9 and 130.0 to 141.0 of the California Code of Regulations and commonly referred to as "Title 24," which was established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 Standards will continue to improve upon the 2016 Standards for new construction of, and additions and alterations to, residential and non-residential buildings. The

effective date of the 2019 Standards is January 1, 2020.[23] The Energy Efficiency Standards are a specific response to the mandates of AB 32, (Health and Safety Code Sections 38500–38599), also known as the California Global Warming Solutions Act of 2006, and to pursue the California energy policy that energy efficiency is the resource of first choice for meeting California's energy needs. The Proposed Project includes energy efficiency components to conserve energy, which are detailed below.

Existing Infrastructure

The Project Site is located in a highly urbanized area in the City of Los Angeles. The surrounding area is adequately served with roads, sidewalks, and by overhead utilities. Since the Proposed Project would replace the existing commercial uses on the Project Site, the Proposed Project would generate an increase in energy consumption as compared to existing conditions. The analysis below focuses on the change between the existing baseline condition and the condition with the construction and operation of the Proposed Project.

Electricity

The Project Site is located in a highly urbanized area in the West Los Angeles community. Based on observation, there are overhead circuit lines along Beverly Drive and the adjacent alleyway. The Proposed Project would require on-site transformers and may require line extensions on public streets. In the event infrastructure upgrades are required for the proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the Project Site area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be conducted within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the immediate Project Site vicinity. Therefore, potential impacts resulting from energy infrastructure improvements would be less than significant.

The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirements for the Proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account by SCG in the planned growth of the natural gas system.

Natural Gas

Southern California Gas Company (SCG) provides natural gas resources to the City through existing gas mains located under the streets and public rights-of-way. Natural gas services are provided in accordance with SCG's policies and extension rules on file with the CPUC at the time contractual agreements are made. Natural gas is delivered to the Project Site through

[23] *California Energy Commission, 2019 Building Energy Efficiency Standards, website: https://ww2.energy.ca.gov/2018publications/CEC-400-2018-020/CEC-400-2018-020-CMF.pdf, accessed March 2020.*

natural gas facilities underneath the adjacent public streets. Construction of the Proposed Project would necessitate closing off existing service connections to the Project Site and re-establishing new service connections to the proposed structure. Such infrastructure improvements would be conducted on-site and within the right-of-way easements serving the Project Site area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be short-term, (b) upgrades would be localized to the portion of the Project Site proposed to be developed, and (c) any foreseeable off-site improvements would be limited to the right-of-way easements in the immediate Project Site vicinity. Therefore, potential impacts resulting from natural gas infrastructure improvements would be less than significant.

Energy Consumption

Construction

Energy would be consumed during the demolition, excavation, and construction phases of the Proposed Project for grading and materials transfer by heavy-duty equipment, which is usually diesel powered. Construction of the Proposed Project would generate an increased demand for electricity use related to the treatment and conveyance of water for dust suppression activities during the excavation and grading phase, and the consumption of gasoline and diesel fuels associated with haul trucks, deliveries, and worker commute trips. In order to quantify the amount of diesel and gasoline fuel utilized for the Proposed Project's construction, the equipment usage, horsepower, load factors, and fuel rates from the construction phases and activities calculated in the CalEEMod worksheets for the Proposed Project were utilized to estimate the gallons of diesel and gasoline consumed (Appendix B, Energy Consumption Worksheets). Construction activities typically do not require the consumption of natural gas to power equipment or heavy machinery. Construction of the Proposed Project would require the export of asphalt and building debris from the portion of the Project Site proposed to be developed during the demolition and site clearing phases. Additionally, up to 21,040 cubic yards of soil would be exported as a result of the grading for the subterranean levels. Construction worker travel to and from the Project Site would result in the additional consumption of vehicular unleaded gasoline fuel during the construction period.

The total electricity, gasoline and diesel fuel anticipated to be used during construction is summarized in Table 4.5, Summary of Energy Usage During Construction, below. As shown, construction of the Proposed Project would consume approximately 1,169 kWh of electricity, approximately 56,872 gallons of diesel fuel, and 19,597 gallons of gasoline during construction.[24]

[24] *Refer to Energy Consumption Worksheets included as Appendix B in this IS/ND.*

Table 4.5
Summary of Energy Use During Construction

Fuel Type	Quantity
Electricity	1,163 kWh [a]
Gasoline	19,597 gallons
Diesel	56,872 gallons

Notes:
[a] *kWh = Kilowatt-hour*
Source: Parker Environmental Consultants, 2020.
Calculation worksheets are provided in Appendix B to this IS/ND.

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. Further, compliance with regulatory compliance measures, such as restricting haul trucks to off-peak hours and not allowing engines to idle excessively when not in use (AQMD Rule 403), and meeting specified fuel and fuel additive requirements and emission standards (C.C.R. Title 13, Sec. 2485), would further serve to increase energy efficiency and reduce consumption of fossil fuels. The energy demands during construction would be typical of construction projects for projects of this size and would not necessitate additional energy facilities or distribution infrastructure or cause wasteful, inefficient, or unnecessary consumption of energy. Accordingly, energy demands during construction would be less than significant.

The energy analysis does not include a full life cycle analysis of energy usage that would occur over the production/transport of materials used during the construction of the Proposed Project or used during the operational life of the Proposed Project, or the end of life for the materials and processes that would occur as an indirect result of the Proposed Project. Estimating the energy usage associated with these processes would be too speculative for meaningful consideration, would require analysis beyond the current state-of-the-art impact assessment, and may lead to a false or misleading level of precision in reporting. Manufacture and transport of materials related to Project construction and operation is expected to be regulated under regulatory energy efficiency requirements. Therefore, it is assumed that energy usage related to construction and operational materials would be consistent with current regulatory requirements regarding energy usage.

Operation

Electricity

As discussed above, the Proposed Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Administrative Code. The *L.A. Green Building Code* imposes energy conservation measures for all new projects to further reduce energy demands within new buildings. The Proposed Project would also be required to comply with the *L.A. Green Building Code*. The *L.A. Green Building Code*, effective January 1, 2020, requires the use of numerous conservation measures, beyond those required by Title 24

of the California Administrative Code. The *L.A. Green Building Code* contains both mandatory and voluntary green building measures to conserve energy. Among many requirements, the *L.A. Green Building Code* requires projects to achieve a 20 percent reduction in water demand. Therefore, compliance with Title 24 of the California Administrative Code and the *L.A. Green Building Code* would reduce the Proposed Project's energy consumption. Additionally, as discussed above, electric service is available and would be provided to the development. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. In total, LADWP operates 21 receiving stations and 162 distribution stations to provide electricity to LADWP customers, with additional facilities to be acquired as their load increases. Power supply sources include: 29% from renewable energy sources, 34% from natural gas, 9% from nuclear, 3% from large hydro, 19% from coal, and 6% from other and unspecified sources. The estimated power requirements for the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system. The LADWP power system set its all-time high peak at 6,432 MW on August 31, 2017, a 1-in-12.6 weather event.[25]

The Proposed Project's electricity demands shown in Table 4.6 are estimated based on the calculated electricity usage provided in SCAQMD's CalEEMOD. As shown in Table 4.6, below, the estimated increase in electricity consumption by the Proposed Project would be approximately 579,386 kWh per year. Implementation of code compliance measures would ensure the Proposed Project meets and exceeds the minimum Title 24 energy efficiency requirements and further reduce demand for electricity, including peak power demands. Specifically, the Proposed Project would include energy efficient lighting fixtures, low-flow water features, and energy efficient mechanical heating and ventilation systems. Additionally, LADWP would confirm the availability of electric service connections for the Proposed Project. Therefore, the development of the Proposed Project would not cause wasteful, inefficient, or unnecessary consumption of electricity.

Natural Gas

Gas supply available to SCG from California sources averaged 323 million cubic feet (cf)/day in 2017. SCG projects total natural gas demand to decrease at an annual rate of 0.74 percent per year from 2018 to 2035. This decrease is due to modest economic growth, CPUC-mandated energy efficiency (EE) standards and programs, tighter standards created by revised Title 24 Codes and Standards, renewable electricity goals, the decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure (AMI). Thus, with the natural gas consumption becoming more efficient and decreasing, the SCG's projection for

[25] *LADWP, 2017 Retail Electric Sales and Demand Forecast. http://ezweb.ladwp.com/Admin/Uploads/Load%20Forecast/2017/10/2017%20Retails%20Sales%20Forecast_Final.pdf, accessed August 2019.*

Table 4.6
Estimated Electricity Consumption by the Proposed Project

Land Use	Size	Total Electricity Demand (kWh/year) [a]
Existing Uses		
General Office	7,236 sf	110,227
Car Wash	7,247 sf	90,877
Total Existing Electricity Demand:		***201,104***
Proposed Uses		
Multi-Family Residential	108 du	408,374
Restaurant	1,000 sf	43,021
Retail	2,250 sf	28,758
Parking, Utilities, Storage	52,595 sf	287,332
EV-Charging Stations [b]	15 spaces	13,005
Total Proposed Project Electricity Demand:		***780,490***
Existing Electricity Demand (to be demolished):		*(201,104)*
NET TOTAL Electricity Demand:		**579,386**

Notes: sf =square feet; du = dwelling unit; kWh = kilowatt-hour
[a] *SCAQMD, CalEEMod Version 2016.3.2, See Appendix D to this IS/ND.*
[b] *Fifteen (15) spaces would be EV-ready. It is estimated that one Level 1 charging station consumes 867 kWh/year of electricity for drivers who commute average 10 miles one way. Source: U.S. Department of Energy, Level 1 Electric Vehicle Charging Stations at the Workplace, page 8, July 2016.*
Source: Parker Environmental Consultants, 2020.

natural gas also decreases. Interstate pipeline delivery capability into SCG on any given day is theoretically approximately 6,665 million cf/day based on the Federal Energy Regulatory Commission (FERC) Certificate Capacity or SCG's estimated physical capacity of upstream pipelines. SCG's storage fields attain a combined theoretical storage working inventory capacity of 137.1 billion cubic feet; of that, 112.5 billion cubic feet is allocated to residential, small industrial and commercial customers.[26] As shown in Table 4.7, below, the natural gas consumption as a result of the operation of the Proposed Project, approximately 940,824 cubic feet per year, would represent a very small fraction of one percent of the SCG's existing natural gas storage capacity and therefore, would be within the SCG's existing natural gas storage capacity of 112.5 billion cubic feet as of 2018.

[26] *California Gas and Electric Utilities, 2018 California Gas Report, website: https://www.socalgas.com/regulatory/documents/cgr/2018_California_Gas_Report.pdf, accessed July 2020.*

Table 4.7
Estimated Natural Gas Consumption by the Proposed Project

Land Use	Size	Total Natural Gas Demand (kBTU/yr) [a]	Total Natural Gas Demand (cf/yr) [b]
Existing Uses			
General Office	7,236 sf	90,016	88,216
Car Wash	7,247 sf	143,491	140,621
Total Existing Natural Gas Demand:		***233,507***	***228,837***
Proposed Project			
Multi-family Residential	108 du	962,272	943,027
Restaurant	1,000 sf	227,751	223,196
Retail	2,250 sf	3,509	3,439
Total Proposed Project Natural Gas Demand:		**1,193,532**	**1,169,661**
Less Existing Natural Gas Demand:		*(233,507)*	*(228,837)*
NET TOTAL Natural Gas Demand:		**960,025**	**940,824**

Notes: sf =square feet; du = dwelling unit
[a] SCAQMD, CalEEMod Version 2016.3.2, See Appendix D, Greenhouse Gas Worksheets.
[b] 1kBTU is equivalent to 0.98 cubic feet of natural gas.
Source: Parker Environmental Consultants, 2020.

As discussed above, the Proposed Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Administrative Code. The Proposed Project would also be required to comply with the *L.A. Green Building Code*. The *L.A. Green Building Code*, effective January 1, 2020, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The *L.A. Green Building Code* contains both mandatory and voluntary green building measures to conserve energy. The cool roof standards and water conservation features would further reduce demands upon building heating and cooling. Therefore, compliance with Title 24 of the California Administrative Code and the *L.A. Green Building Code* would reduce the Proposed Project's energy consumption. Therefore, the development of the Proposed Project would not cause wasteful, inefficient or unnecessary consumption of natural gas.

Fossil Fuels

Operation of the Proposed Project would generate vehicle trips associated with people driving to the Project Site for work, home, or commercial purposes; and driving to and from work and other destinations throughout the region. Based on the trip generation rates provided in the Project Trip Generation Assessment, and the vehicle trip lengths calculated in the CalEEMod air quality worksheets, it is estimated that operation of the Proposed Project would result in a net decrease of approximately 135,474 annual vehicle miles traveled on an annual basis.[27] The Proposed Project would include several conservation measures to decrease reliance on fossil

[27] *See CalEEMod Worksheets included as Appendix A to this IS/ND.*

fuels, including coal, natural gas and oil. Further, the Project Site is located in the West Los Angeles area, which is highly connected to the regional transit network in the Los Angeles area. Public transportation within the vicinity of the Project Site consists primarily of multiple-stop, local-serving bus lines that provide access to shopping, business, and entertainment destinations in the Project vicinity, although some regional/commuter public transit opportunities. In the vicinity of the Project Site, bus stops are primarily located along Pico Boulevard and Beverly Drive. Bus lines that operate in the Project Site area include, but are not limited to, Metro lines: 14 and Santa Monica BBB Line 7 and Rapid 7. These bus lines provide access to other bus lines that connect to other parts of the City and to the greater Los Angeles metropolitan area.

The Proposed Project is an infill development and would construct a mixed-use residential and commercial building. Because of the Project Site's location near transit service, a number of trips would be expected to be transit or walk trips rather than vehicle trips. Some employees and patrons would take transit to their destinations, or would walk to destinations nearby. Certain adjustments to the trip generation were therefore made, with LADOT approval, to reflect these conditions. As discussed in the Trip Generation Assessment (see Appendix G of this IS/ND), a reduction of 10 percent for transit utilization/walk-ins was applied for the trips generated by the proposed residential and commercial uses and a 20 percent reduction for pass-by trips was applied for the commercial uses (which are all already factored into the fuel use estimates above). The reduction in vehicle trips would decrease the Proposed Project's reliance on fossil fuels. Furthermore, because the Proposed Project would replace an existing car wash, which is characterized with high mobile trips, the Proposed Project would result in a net decrease in operational fuel usage of 4,492 gallons of gasoline and 1,297 gallons of diesel fuel per year, as shown in Table 4.8, below. This estimate would be further reduced with the promotion of electric vehicle supply equipment (EVSE) on-site. Pursuant to LAMC 99.04.106.4.4, a minimum of 30 percent of the total code required parking is required to be capable of supporting future EVSE, and at least 10 percent of the total code required parking spaces are required to include electric vehicle charging stations (EVCS). The provision of EVSE and EVCS infrastructure would further serve to promote the utilization of alternative fueled vehicles thus reducing the combustion of fossil fuels. Based on these factors, the Proposed Project's vehicle trips would decrease overall per capita energy consumption, decrease reliance on fossil fuels, and would serve to promote reliance on renewable energy sources. As such, the development of the Proposed Project would not cause wasteful, inefficient or unnecessary consumption of fossil fuels and would promote walking, biking, and other modes of public transportation.

As discussed in the preceding paragraphs, the Proposed Project would not result in wasteful, inefficient or unnecessary consumption of electricity, natural gas, or transportation energy during construction and operation. Therefore, impacts to energy resources would be less than significant.

Table 4.8
Estimated Transportation Energy Consumption by the Proposed Project

	Annual VMTs (miles) [a]	Fuel Rate (mpg) [b]	Total Fuel Demand (gallons/year)
Diesel			
Existing (to be demolished)	130,127	6.27	(20,754)
Proposed Project	121,998	6.27	19,457
		Net Diesel Consumption:	***(1,297)***
Gasoline			
Existing (to be demolished)	2,038,651	28.35	(71,910)
Proposed Project	1,911,306	28.35	67,418
		Net Gasoline Consumption:	***(4,492)***

Notes: VMTs = vehicle miles traveled; mpg = miles per gallon
[a] *Appendix D, Greenhouse Gas Emissions: Total Annual VMTs from Operational Mobile; It is assumed that 94% of VMTs are associated with gasoline-powered vehicles and 6% of VMTs are associated with diesel-powered vehicles.*
[b] *Source: Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon of the 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008)*
Parker Environmental Consultants, 2020.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. A significant impact could occur if the Proposed Project has the potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. With respect to renewable energy, all of the proposed Project's energy demands will be served by the City of Los Angeles Department of Water and Power (LADWP). Starting in 2017, the City's Power Integrated Resource Plan (IRP) was expanded into the Power Strategic Long-Term Resource Plan (SLTRP), which will increase the planning horizon, from 20 years, ending in 2037, through 2050, in order to better align with Statewide greenhouse gas emissions goals and align with Los Angeles' 100% clean energy initiative. The LADWP's 2017 Power Strategic Long-Term Resource Plan (2017 SLTRP) document serves as a comprehensive 20-year roadmap that guides the LADWP Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The goal of the 2017 SLTRP is to identify a portfolio of generation resources and Power System assets that meets the City's future energy needs at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. The 2017 SLTRP re-examines and expands its analysis on the 2016 IRP resource cases with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent Renewable Portfolio Standard (RPS), advanced energy efficiency, and higher levels of local solar, energy storage, and transportation electrification. As the Proposed Project would derive its electricity from the LADWP, the Proposed Project's energy demands will primarily be derived from renewable energy sources.

With respect to energy efficiency, the Proposed Project would be required to comply with the L.A. Green Building Code. The L.A. Green Building Code, effective January 1, 2020, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The L.A. Green Building Code contains both mandatory and voluntary green building measures to conserve energy. Among many requirements, the Proposed Project will comply with the L.A. Green Building Code requirement that projects comply with the following requirements related to water efficiency, solid waste reduction, and electric vehicle supply equipment:

> Solid Waste Reduction. L.A. Green Building Code Section 5.408.1 and LAMC Section 66.32 require the construction contractor to obtain an AB 939 Compliance Permit certifying the delivery of the construction and demolition waste to a certified construction and demolition waste processing facility. Diversion efforts would be accomplished through source reduction, recycling, and composting. Finally, the Proposed Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials. As such, a 50 percent reduction of a Project's waste stream to the local landfill would reduce methane emissions and thus lower the Project's contribution to global GHG emissions.
>
> Water Conservation. As mandated by the L.A. Green Building Code, the Proposed Project would be required to provide separate submeters for individual leased, rented or other tenant spaces projected to consume more than 100 gallons per day and any building or addition that is projected to consume more than 1,000 gallons per day. Plumbing fixtures would need to comply with one of the following: (1) a 20% reduction in the building's "water use baseline" as demonstrated in Table 5.303.2.2 of the Los Angeles Plumbing Code; or (2) comply with the maximum flow rates shown in Table 5.303.2.3 of the Plumbing Code. The Project would also be required to develop a water budget for landscape irrigation use and install automatic irrigation systems with weather or soil moisture-based controllers.
>
> Electric Vehicle Supply Equipment. The Proposed Project would provide electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE), and at least 10 percent of the total parking spaces would include electric vehicle charging stations (EVCS). The incorporation of EVSE and EVCS into the Proposed Project is consistent with State and City GHG policies to encourage and support alternative clean fuel supplies for vehicles and would further serve to reduce GHG emissions attributable to the vehicle trips and VMTs generated by the Project.

On a project specific level, the Proposed Project includes the following features, which will further reduce energy demands:

1. *Proximity to mass transit:* The Project Site is an infill site and is also located within ½ mile of bus routes with peak commute service intervals of 15 minutes or less.

2. *In-Fill Smart Growth:* The Proposed Project is located on an existing infill site that is currently developed with a car wash, food stand, and office building, which is located in a highly developed area of Los Angeles. The Project Site is also located in an area that is adequately served by existing infrastructure and would not require the extension of utilities or roads to accommodate the proposed development.

3. *Trip Reduction:* The Proposed Project would also provide on-site bicycle parking in bicycle storage spaces pursuant to the City of Los Angeles Bicycle Ordinance (Ord. 185,480). Pursuant to LAMC Section 12.21 A.16, the Proposed Project is required to supply 10 short-term bicycle parking spaces and 81 long-term bicycle parking spaces. The Proposed Project would provide 10 short-term bicycle parking spaces and 81 long-term bicycle parking spaces, for a total of 91 bicycle parking spaces.

4. *Resource Conservation:* As mandated by the *L.A. Green Building Code*, the Proposed Project would be required to meet Title 24 2019 standards and include ENERGY STAR-rated appliances. The Proposed Project would incorporate energy conservation features in the proposed residential dwelling units such as low-flow water fixtures and energy conservation appliances.

With incorporation of the features identified above, the Proposed Project would not result in any significant environmental effects with respect to renewable energy. The Proposed Project would be required to comply with the 2019 CALGreen Code, 2019 Title 24 standards, and the L.A. Green Building Code standards. Compliance with state and local energy efficiency standards would ensure the Proposed Project meets all applicable energy conservation policies and regulations. As such, the Proposed Project would not conflict with any adopted energy conservation plans, and impacts would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects within the City of Los Angeles would further increase demand for electricity, natural gas, and fossil fuels.

Electricity

The Proposed Project and related projects would further increase demand for electricity service provided by LADWP. As discussed above, the LADWP's 2017 Power Strategic Long-Term Resource Plan (2017 SLTRP) document serves as a comprehensive 20-year plan to supply reliable electricity to the City of Los Angeles in an environmentally responsible and cost effective manner. The 2017 SLTRP considers a 20-year planning horizon to guide LADWP as it executes major new and replacement projects and programs. Based on the projections and strategies within the 2017 SLTRP, energy efficiency and solar savings are expected to increase in the future and significantly reduce electricity demands. Therefore, LADWP anticipates that it can meet the future demands of cumulative growth within its service area with implementation of

regulatory and reliability initiatives and strategic initiatives. LADWP will continue to pursue and implement energy efficiency programs per SB 350, which has an adopted goal of achieving 50 percent renewable energy sources by 2030. Furthermore, in accordance with current building codes and construction standards, each of the related projects would be required to comply with the energy conservation standards established in Title 24 of the California Administrative Code and the City of Los Angeles Green Building Code (LAMC Chapter IX, Article 9). Compliance with Title 24 energy conservation standards, City of Los Angeles Green Building Code, and other energy conservation programs on the local level will further reduce cumulative energy demands. Cumulative impacts to electricity service would therefore be less than significant.

Natural Gas

Development of the Proposed Project in conjunction with the related projects would further increase regional demands for natural gas resources. As mentioned above, the SCG allocated approximately 112.5 billion cubic feet to residential, small industrial and commercial customers. As a public utility provider, the SCG continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area and it is anticipated that it would be able to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the California Administrative Code would reduce cumulative demands for natural gas resources. Each of the related projects would be reviewed on a case-by-case basis to determine the SCG's ability to serve each related project. As such, it is anticipated the related projects and the Proposed Project would be accommodated by SCG. Cumulative impacts upon natural gas resources and infrastructure would therefore be less than significant.

Fossil Fuels

The Proposed Project and related projects would cumulatively increase the demand for transportation energy. The Department of Transportation's National Highway Traffic Safety Administration (NHTSA) and CARB have implemented several policies, rules, and regulations to improve vehicle efficiency, increase the use of alternative fuels, and decrease the reliance on fossil fuels. It is anticipated that the future Project-related and related projects' vehicle trips are expected to comply with CAFE standards and CARB's Advanced Clean Cars Program, which would ultimately reduce non-renewable transportation fuel consumption. Additionally, a majority of the related projects are also located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. Therefore, the related projects' locations would promote other modes of transportation such as walking, biking, and public transit options. As such, the Proposed Project and future related projects would be expected to cumulatively reduce consumption in transportation energy, and therefore be less than significant.

VII. Geology and Soils

The following section summarizes and incorporates by reference information from the Geotechnical Investigation, Proposed Five-Story Building Over Three Subterranean Levels, 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035, prepared by Feffer Geological Consulting, Inc., dated December 6, 2018 ("Geotechnical Investigation"). The Geotechnical Investigation is included as Appendix C to this IS/ND.

In 2015, the California Supreme Court in California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD) held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of the project. The revised thresholds are intended to comply with this decision. Specifically, the decision held that an impact from the existing environment to the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project, including future users and residents, exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. Thus, in accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD decision, the Proposed Project would have a significant impact related to geology and soils if it would result in any of the following impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. A significant impact may occur if a Proposed Project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The Geotechnical Investigation concluded that the Project Site is not within a state-designated Alquist-Priolo Earthquake Fault Zone or a city-designated Preliminary Fault Rupture Study Area for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the Project Site. Therefore, the potential for surface rupture due to faulting occurring beneath the Project Site during the design life of the Proposed Project is considered low. The closest known potentially active fault to the Project Site is the Santa Monica-Hollywood Fault Zones, located within 1.1 and 0.6 miles to the north and east respectively; and the Newport Inglewood Fault located 0.5 mile to the west. Since no active faults cross the Project Site, the surface rupture hazard at the Project Site is very low.

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The Project Site is located within a seismically active area, as is all of Southern California. Although there are no active faults on or

within the immediate vicinity of the Project Site, earthquakes generated on large regional faults such as the San Andreas Fault could affect the Project Site.

The Project Site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the Proposed Project is suitable from a geotechnical standpoint. Additionally, the Project Site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation would require adherence to good construction practice, agency and code requirements, the recommendations in the Geotechnical Investigation, and possible addendum recommendations made after plan review and at the time of construction. It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

Based on these considerations, the Project Site is considered suitable for the construction of the Proposed Project provided that the recommendations specified in the Geotechnical Investigation are included in the design and construction of the Proposed Project to the satisfaction of the Department of Building and Safety. Sign off from the Department of Building and Safety would ensure that the Proposed Project meets the applicable performance measures. Accordingly, with the design and construction of the Proposed Project in conformance with the California Building Code seismic standards and approval by the Department of Building and Safety, impacts associated with seismic hazards would be less than significant. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects associated with fault rupture, caused in whole or in part by the Proposed Project's exacerbation of the existing environmental conditions. Thus, Proposed Project impacts would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. A significant impact may occur if a project represents an increased risk to public safety or destruction of property by exacerbating existing hazardous environmental conditions by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with other locations in Southern California. As discussed above, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone or a city-designated Preliminary Fault Rupture Study Area. However, the nearest earthquake faults are the Santa Monica-Hollywood Fault Zones, located within 1.1 and 0.6 miles to the north and east respectively; and the Newport Inglewood Fault located 0.5 mile to the west. Therefore, the Project Site is located within a seismically active area, as is all of Southern California. Although there are no active faults on or within the immediate vicinity of the Project Site, earthquakes generated on large regional faults could affect the Project Site.

The Project Site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the Proposed Project is suitable from a geotechnical standpoint. Additionally, the Project Site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation would require adherence to good construction practice, agency and code requirements, the recommendations in the Geotechnical Investigation, and possible addendum recommendations made after plan review and at the time of construction. It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

The Geotechnical Investigation concluded that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the recommendations presented in the Geotechnical Investigation are followed and implemented during design and construction. Additionally, the Proposed Project would be required to comply with current engineering standards, the seismic safety requirements set forth in the Earthquake Regulation of the City of Los Angeles Building Code (LABC), the Los Angeles Municipal Code (LAMC), and the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the Proposed Project, as it may be subsequently amended or modified. Therefore, with compliance with applicable regulations and implementation of the recommendations in the Geotechnical Investigation and the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter would be implemented for the Proposed Project, construction and operation of the Proposed Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard with respect to strong seismic ground shaking. Therefore, Proposed Project impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. A significant impact may occur if a project site is located within a liquefaction zone. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The Project Site is located in an area identified as not having a potential for liquefaction on the "State of California Seismic Hazard Zones Map for the Beverly Hills Quadrangle". Additionally, according to the County of Los Angeles Seismic Safety Element, the Project Site is not located within an area identified as having a potential for liquefaction. Historically, highest groundwater in this area of Los Angeles is estimated to be more than 40 feet below the ground surface.

The Project Site is considered to be suitable for the proposed construction from a geotechnical engineering standpoint, provided that the recommendations specified in the Geotechnical Investigation are included in the design and construction of the Proposed Project to the satisfaction of the Department of Building and Safety. The Proposed Project shall also comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the Proposed Project, and as it may be subsequently amended or modified. Therefore, with compliance with the above regulatory compliance measures, impacts associated with the seismic related hazards including liquefaction would be less than significant.

iv) Landslides?

No Impact. A project-related significant adverse effect may occur if the project is located in a hillside area with soil conditions that would suggest a high potential for sliding. As concluded in the Geotechnical Investigation, the topography at the Project Site is relatively level and the topography in the immediate vicinity slopes gently to the south-southwest. The Project Site is not located within a City of Los Angeles Hillside Grading Area and not within a Hillside Ordinance Area. Additionally, the Project Site is not within an area identified as having a potential for slope instability according to the County of Los Angeles Safety Element. Furthermore, the Project Site and project area is not within an area identified as having a potential for seismic slope instability as designated by the "State of California Seismic Hazard Zones" map. The Geotechnical Investigation stated there are no known landslides near the Project Site, nor is the Project Site in the path of any known or potential landslides. As such, the potential for slope stability hazards to adversely affect the Proposed Project is considered low. Therefore, no impact would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A project would normally have significant sedimentation or erosion impact if it would: (a) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (b) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on-site. Although development of the Proposed Project has the potential to result in the erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of stringent erosion controls imposed by the City of Los Angeles though grading and building permit regulations. Minor amounts of erosion and siltation could occur during grading. The potential for soil erosion during the ongoing operation of the Proposed Project is extremely low due to the generally level topography of the Project Site, and the fact that Project Site would be mostly paved-over or built upon so little soil would be exposed. The Project Site would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills and a Storm Water Pollution Prevention Plan (SWPPP), which would be required to be prepared and implemented for the Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

Further, the Geotechnical Investigation provided recommendations regarding temporary excavations and temporary shoring during construction of the Proposed Project. All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. In addition, all on-site grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills. With incorporation of the recommendations provided in the Geotechnical Investigation and compliance with the conditions included in City of Los Angeles Department of Building and Safety's Soils Report Approval Letter, impacts associated with soil erosion and loss of topsoil would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. A project would normally have a significant geologic hazard impact if it could cause or accelerate geologic hazards causing substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a significant impact may occur if the Proposed Project is built in an unstable area without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. The Geotechnical Investigation concluded that the potential hazards associated with liquefaction are low. Lateral spreading and collapse are types of liquefaction-induced ground failures. Since the potential for liquefaction is low, the potential for lateral spreading or collapse on the Project Site are also low. Additionally, as discussed above, the probability of seismically induced landslides occurring on the Project Site is considered low due to the general lack of elevation difference across or adjacent to the Project Site. With the implementation of Building Code requirements as discussed above in Checklist Question VII (a), the potential for geologic hazards would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact may occur if the Proposed Project is built on expansive soils without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper foundation design features, heaving and cracking of both building foundations and slabs-on-grade could result. The Geotechnical Investigation found that the on-site near surface soil was found to possess medium to high expansive characteristics based upon field soil classifications. However, proper soil compaction and fill activities detailed in the Geotechnical Investigation would be incorporated into the building foundations and design. Thus, with incorporation of the recommendations provided in the Geotechnical Investigation and compliance with the Building Code requirements, a less than significant impact would occur related to expansive soil.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative

wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. This question would apply to the Proposed Project only if it was located in an area not served by an existing sewer system. The Project Site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance and treatment system operated by the City of Los Angeles. No septic tanks or alternative disposal systems neither are necessary, nor are they proposed. Thus, no impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant. A significant impact may occur if grading or excavation activities associated with the Proposed Project were to disturb paleontological resources or geologic features which presently exist within the Project Site. The Project Site has been previously graded and is currently developed with a car wash, food stand, and office building. The Project Site and immediate surrounding areas do not contain any known vertebrate paleontological resources.[28]

This is further supported by correspondence received from the Natural History Museum of Los Angeles County dated September 19, 2019 (contained in Appendix H.2), which states that no vertebrate fossil localities lie directly within the Project Site boundaries, but nearby localities from the same sedimentary deposits occur at depth in the proposed Project Site area.

In the entire Project Site area, there are older Quaternary deposits that are nominally marine, possibly referred to the San Pedro Sand. The closest vertebrate fossil locality in older Quaternary sediments is LACM 5501, just north of due west of the Project Site area south of Olympic Boulevard between Avenue of the Stars and Century Park East, that produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth. Near the intersection of Wilshire Boulevard and Bedford Drive, further north-northwest of the Project Site, the localities LACM 3355 and 3821 produced specimens of fossil horse, *Equus*, and even-toed ungulates, *Artiodactyla*, at a depth of 40 feet below the surface. The locality LACM 5833, west-northwest of the Project Site, south of Wilshire Boulevard between Thayer and Westholme Avenues, produced fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth.

East-northeast of the Project Site, north of Olympic Boulevard just east of Schumacher Drive, the vertebrate fossil locality LACM 3329 produced fossil specimens of bison, *Bison*, and horse, *Equus*, at a depth of 16 feet below street level during excavation for the North Outfall Sewer. A little further east along Olympic Boulevard near Alvira Street, the vertebrate fossil locality LACM 1238 produced a fossil specimen of mammoth, *Mammuthus*, at a depth of 13 feet below the

[28] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Vertebrate Paleontological Resources in the City of Los Angeles, September 1996.*

surface during excavations for flood control. The older Quaternary localities LACM 7669 and LACM 7670, slightly further east-northeast of the Project Site along San Vicente Boulevard near the intersections with Wilshire Boulevard and Orange Street respectively, produced fossil specimens of ground sloth, *Xenarthra*, elephantoid, *Proboscidea*, and bison, *Bison*, at unstated depth during excavations for the Hollyhills Drain. Just to the west of these latter localities, at the intersection of La Cienga Boulevard and Wilshire Boulevard, the older Quaternary locality LACM 3176 produced fossil specimens of bison, *Bison*, at a depth of 30 feet below the surface. A little further north, to the northeast of the proposed project area along San Vicente Boulevard between Colgate Avenue and Drexel Avenues, the older Quaternary locality LACM 7671 produced fossil specimens of mastodon, *Mammut*. Further along San Vicente Boulevard, near the intersection with 3rd Street, the older Quaternary locality LACM 7672 produced fossil specimens of deer, *Cervidae*, and elephantoid, *Proboscidea*, at unstated depth in excavations for the Hollyhills Drain.

Any excavations in the older Quaternary deposits exposed throughout the Proposed Project area may well encounter significant vertebrate fossil remains. Any substantial excavations in the Project Site, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the Proposed Project area. Any fossils recovered should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

As mentioned above, although no paleontological resources are known to exist on-site, there remains a low potential for unknown paleontological resources to be uncovered during the construction of the mixed-use building with up to two levels of subterranean parking. Because the presence of absence of such materials cannot be determined until the Project Site is graded, the City's standard condition of approval for addressing inadvertent discoveries shall be incorporated into the Proposed Project's approval. The City's standard condition of approval requires that upon any discovery of a potential paleontological resource, the Applicant shall immediately notify the Los Angeles Department of Building and Safety and stop all ground disturbing activities in the area of the discovery until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project Site. Therefore, with the implementation of the City's standard conditions of approval for addressing inadvertent discoveries of paleontological resources, potential impacts to paleontological resources encountered at the Project Site would be less than significant without mitigation.

Cumulative Impacts

Less Than Significant Impact. Geotechnical hazards are site-specific and there is little, if any, cumulative geological relationship between the Proposed Project and related projects in the project area. Similar to the Proposed Project, potential impacts related to geology and soils would be assessed on a case-by-case basis and, if necessary, the applicants of the related projects would be required to implement applicable regulatory compliance measures and any required mitigation measures. Furthermore, the analysis of the Proposed Project's geology and soils impacts concluded that, through the implementation of the regulatory compliance

measures and standard conditions of approval recommended above, Proposed Project impacts would be less than significant. Therefore, the Proposed Project would not make a cumulatively considerable contribution to any potential cumulative impacts, and cumulative geology and soil impacts would be less than significant.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Greenhouse gas (GHG) emissions refer to a group of emissions that have the potential to trap heat in the atmosphere and consequently affect global climate conditions. Scientific studies have concluded that there is a direct link between increased emission of GHGs and long-term global temperature. The principal GHGs are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), nitrogen trifluoride (NF_3), and water vapor (H_2O). CO_2 is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO_2 equivalents (CO_2e).

California Global Warming Solutions Act of 2006

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner.

The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020. As previously determined by CARB, California projected it needed to reduce GHG emissions to a level approximately 28.4% below CARB's 2020 "business-as-usual" GHG

emission projections (as set forth in the 2008 Scoping Plan) to achieve this goal.[29] The bill requires CARB to adopt rules and regulations in an open public process to achieve the maximum technologically feasible and cost-effective GHG reductions.

Climate Change Scoping Plan

In December 2008, CARB approved a Climate Change Scoping Plan. The Climate Change Scoping Plan calls for a "coordinated set of solutions" to address all major categories of GHG emissions. The Initial Scoping Plan in 2008 presented the first economy-wide approach to reducing emissions and highlighted the value of combining both carbon pricing with other complementary programs to meet California's 2020 GHG emissions cap while ensuring progress in all sectors. The coordinated set of policies in the Initial Scoping Plan employed strategies tailored to specific needs, including market-based compliance mechanisms, performance standards, technology requirements, and voluntary reductions. The Initial Scoping Plan also described a conceptual design for a cap-and-trade program that included eventual linkage to other cap-and-trade programs to form a larger regional trading program.

AB 32 requires CARB to update the scoping plan at least every five years. The First Update to the Scoping Plan (First Update), approved in May 2014, presented an update on the program and its progress toward meeting the 2020 limit. It also developed the first vision for the long-term progress that the State endeavors to achieve. In doing so, the First Update laid the groundwork to transition to the post-2020 goals set forth in Executive Orders S-3-05 and B-16-2012.[30] It also recommended the need for a 2030 mid-term target to establish a continuum of actions to maintain and continue reductions, rather than only focusing on targets for 2020 or 2050.

In December 2017, CARB adopted "California's 2017 Climate Change Scoping Plan" that establishes a proposed framework of action for California to meet a 40 percent reduction in greenhouse gases by 2030 compared to 1990 levels, and substantially advance toward the 2050 climate goal of 80 percent below 1990 levels. The 2017 Climate Change Scoping Plan is part of the public process to update the AB 32 Scoping Plan to reflect Governor's Executive Order B-30-15 and SB 32, which establish a mid-term GHG emission reduction target for California of 40 percent below 1990 levels by 2030. All State agencies with jurisdiction over sources of GHG emissions were directed to implement measures to achieve reductions of GHG emissions to meet the 2030 and 2050 targets. CARB and other State agencies are identifying the suite of programs, regulations, incentives, and supporting actions needed to continue driving

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[29] *CARB has not calculated the percent reduction required to achieve AB 32's mandate of returning to 1990 levels of GHG emissions by 2020. The value of 28.4% as the required reduction to achieve 1990 emissions in 2020 is an approximate value. Based on the Scoping Plan estimates and conservative rounding, the value could be 28.5%.*

[30] *Executive Order S-30-15 established three targets: 1) By 2010, reduce GHG emissions to 2000 levels; 2) By 2020, reduce GHG emissions to 1990 levels; 3) By 2050, reduce GHG emissions to 80 percent below 1990 levels. Executive Order B-16-2012 facilitated the commercialization of zero-emission vehicles and reestablished the 2050 target to reduce GHG emissions to 80 percent below 1990 levels.*

down emissions and ensure we are on a trajectory to meet our mid- and long-term climate goals.

The 2017 Scoping Plan includes input from a range of State agencies and is the result of a two-year development process including extensive public and stakeholder outreach designed to ensure that California's climate and air quality efforts continue to improve public health and drive development of a more sustainable economy. The 2017 Scoping Plan reflects the direction from the legislature on the Cap-and-Trade Program, as described in AB 398, the need to extend the key existing emissions reductions programs, and acknowledges the parallel actions required under AB 617 to strengthen monitoring and reduce air pollution at the community level.

Cap-and-Trade Program

The AB 32 Scoping Plan identifies a cap-and-trade program as one of the strategies California will employ to reduce the greenhouse gas (GHG) emissions that cause climate change. This program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020, and ultimately achieving an 80% reduction from 1990 levels by 2050. Additionally, SB 32 established a mid-term GHG emission reduction target for California of 40 percent below 1990 levels by 2030. Under cap-and-trade, an overall limit on GHG emissions from capped sectors will be established by the cap-and-trade program and facilities subject to the cap will be able to trade permits (allowances) to emit GHGs.

Cap-and-trade is a market-based regulation that is designed to reduce greenhouse gases (GHGs) from multiple sources. Cap-and-trade sets a firm limit or cap on GHGs and minimizes the compliance costs of achieving AB 32 goals. The cap will decline approximately 3 percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in clean energy. The Proposed Project would be exempt from the Cap-and-Trade program, since it only proposes residential uses and does not propose any industrial or high-emitting land uses.

On July 11, 2018, CARB recently announced that greenhouse gas pollution in California fell below 1990 levels, which was the 2020 greenhouse gas emissions goal set by AB 32.[31]

California Green Building Standards

The California Green Building Standards Code, which is Part 11 of the California Code of Regulations, is commonly referred to as the CALGreen Code. Statewide reductions in GHG emissions from construction is being accomplished through continuous updates to the CALGreen Code and other State-mandated laws and regulations. The CALGreen Code encourages sustainable construction practices in planning and design, energy efficiency, water

[31] *California Air Resources Board, "Climate Pollutants Fall Below 1990 Levels for First Time" https://ww2.arb.ca.gov/news/climate-pollutants-fall-below-1990-levels-first-time, accessed August 2019.*

efficiency and conservation, material conservation and resource efficiency, and environmental quality. The CALGreen Code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The CALGreen Code also requires building commissioning which is a process for the verification that all building systems, like heating and cooling equipment and lighting systems are functioning at their maximum efficiency. Originally adopted in 2008, the CALGreen Code included all voluntary standards that went beyond the basic building code requirements and introduced new standards for reducing water use, provisions for reducing and recycling construction and demolition waste, criteria for site development to locate buildings near public transit, and measures for improving indoor air quality to protect the health of building occupants. In 2010, the CALGreen Code became mandatory on a statewide basis.

City of Los Angeles Sustainable City pLAn / L.A.'s Green New Deal

On April 8, 2015, Mayor Eric Garcetti released Los Angeles' first ever Sustainable City pLAn (The pLAn). The pLAn sets the course for a cleaner environment and a stronger economy, with commitment to equity as its foundation. The pLAn is made up of short term (by 2017) and long term (2025 and 2035) targets. The pLAn set out an ambitious vision for cutting GHG emissions, reducing the impact of climate change and building support for national and global initiatives. Los Angeles has moved to the forefront of climate innovation and leadership through bold actions on energy efficiency and electric vehicle as well as renewable energy and GHG accounting. Los Angeles has already reduced its GHG emissions by 20 percent below 1990 levels as of 2013, nearly halfway to the goal of 45 percent below 1990 levels by 2025. The City has been working to increase the generation of renewable energy, improve energy conservation and efficiency, and change transportation and land use patterns to reduce dependence on automobiles.

In 2019, the Mayor's office updated the Sustainable City pLAn with the adoption of The Green New Deal Sustainable City pLAn 2019 (L.A.'s Green New Deal), which establishes accelerated goals for a cleaner environment and a stronger economy, with commitment to equity as its foundation. L.A.'s Green New Deal reported that in 2017 approximately 30% of the LADWP's total energy production was from renewable energy sources.[32] The Sustainable City pLAn / L.A.'s Green New Deal is guided by four key principles: (i) to uphold the Paris Climate Agreement; (ii) to deliver environmental justice and equity through an inclusive green economy; (iii) to ensure every Angeleno has the ability to join the green economy by creating pipelines to good paying, green jobs; and (iv) to lead by example within City government.

LA Green Building Code

The City of Los Angeles *L.A. Green Building Code* (Ordinance No. 181,480), which incorporates applicable provisions of the CALGreen Code, and in many cases outlines more stringent GHG reduction measures available to development projects in the City of Los Angeles is consistent

[32] *City of Los Angeles, L.A.'s Green New Deal, Sustainable City Plan, 2019.*

with statewide goals and policies in place for the reduction of greenhouse gas emissions, including SB 32 and the corresponding Scoping Plan. Among the many GHG reduction measures outlined later in this Section, the *L.A. Green Building Code* requires new development projects to incorporate infrastructure to support future electric vehicle supply equipment (EVSE), exceed the prescriptive water conservation plumbing fixture requirements of Sections 5.303.2.2 of the California Plumbing Code by 20%, meet the requirements of the California Building Energy Efficiency Standards, and comply with the construction and demolition solid waste handling and diversion requirements mandated in Section 66.32 of the LAMC. Projects filed on or after January 1, 2020 must comply with the provisions of the Los Angeles Green Building Code. New development projects are required to comply with the *L.A. Green Building Code.* Therefore the Project would comply with an adopted plan or regulation that was adopted in part for the purposes of reducing GHG emissions.

Connect SoCal (2020 RTP/SCS)

On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy). In 2012, SCAG adopted the region's first Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) – a plan that the Regional Council now calls Connect SoCal. On October 30, 2020, through Executive Order G-20-239, CARB accepted SCAG's 2020 RTP/SCS as a GHG reduction plan.[33]

Connect SoCal charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies and between the people whose collaboration can improve the quality of life for Southern Californians. Connect SoCal builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Within the Connect SoCal Plan, the 2020 SCS would, when implemented, meet the applicable 2035 GHG emissions reduction target for automobiles and light trucks as established by CARB in 2018, specifically, a 19 percent per capita reduction by 2035 relative to 2005 levels. CARB staff's determination summarizes its assessment, findings, and recommendations relating to the determination on the 2035 target. The Connect SoCal plan lays out a strategy for the region to meet these targets. The Connect SoCal SCS has been found to meet state targets for reducing GHG emissions from cars and light trucks. Connect SoCal achieves per capita GHG emission reductions relative to 2005 levels of 8 percent in 2020, and 19 percent in 2035, thereby meeting the GHG reduction targets established by the ARB for the SCAG region.

As part of the State's mandate to reduce per-capita GHG emissions from automobiles and light trucks, Connect SoCal presents strategies and tools that are consistent with local jurisdictions'

[33] *State of California, Air Resources Board, Executive Order G-20-239, website: https://scag.ca.gov/sites/main/files/file-attachments/carb-2020-scs-evaluation-packet.pdf?1606337689, accessed December 2020.*

land use policies and incorporate best practices for achieving the state-mandated reductions in GHG emissions at the regional level through reduced per-capita vehicle miles traveled (VMT). These strategies identify how the SCAG region can implement Connect SoCal and achieve related GHG reductions. The following strategies are intended to be supportive of implementing the regional SCS: 1) focus growth near destinations and mobility options; 2) promote diverse housing options; 3) leverage technology innovations; 4) support implementation of sustainability policies; and 5) promote a green region.

SCAQMD

In October 2008, SCAQMD staff proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of CO_2e per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where SCAQMD is lead agency. However, SCAQMD has yet to formally adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds. However, this group has not met since 2010.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Neither the City, SCAQMD, nor the State CEQA Guidelines Amendments provide any adopted thresholds of significance for addressing a residential project's GHG emissions. Nonetheless, Section 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. Because the City of Los Angeles does not have an adopted quantitative threshold of significance for a mixed-use residential and commercial project's generation of greenhouse gas emissions, the following analysis is based on a combination of the requirements outlined in the CEQA Guidelines.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance; instead lead agencies are called on to establish significance thresholds for their respective jurisdictions in which a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, such as the California Air Pollution Control Officer's Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence. The CEQA Guidelines Amendments also clarify that the effects of GHG emissions are cumulative, and should be analyzed in the context of CEQA's requirements for cumulative impact analyses.

Lead agencies must either establish significance thresholds for their respective jurisdictions or determine significance on a case-by-case basis. The lead agency should use its "careful judgment" in making a determination of significance, and should make a "good-faith" effort to "describe, calculate or estimate" the amount of GHGs that will result from a project". The lead agency is given the discretion to select a reasonable model and methodology to quantify GHGs and to rely on a qualitative analysis or performance based standards for its determination. A lead agency should also consider the following factors, among others, when assessing the significance of impacts from GHGs: (1) the extent to which the project may increase or reduce

GHGs; (2) whether the GHG emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, local plan for the reduction or mitigation of GHG emissions.

The California Supreme Court's decision published on November 30, 2015, in the Center for Biological Diversity v. California Department of Fish and Wildlife (62 Cal.4th 204) (also known as the Newhall Ranch Case) reviewed the methodology used to analyze GHG emissions in CEQA. The California Supreme Court suggested regulatory consistency as one pathway to compliance, by stating that a lead agency might assess consistency with AB 32's goal in whole or in part by looking to compliance with regulatory programs designed to reduce GHG emissions from particular activities. The Court stated that a lead agency might assess consistency with AB 32's goal in whole or part by looking to compliance with regulatory programs designed to reduce greenhouse gas emissions from particular activities, including statewide programs and local climate action plans or GHG emissions reduction plans. This approach is consistent with CEQA Guidelines Section 15064, which provides that a determination that an impact is not cumulatively considerable may rest on compliance with previously adopted plans or regulations, including plans or regulations for the reduction of GHG emissions. Importantly, the Court also suggested: "A lead agency may rely on existing numerical thresholds of significance for greenhouse gas emissions" (bright line threshold approach) if supported by substantial evidence."

For the Proposed Project, no applicable numeric significance threshold for GHG emissions has been adopted by the State, SCAQMD, or the City of Los Angeles. Although state, regional, and local plans and policies have been adopted to help address climate change (see discussions above), no current law or regulation would regulate all aspects of the Project's GHG emissions.

In the absence of any adopted numeric threshold, the significance of the Proposed Project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b)(2) by considering whether the Project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. For this Project, as a land use development project, the most directly applicable adopted regulatory plan to reduce GHG emissions is the 2020 Connect SoCal plan, which is designed to achieve regional GHG reductions from the land use and transportation sectors as required by SB 375 and the State's long-term climate goals. This analysis also considers consistency with regulations or requirements set forth by the 2017 Scoping Plan and subsequent updates SB 375, SCAG's 2020 Connect SoCal, and the L.A. Green Building Code.

Construction

Construction of the Proposed Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. These impacts would vary day to day over the approximate 24-month duration of construction activities.

Emissions of GHGs were calculated using CalEEMod (*Version 2016.3.2*) for each year of construction of the Proposed Project and the results of this analysis are presented in Table 4.9, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 4.9, the total GHG emissions from construction activities related to the Proposed Project would be approximately 972 metric tons, with the greatest annual emissions occurring in 2021.

Table 4.9
Proposed Project Construction-Related Greenhouse Gas Emissions

Year	CO_2e Emissions (Metric Tons per Year) [a]
2021	588
2022	384
Total Construction GHG Emissions	**972**

[a] *Construction CO_2 values were derived using CalEEMod Version 2016.3.2 Calculation data and results are provided in Appendix D, Greenhouse Gas Emissions Worksheets.*

As impacts from construction activities occur over a relatively short-term period of time and involve a limited use of combustion-driven construction equipment, they contribute a relatively small portion of the overall lifetime project GHG emissions. Consistent with the SCAQMD's recommendation for addressing construction impacts for stationary sources in which the SCAQMD is the lead agency, the construction emissions for this Project have been amortized over a 30-year project lifetime, so that GHG emissions from construction activities can be factored into the Project's overall GHG impact.[34] Therefore, total construction GHG emissions were divided by 30 to determine the average annual construction emissions over the life of the Project.

Operation

Baseline GHG Emissions

The Project Site is currently developed with a car wash, food stand, and office building, which serves as the existing conditions baseline. The operations of commercial uses generate GHG emissions as a result of vehicle trips and building operations involving the use of electricity, natural gas, water, and generation of solid waste and wastewater. The average daily GHG emissions generated by the existing Project Site have been estimated utilizing the CalEEMod computer model recommended by the SCAQMD. Table 4.10, Existing Project Site Greenhouse Gas Emissions, presents the GHG emissions associated with operation of the existing commercial and office uses at the Project Site. As shown in Table 4.10, the existing operations on the Project Site generate approximately 1,140.01 CO^2e MTY.

[34] *SCAQMD Governing Board Agenda Item 31, December 5, 2008.*

Table 4.10
Existing Project Site Greenhouse Gas Emissions

Emissions Source	CO_2e Emissions (Metric Tons per Year)
Area	<0.01
Energy	124.80
Mobile	973.43
Waste	17.31
Water	24.47
Total	**1,140.01**
Greenhouse gas emissions were estimated using CalEEMod Version 2016.3.2 Calculation data and results provided in Appendix D to this IS/ND.	

Proposed Project GHG Emissions

The Proposed Project would result in the development of a mixed-use residential and commercial building with 108 dwelling units and 3,250 square feet of commercial space. The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment and generation of solid waste and wastewater, were calculated in compliance with the Title 24 Standards, *L.A. Green Building Code,* and other mitigating features that would be effective in reducing GHG emissions, such as the Project Site being an infill lot, its proximity to transit and walking distance to a major employment center. As shown in Table 4.11, below, the net increase in GHG emissions generated by the Proposed Project would result in 1,458.27 CO_2e MTY.

For purposes of this comparison it should be noted that the Proposed Project's structural and operational features such as installing energy efficient lighting, low flow plumbing fixtures, and implementing an operational recycling program during the life of the Proposed Project would reduce the Proposed Project's GHG emissions. When considering the fact that the Proposed Project is an infill development and is recycling land and reutilizing existing infrastructure, which is encouraged through the state, regional and local plans and policies (i.e., AB32, SB375, and SCAG's 2020 Connect SoCal growth strategy), the Proposed Project's net GHG emissions would equal 318.26 CO_2e MTY, which would be well below the SCAQMD proposed non-industrial screening threshold of 3,000 $MTCO_2e$/year. While neither SCAQMD nor the City have adopted this screening threshold, the fact the Proposed Project's GHG emissions are below the threshold provides further substantial evidence that the Proposed Project's GHG impacts are less than significant.

Through required implementation of the Green Building Code, the Project Site's location on an infill site, the Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including CARB's SB 32 Scoping Plan aimed at achieving a 40 percent reduction of 1990 GHG emission levels by 2030. The following describes the benefits and applicability of the Proposed Project's compliance measures and design features that serve to reduce the carbon footprint of the development:

Table 4.11
Proposed Project Operational Greenhouse Gas Emissions

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
	Proposed Project
Area	1.87
Energy	492.96
Mobile	844.04
Stationary	4.59
Waste	7.99
Water	74.42
Construction Emissions [a]	32.40
Subtotal GHG Emissions:	***1,458.27***
Less Existing GHG Emissions:	*(1,140.01)*
Net Total Existing GHG Emissions:	**318.26**

Notes:
[a] *Pursuant to SCAQMD guidance recommended in the SCAQMD GHG Working Group meeting on November 19, 2009, the total construction GHG emissions were amortized (i.e., averaged annually) over 30 years and added to the operation of the Project.*
Calculation data and results provided in Appendix D, Greenhouse Gas Emissions Worksheets.

Infill Development. The Proposed Project is located on an infill site that is currently developed with commercial and office uses. The Proposed Project would include the demolition of the existing structures, which would result in a reduction in existing GHG emissions which would offset the new GHG emissions generated by the Proposed Project. The Project Site is also located in an area that is adequately served by existing infrastructure and would not require the extension of utilities or roads to accommodate the proposed development.

Location Near Major Transit Stops. The Project Site is located within ¼-mile of a major transit stop along Beverly Drive, with 15 minute or less headways during peak hours. Studies by the California Department of Transportation, the U.S. Environmental Protection Agency and the Metropolitan Transportation Commission have found that focusing development in areas served by transit can result in local, regional, and statewide benefits including reduced air pollution and energy consumption. The Proposed Project's close proximity to neighborhood-serving commercial/retail land uses and regional transit would result in fewer trips and a reduction to the Proposed Project's vehicle miles traveled (VMTs) as compared to the base trip rates for similar stand-alone mixed-use projects that are not located in close proximity to transit.

Energy Conservation. The Proposed Project would include the development of a mixed-use building with 108 dwelling units, 3,250 square feet of commercial space, and

50,000 gross square feet or more of floor area. As mandated by the L.A. Green Building Code, the Proposed Project must meet Title 24 2019 standards and include ENERGY-STAR appliances. The Proposed Project would provide electric vehicle charging spaces (EV spaces) capable of supporting future electric vehicle supply equipment (EVSE), and at least 10 percent of the total parking spaces would include electric vehicle charging stations (EVCS).

Solid Waste Reduction Efforts. L.A. Green Building Code Section 5.408.1 and LAMC Section 66.32 require the construction contractor to obtain an AB 939 Compliance Permit certifying the delivery of the construction and demolition waste to a certified construction and demolition waste processing facility. Diversion efforts would be accomplished through source reduction, recycling, and composting. Finally, the Proposed Project is required by the California Solid Waste Reuse and Recycling Access Act of 1991 to provide adequate storage areas for collection and storage of recyclable waste materials. As such, a 70 percent reduction of a Project's waste stream to the local landfill would reduce methane emissions and thus lower the Project's contribution to global GHG emissions.

Water Conservation. As mandated by the L.A. Green Building Code, the Proposed Project would be required to provide separate submeters for individual leased, rented or other tenant spaces projected to consume more than 100 gallons per day and any building or addition that is projected to consume more than 1,000 gallons per day. Plumbing fixtures would need to comply with one of the following: (1) a 20% reduction in the building's "water use baseline" as demonstrated in Table 5.303.2.2 of the Los Angeles Plumbing Code; or (2) comply with the maximum flow rates shown in Table 5.303.2.3 of the Plumbing Code. The Project would also be required to develop a water budget for landscape irrigation use and install automatic irrigation systems with weather or soil moisture-based controllers.

In addition to the GHG emission reductions described above, it is important to note that the CO_2e estimates from mobile sources (particularly CO_2, CH_4, and N_2O emissions) are likely much greater than the emissions that would actually occur. The methodology used assumes that all emissions sources are new sources and that emissions from these sources are 100 percent additive to existing environment. This is a standard approach taken for air quality and greenhouse gas emissions analyses. In many cases, such an assumption is appropriate because it is impossible to determine whether emissions sources associated with a project move from outside the South Coast Air Basin and are new emissions sources, or whether they are sources that were already occurring within the Basin and merely shifted to a new location. Because the effects of GHGs are global in nature, a project that shifts the location of a GHG-emitting activity (e.g., where people live, where vehicles drive, or where companies conduct business) would result in no net change in global GHG emissions levels.

For example, if a substantial portion of California's population migrated from the South Coast Air Basin to the San Joaquin Valley Air Basin, this would likely decrease GHG emissions in the South Coast Air Basin and increase emissions in the San Joaquin Valley Air Basin, but little

change in overall global GHG emissions. However, if a person moves from one location where the land use pattern requires auto use (commuting, shopping, etc.) to a new development that promotes shorter and fewer vehicle trips, more walking, and overall less energy usage, then the new development would result in a potential net reduction in global GHG emissions.

Plan Consistency

Consistency with SB 32 Scoping Plan

While the Scoping Plan provided several board goals and policies aimed at reducing greenhouse gasses on a statewide level, some of the policies are applicable or interrelated to the development of specific land use projects at the local level. Provided below is a consistency analysis of the Scoping Plan's policies that are applicable or indirectly applicable to the Proposed Project.

Energy Efficiency. The Proposed Project would be consistent with the Scoping Plan's policy to (a) maximize energy efficiency building and appliance standards and pursue additional efficiency efforts including new technologies, and new policy and mechanisms, and (b) to pursue comparable investment in energy efficiency from all retail providers of electricity in California. The Proposed Project would be designed and constructed to meet L.A. Green Building Code standards by including several measures designed to reduce energy consumption, including, but not limited to, installing efficient lighting fixtures, low-flow plumbing fixtures, and ENERGY STAR-rated appliances.

Renewables Portfolio Standard. The Proposed Project would not impede the Scoping Plan's policy to achieve 33 percent renewable energy mix statewide. While this policy is not directly applicable to the Proposed Project, the Project would use energy from the Los Angeles Department of Water and Power (LADWP), which has goals to diversify its portfolio of energy sources to increase the use of renewable energy to 35%.

Green Building Strategy. The Proposed Project would be consistent with the Scoping Plan's policy to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The Proposed Project would be designed and constructed to meet L.A. Green Building Code standards by including several measures designed to reduce energy consumption including but not limited to installing efficient lighting fixtures, low-flow plumbing fixtures, and ENERGY STAR-rated appliances.

Recycling and Waste. The Proposed Project would be consistent with the Scoping Plan's policy to reduce methane emissions at landfills, increase waste diversion, composting and other beneficial uses of organic materials and mandate commercial recycling, and to move toward zero waste. The Proposed Project would result in a less than significant impact on landfill capacity. (see response to Checklist Question XIX, below). It would meet the City's 70 percent waste diversion rate goal and comply with the City's Zero Waste Plan, which will reduce solid waste, increase recycling, and manage trash in the City through the year 2030.

Water. The Proposed Project would be consistent with the Scoping Plan's policy to continue efficiency programs and use cleaner energy sources to move and treat water. The Proposed Project would use water-efficient low-flow plumbing fixtures that would reduce the demand for potable water on site. As such, the Proposed Project's conservation efforts would be achieved by complying with the Green Building Code and would further reduce the demands for treating potable water and wastewater.

Consistency with SB 375

California SB 375 requires integration of planning processes for transportation, land-use and housing. Under the bill, each Metropolitan Planning Organization would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet the target provided in the Scoping Plan, created by CARB, for reducing GHG emissions. SB 375 requires SCAG to direct the development of the SCS for the region. A discussion of the Proposed Project's consistency with the SCS is provided further below.

Consistency with 2020 Connect SoCal

The Proposed Project would be consistent with the following key GHG reduction strategies in SCAG's Connect SoCal (2020 RTP/SCS), which are based on changing the region's land use and travel patterns:

- Focus growth near destinations and mobility options;
- Promote diverse housing choices;
- Leverage technology innovations
- Support implementation of sustainability policies; and
- Promote a green region.

The Proposed Project represents an infill development within an existing urbanized area that would concentrate new residential and commercial uses within a High Quality Transit Area (HQTA). The Proposed Project would provide residents, employees, and patrons with convenient access to public transit and opportunities for walking and biking, which would facilitate a reduction in vehicle miles traveled and related vehicular GHG emissions. These and other measures such as the Project's TDM Program would further promote a reduction in vehicle miles traveled and subsequent reduction in GHG emissions, which would be consistent with the goals of SCAG's Connect SoCal.

Consistency with L.A. Green Building Code

The L.A. Green Building Code contains both mandatory and voluntary green building measures for the reduction of GHG emissions through energy conservation. Among many requirements, the L.A. Green Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission, meet 50 percent construction waste recycling levels, provide on-site

storage for short- and long-term bicycle parking areas, and provide ENERGY STAR-rated appliances were applicable. A minimum of 30 percent of the total code required parking is required to be capable of supporting future EVSE, and at least 10 percent of the total code required parking spaces are required to include EVCS. The provision of EVSE and EVCS infrastructure would further serve to promote the utilization of alternative fueled vehicles thus reducing the combustion of fossil fuels. The Project would comply with these mandatory measures. Therefore, the Project is consistent with the L.A. Green Building Code.

As demonstrated above, the Proposed Project's design features and compliance with regulatory measures would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the LA Green Building Code, and CARB's 2017 Scoping Plan aimed at achieving 40 percent below 1990 GHG emission levels by 2030. Therefore, the Proposed Project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the Proposed Project's impact would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As described above and in response to Checklist Question VIII(a), the Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the L.A. Green Building Code, and CARB's 2017 Scoping Plan aimed at achieving 40 percent below 1990 GHG emission levels by 2030 and 80 percent below 1990 levels by 2050. Therefore, the Proposed Project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the Proposed Project's impact would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Pursuant to the Office of Planning and Research's recently published Discussion Draft on CEQA and Climate Change (December 2018), in determining the significance of a project's greenhouse gas emissions, the lead agency should focus its analysis on the reasonably foreseeable incremental contribution of a project's emissions to the effects of climate change. It is the increased accumulation of GHG emissions from more than one project and many sources in the atmosphere that may result in global climate change, which can cause the adverse environmental effects previously discussed. Accordingly, the threshold of significance for GHG emissions determines whether a project's contribution to global climate change is "cumulatively considerable." Many regulatory agencies, including the SCAQMD, concur that GHG and climate change should be evaluated as a potentially significant cumulative impact, rather than a project direct impact. Accordingly, the GHG analysis presented above analyzes whether the Proposed Project's impact would be cumulatively considerable using a plan-based approach (and quantitative and qualitative analysis) to determine the Proposed Project's contributing effect on climate change. As concluded above, the Proposed Project's

generation of GHG emissions would offset the removal of existing GHGs from the existing land uses and would incorporate GHG reduction measures in compliance with all applicable plans, policies, and regulations for the purposes of reducing GHG emissions. The Proposed Project represents an infill development which supports the goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the L.A. Green Building Code, SCAG's Connect SoCal, and CARB's 2017 Scoping Plan. As such, the Proposed Project would be consistent with all applicable local ordinances, regulations and policies that have been adopted in furtherance of the state and City's goals of reducing GHG emissions. Therefore, similar related projects would be required to comply with all local ordinances, regulations, and policies that reduce GHG emissions and would not have a significant cumulative impact from GHG emissions. Thus, the Proposed Project would not make a cumulatively considerable contribution to GHG emissions and impacts would be less than significant.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

The following section summarizes and incorporates by reference information from the following technical reports:

- Partner Engineering and Science, Inc., Phase I Environmental Site Assessment Report, Century West Car Wash, 9500 West Pico Boulevard, Los Angeles, CA 90035, , January 18, 2017 ("Phase I ESA") (see Appendix E.1 to this IS/ND);
- Apex Companies, LLC, Path to Closure Narrative, Century West Car Wash, 9500 W. Pico Boulevard, Los Angeles, CA 90035, LARWQCB#900640107, March 25, 2021 (see Appendix E.2 to this IS/ND),
- Brownfield Subslab, Subsurface Methane Investigation for 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035, March 3, 2020 ("Methane Investigation") (see Appendix I to this IS/ND), and
- Ardent Environmental Group, Inc., Qualitative Health Risk Assessment, 9500 Pico Boulevard, Los Angeles, California, March 25, 2021.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact may occur if a project would involve the use or disposal of hazardous materials as part of its routine operations, or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Proposed Project includes the construction of a six-story mixed-use building with a total of 108 dwelling units and 3,250 square feet of commercial space. During the operation of the Proposed Project, no hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes would routinely be transported to the Project Site. The acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements.

Construction could involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained,

stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations, which include requirements for disposal of hazardous materials at a facility licensed to accept such waste based on its waste classification and the waste acceptance criteria of the permitted disposal facilities. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. A project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the project involved the creation of any health hazard or potential health hazard. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the regulatory framework for the health hazard; (b) the probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance; (c) the degree to which project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance; (d) the probable frequency and severity of consequences to people from exposure to the health hazard; and (e) the degree to which project design would reduce the frequency of exposure or severity of consequences to exposure to the health hazard.

Project Site Description

The Project Site is currently occupied by Century West Car Wash for commercial use. On-site operations consist of car washes with limited detailing services and administrative office activities. In addition to the current structures, the car wash property is also improved with asphalt and concrete paved parking and drive areas. No undeveloped or landscaped areas are located on the car wash property. Other than biodegradable soaps and waxes, no significant quantities of hazardous materials are stored on-site.

Records Search/Review

According to available historical sources, the car wash property was formerly vacant land as early as 1923 through 1937 and was developed with a gasoline service station on the northeast corner with retail stores on the western portion of the property from circa 1935 to 1953. In 1953, the service station was demolished and this area of the car wash property was redeveloped with a car wash; retail uses continued on the western portion of the property. In 1964, the entire property was razed and redeveloped with the current improvements in 1965 for use as a car wash facility. Tenants on the car wash property have included a service station (1935 to 1953); Beverlywood Car Wash (1953 to 1964); retail tenants including real estate office, restaurants, beauty salon, and hand laundry (c. 1948 to 1964); Orange Julius (1970 to 1985); and Beverlywood/Century West Car Wash (1965 to present).

The car wash property was identified as an underground storage tank (UST), leaking UST (LUST), Enforcement Action Listing (ENF), Historic Hazardous Waste & Substances Site (Hist Cortese), Facility and Manifest Data (HAZNET) and EDR Historic Auto Station site in the regulatory database report. In 1994, two 10,000-gallon gasoline and one 550-gallon waste oil tank were removed from the site. Results of soil samples collected from beneath the former USTs and associated dispenser islands showed hydrocarbon concentrations in excess of Los Angeles Fire Department (LAFD) action levels. Additional delineation assessments conducted between 1995 and 1998 confirmed that soil and groundwater beneath the former USTs and dispenser islands were impacted with TPHg, benzene, toluene, ethylbenzene, and xylenes (BTEX), and MtBE. Due to the presence of hydrocarbon-impacted groundwater beneath the site, the LAFD transferred the case to the LARWQCB in 1997. The Project Site has been subject to corrective action remediation activities under the oversight and direction of the LARWQCB since 1997 (LARWQCB Case No. 900640107). The following provides a summary of the remediation and monitoring activities under LARWQCB Case No. 900640107:

- ***Groundwater***

  Groundwater monitoring has occurred on the Project Site since 1998; a total of 12 monitoring wells were installed on the car wash property, with two additional wells located in the public right of way in Beverly Drive. In September 2013, a request was made to the LARWQCB to destroy the 12 on-site monitoring wells based on October 23, 2013 sampling results which revealed non-detect or trace concentrations of petroleum hydrocarbons; it was determined that the up-gradient portion of the plume could be actively monitored by the off-site wells located in Beverly Drive. These 12 on-site wells were subsequently destroyed in April 2014. Groundwater monitoring of the remaining wells has continued on a semi-annual basis with the last round of groundwater sampling occurring on September 15, 2016. According to the Second Half 2020 Semi-Annual Monitoring and Remediation Status Report, dated January 15, 2021, for the car wash property, the LARWQCB determined that the petroleum hydrocarbon plume at the Project Site had migrated downgradient and has comingled with that of the ExxonMobil property located adjacent to the east, across Beverly Drive. Contaminant concentrations in the wells in Beverly Drive appear to be significantly associated with the release of gasoline from the adjoining ExxonMobil station. However, the LARWQCB has required that the comingled plume be addressed by the responsible parties in a joint Remedial Action Plan (RAP). Remediation efforts with the off-site comingled plume remain an active open case and will continue under the direction and oversight of the LARWQCB. As required by the LARWQCB's closure directive, pending ExxonMobil cleanup of their vadose zone impacts (i.e. to the extent practicable), the Applicant will resume the RAP development discussions with ExxonMobil and implement a plan to reduce comingled groundwater impacts beneath and downgradient of the Mobil 18FOM station to levels that meet LTCP criteria for "groundwater" closure. As all of the groundwater monitoring wells and remediation efforts occur downgradient of the Project Site and do not occur on or beneath the Project Site, development of the Project Site would not impede future remediation efforts or exacerbate environmental conditions associated with

contaminated groundwater. Impacts related to groundwater would therefore be less than significant.

- ***Soil Vapor***

  In April 2001, a soil vapor extraction (SVE) system began operating on the Project Site in response to the identification of contaminated soils. The SVE system was operational through March 18, 2004. A total of 64,759 pounds of total petroleum hydrocarbons were removed from the Project Site during this time. Post-shutdown confirmation soil sampling was completed in August 2004 and the LARWQCB indicated that no further remediation was necessary at that time. However, in order to obtain approval to remove the SVE system, an additional soil confirmation boring was required. Results of the soil confirmation boring were submitted in July 2008, and the LARWQCB issued a No Further Action letter for soil remediation on September 17, 2008.

  Although the LARWQCB has issued a No Further Action letter for contaminated soils, such closure letter is conditioned on the present commercial land uses and soil conditions and does not apply to the proposed development. As noted in the path to Closure Narrative provided in Appendix E.2 to this IS/ND, a closure evaluation for the project Site under the SWRCB Low-Threat Underground Storage Tank Case Closure Policy was performed in November 2020 by the LARWQCB and posted on the State's GeoTracker website (see Attachment A in Appendix E.2 for pertinent agency correspondence). The Proposed Project would involve excavating the Project Site to allow for the construction of a two level below grade parking structure and the construction of 108 multi-family residential uses in a six story building. Accordingly, the LARWQCB has indicated that due to the planned site redevelopment/land use change from commercial to residential, "a soil vapor assessment needs to be completed at the [Project Site] to determine the risk of vapor intrusion into the proposed future building at the Site" and "CWCW is required to submit a soil vapor assessment work pan for the installation of soil vapor probes and collection of soil vapor samples at the Site."

  To meet the LARWQCB requirement, soil gas sampling is planned to be completed after site excavation to determine baseline conditions. The concentrations will be presented to the LARWQCB, along with a detailed description of the soil gas depressurization and parking structure ventilation systems, and a recommendation for no further work. To fulfill the LADBS requirements, the proposed building will be constructed with an active methane vapor ventilation system. This system will include an impermeable vapor barrier beneath the subterranean parking structure to prevent methane gas from migrating into the site building. Below the vapor barrier, perforated horizontal pipes will be set midway within an 8-inch bed of gravel. A blower will be installed to provide a depressurization system beneath the building pad to evacuate air from the gravel zone and horizontal pipes at a rate of at least three volumes per hour. The evacuated air will be conveyed by piping to ventilation ports at the top of the building.

In addition, the subterranean parking structure will be constructed with a ventilation system that will include exhaust fans as well as fresh air intake fans designed to protect occupants from inhalation of vehicle exhaust. In accordance with the LADBS requirements, the ventilation system will ensure at least four air exchange rates per hour for the lowest level of the parking structure. Additionally, the second level of the parking structure will be ventilated at a rate of approximately two air exchanges per hour in compliance with the California Mechanical Code requirements for parking garages.

As concluded in the Qualitative Health Risk Assessment (See Appendix to this ND), residual concentrations of VOCs in soil vapor, if present, would be much lower than the measured methane gas concentrations and expected exhaust fumes that the ventilation systems are designed to mitigate. The use of the proposed ventilation systems would eliminate any exposure route of VOCs to occupants of the site. Based on this information, there would be no human health risk to workers or future occupants of the site through possible vapor intrusion. Therefore, with regulatory oversight and compliance with all requirements from the relevant regulatory agencies, impacts associated with soil vapor would be less than significant.

Methane

The Project Site is located within a Methane Zone. A Methane Investigation was prepared to determine the methane concentrations and methane design requirements for the Proposed Project (Appendix I to this IS/ND). Three shallow gas probes and two multi-depth probes were installed on the Project Site to determine the level of methane soil gas concentrations at the Project Site. During testing, the highest gas concentration was found to be greater than 50,250 ppm, which was determined to have no methane risk at the Project Site. The Methane Investigation recommends new slab on grade areas and new utility work must be protected per Level V Site Design, of the LADBS, including a subslab membrane and venting system with vertical vent risers, utility seals and warning signage. The system would also include gas detectors with battery backup, additional vent risers/extraction system and audio/visual alarms. The Proposed Project shall be required to comply with the methane design requirements of LAMC Section 91.706.4.1 and Division 71 of Article 1, Chapter IX of the LAMC. The Proposed Project shall provide a methane vapor control system as required by Table 71, Minimum Methane Mitigation Requirements, of the LAMC based on the appropriate Site Design Level V to the satisfaction of the LAFD and the LADBS. With adherence to the methane requirements of the LAMC to the satisfaction of LADBS, the Proposed Project's impacts related to methane would be less than significant.

Asbestos

Prior to the issuance of the demolition permit, in compliance with the regulatory requirements of the LADBS, the Applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the Project Site buildings. An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the Project Site. If ACM are found to be present, it will

need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as other state and federal regulations. Asbestos removal is stringently controlled by Federal Regulations and SCAQMD Rule 1403. Removal of asbestos in a building is not unusual and can be readily accomplished. In accordance with the EPA's NESHAP regulation and SCAQMD's Rule 1403, all materials that are identified as ACMs would be removed by a trained and licensed asbestos abatement contractor. The asbestos removal operations would be conducted in accordance with CAL-OSHA Asbestos for the Construction Industry Standard, SCAQMD and EPA rules and regulations and industry standards. The contractor selected for the removal process would be chosen based on experience, reputation, and relationship with local agencies such as SCAQMD and OSHA regional offices. Generally, asbestos removal operations are low risk. When following asbestos-related regulations, the possibility of exposure to airborne asbestos fibers from asbestos removal projects is limited. The SCAQMD has very specific regulations for asbestos emissions. As the removal and disposal of ACMs from the Project Site will follow the various guidelines required by SCAQMD Rule 1403, as well as all other applicable state and federal rules and regulations, hazardous materials impacts relative to exposure to asbestos would be less than significant.

Operational Impacts

The Proposed Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes that are typically associated with the operation of the Proposed Project, and the use of these substances would comply with State Health Codes and Regulations. As such, the Proposed Project's compliance with mandatory state and federal regulatory compliance measures would ensure that potential impacts associated with the release of a hazardous material would be reduced to less than significant levels.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. A project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the project involved the creation of any health hazard or potential health hazard (i.e., such as exposure to lead based paint, polychlorinated biphenyls, or asbestos). The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the regulatory framework for the health hazard; (b) the probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance; (c) the degree to which project design would reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance; (d) the probable frequency and severity of consequences to people from exposure to the health hazard; and (e) the degree to which project design would reduce the frequency of exposure or severity of consequences of exposure to the health hazard.

There are no Los Angeles Unified School District schools or private schools located within one-quarter mile of the Project Site. Localized construction impacts associated with noise, dust and

localized air quality emissions, and construction traffic/hauling activities generally occur within an area of 500 feet or less of the Project Site. Since no schools are located within 500 feet from the Project Site, the construction activities from the Proposed Project would not create a hazard to any nearby schools. Further, the proposed haul route exiting and entering the Project Site to the Chiquita Canyon Landfill or the Athens Sun Valley Materials Recovery Facility would travel along Pico Boulevard and utilize the Cotner Avenue on-ramp and Olympic Boulevard/Pico Boulevard off-ramp to and from the I-405 San Diego Freeway. The local haul routes would not pass by any nearby schools along Pico Boulevard. Therefore, construction impacts to nearby schools would be less than significant.

Further, no hazardous materials other than the modest amounts of typical cleaning supplies and solvents used for maintenance and janitorial purposes would be present at the Project Site, and the acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements. The operational activities of the Proposed Project would not create a significant hazard through hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Operational impacts on nearby schools would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if the Project Site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

As discussed above, the car wash property is subject to ongoing corrective action under LARWQCB Case No. 900640107 to ensure the protection of human health, safety and the environment. The Proposed Project's compliance with mandatory state and federal regulatory compliance measures and the Applicant's continued compliance with the conditions of the LARWQCB Case No. 900640107 would ensure that potential impacts associated with the release of a hazardous materials would be reduced to less than significant levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. A significant project-related impact may occur if the Proposed Project were placed within a public airport land use plan area, or within two miles of a public airport, and subject to a safety hazard. The closest public airport to the Project Site is the Santa Monica Airport, located approximately six miles west of the Project Site. Thus, the Project Site is not located within two

miles of an airport. Furthermore, the Project Site is not in an airport hazard area. Therefore, no impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. A project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved possible interference with an emergency response plan or emergency evacuation plan. The determination of significance shall be made on a case-by-case basis considering the degree to which the project may require a new, or interfere with an existing emergency response or evacuation plan, and the severity of the consequences. The Project Site is located not in a disaster route according to the Los Angeles West Area Disaster Route Map of Los Angeles County.[35] Additionally, based on the City of Los Angeles Safety Element, the Project Site is not located on an identified disaster route or an adopted emergency response or evacuation plan.[36] Development of the Project Site may require temporary and intermittent partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access, or travel upon public rights-of-way. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Therefore, the Proposed Project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and a less than significant impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project Site is located in a highly urbanized area of Los Angeles and does not include wildlands or high fire hazard terrain or vegetation. The Project Site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ).[37] Therefore, no impacts from wildland fires are expected to occur.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in combination with the related projects has the potential to increase to some degree the risks associated with the use and potential accidental release of hazardous materials in the City of Los Angeles. However, the potential impact associated with the Proposed Project would be less than significant with

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[35] *Los Angeles County Department of Public Works, City of Los Angeles West Area Disaster Route Map, August 13, 2008.*

[36] *City of Los Angeles, Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, April 1995.*

[37] *City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), website: http://zimas.lacity.org, accessed August 2019.*

adherence to all applicable regulations and, therefore, would not be cumulatively considerable. With respect to the related projects, the potential presence of hazardous substances would require evaluation on a case-by-case basis, in conjunction with the development proposals for each of those properties. Further, local municipalities are required to follow local, state, and federal laws regarding hazardous materials, which would further reduce impacts associated with the related projects. Therefore, with compliance with local, state, and federal laws pertaining to hazardous materials, the Proposed Project in conjunction with related projects would be expected to result in less-than-significant cumulative impacts with respect to hazardous materials.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A project would normally have a significant impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving body of water. A significant impact may occur if a project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB) through its nine Regional Boards. The Project Site lies within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB). Applicable regulations include the NPDES permitting system, LAMC Article 4.4, and the low impact development requirements, which reduce potential water quality impacts during the construction and operation of a project, the Urban Runoff Pollution Control Ordinance (Ordinance No. 172,176), which established LAMC Sections 64.70 through 64.70.13 and set the foundation for stormwater management in the City of Los Angeles and Ordinance 173,494.

Construction

Three general sources of potential short-term, construction-related stormwater pollution associated with the Proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Prior to issuance of a grading permit, the Applicant will be required to obtain coverage under the SWRCB's NPDES Construction General Permit. Under the Construction General Permit Order 2009-0009-DWQ, dischargers whose projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The Applicant shall provide

the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) would be required to be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. As such, the implementation of the code-required SWPPP and compliance with Ordinance No. 173,494 would ensure that the Proposed Project's construction-related water quality impacts would be less than significant.

Operation

The Project Site is currently developed with a car wash, food stand, and office building. The Project Site is completely covered with impervious surfaces with the exception of some landscaping. Thus, nearly 100 percent of the surface water runoff from the Project Site is directed to adjacent storm drains located at the intersection of Beverly Drive and Alcott Street and does not percolate into the groundwater table beneath the Project Site.[38] Following completion of construction, the Proposed Project and the Project Site as a whole would continue to generate surface water runoff, and runoff would be directed to existing stormwater inlets in a similar manner as existing conditions and there would not be any increased imperviousness of the Project Site. The Proposed Project's potential impacts to surface water runoff would be reduced to a less than significant level by incorporating stormwater pollution control measures as set forth below that would regulate the amount and water quality of stormwater leaving the Project Site.

In November 2012, the Los Angeles adopted Order No. R4-2012-0175 the NPDES Stormwater Permit for the County of Los Angeles and cities within (NPDES No. CAS004001). The primary objectives of the stormwater program requirements are to: (1) effectively prohibit non-stormwater discharge; and (2) reduce the discharge of pollutants from stormwater conveyance systems to the maximum extent practicable statutory standard.

The Proposed Project would be required to comply with the City of Los Angeles Stormwater and Urban Runoff Pollution Control Ordinance (Ordinance No. 172,176, effectuated October 1998), which established LAMC Sections 64.70 through 64.70.13 and set the foundation for stormwater management in the City of Los Angeles. Since the adoption of the Stormwater and Urban Runoff Pollution Control Ordinance, many additional ordinances have passed to keep LAMC

[38] *City of Los Angeles, Bureau of Engineering, Navigate LA, website: http://navigatela.lacity.org/navigatela/, accessed August 2019.*

Article 4.4, Stormwater and Urban Runoff Pollution Control, up to date. Approved in October 2011, the Low Impact Development (LID) Ordinance (Ordinance No. 181,899) expanded LAMC Article 4.4 and expanded the applicability of the existing Standard Urban Stormwater Mitigation Plan (SUSMP) requirements by imposing rainwater low impact development strategies on projects that require building permits. LAMC Article 4.4, including LID requirements, was amended in August 2015 with the approval of Ordinance No. 183,833, which incorporates the requirements of the Municipal Separate Storm Sewer (MS4) Permit. The Proposed Project would be required to prepare a LID Plan and demonstrate compliance with the LID requirements and standards and retain or treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater.[39]

The Proposed Project falls within the second tier of the LID Ordinance requirements, which state that development projects that involve residential/non-residential uses and result in an alteration of at least 50 percent or more of the impervious surfaces on an existing developed site, the entire site must comply with the standards and requirements of Article 4.4 of Chapter VI of the LAMC and with the Development Best Management Practices Handbook. The Proposed Project shall be designed to manage and capture stormwater runoff to the maximum extent practicable utilizing various LID techniques, including but not limited to infiltration, evapotranspiration, capture for use, and treated through high removal efficiency bio-filtration / bio-treatment systems of all runoff on-site (listed in priority order). Development and redevelopment projects are required to prepare a LID Plan, which complies with the provisions of the Development Best Management Practices Handbook. If partial or complete on-site compliance of any type is technically infeasible, the Proposed Project and LID Plan shall be required to manage the flow from the SWQDv on-site in order to maximize on-site compliance. Compliance with the LID requirements would reduce the amount of surface water runoff leaving the Project Site as compared to existing conditions.[40]

In compliance with the LID ordinance requirements, prior to issuance of grading permits, the Applicant shall submit a LID Plan and design plans to the City of Los Angeles Department of Building and Safety and the Bureau of Sanitation Watershed Protection Division for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook. The BMPs shall be designed to retain or treat the runoff from a storm event producing ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event (whichever is greater), in accordance with the Planning and Land Development Handbook for Low Impact Development, Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed BMPs meet the numerical threshold standard shall be provided.

To ensure that all stormwater related BMPs are constructed and/or installed in accordance with the approved LID Plan, the City of Los Angeles requires a Stormwater Observation Report to be

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[39] *City of Los Angeles, Planning and Land Development Handbook for Low Impact Development (LID), Part B Planning Activities, 5th Edition, May 9, 2016.*

[40] *Ibid.*

submitted to the City prior to the issuance of the Certificate of Occupancy. All projects reviewed and approved would require a Stormwater Observation Report and would be prepared, signed, and stamped by the engineer of record responsible for the approved LID Plan. With approval and issuance of a Certificate of Occupancy from LADBS, the Proposed Project would be determined to be in compliance with all applicable codes, ordinances, and other laws.[41]

Full compliance with the LID requirements and implementation of design-related BMPs would ensure that the operation of the Proposed Project would not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality. Therefore, as the Proposed Project would be subject to the LID requirements and code-compliance procedures, operational water quality impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or respond to emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity.

As discussed in response to Checklist Question X(a) the Project Site is 100 percent impervious. As such, 100 percent of the surface water runoff from the Project Site is directed to adjacent storm drains and does not percolate into the groundwater table beneath the Project Site. Groundwater was not encountered during recent excavations. This area of Los Angeles is not known to have a high groundwater table. Historically, the highest groundwater in this area of Los Angeles is estimated to be more than 40 feet below the ground surface.[42] The Proposed Project would excavate soils approximately 22 feet beneath the Project Site to allow for the construction of the proposed two-level subterranean garage. Because the depth of groundwater is lower than the depth of proposed excavation, construction of the Proposed Project would not deplete groundwater supplies or interfere substantially with groundwater recharge. Additionally, adherence to Article 4.4 of the LAMC would ensure that the Proposed Project would not interfere with groundwater recharge. Therefore, the Proposed Project would not deplete groundwater supplies, and impacts to the groundwater table would be less than significant.

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[41] *City of Los Angeles, Planning and Land Development Handbook for Low Impact Development (LID), Part B Planning Activities, 5th Edition, May 9, 2016.*

[42] *Feffer Geological Consulting, Geotechnical Investigation, Proposed Five-Story Building Over Three Subterranean Levels, 9500-9530 W. Pico Boulevard Los Angeles, CA 90035. (See Appendix C of this IS/ND).*

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site.

Less Than Significant Impact. A project would normally have a significant impact on surface water quality if discharges associated with the project would create substantial erosion, siltation, pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. The Project Site is located in a highly urbanized area within the City of Los Angeles, and no streams or river courses are located on the Project vicinity. The Proposed Project is an infill development project on a site that is currently fully developed and is entirely impervious. Implementation of the Proposed Project would not increase site runoff or result in any changes in the local drainage patterns, since implementation of the LID Plan would reduce the amount of surface water runoff after storm events. The Proposed Project would be required to implement stormwater BMPs to retain or treat the runoff from a storm event producing ¾ inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event (whichever is greater).

Minor amounts of erosion and siltation could occur during grading. The potential for soil erosion during the ongoing operation of the Proposed Project is extremely low due to the generally level topography of the Project Site, and the fact that the Project Site would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills and a Storm Water Pollution Prevention Plan (SWPPP), which would be required to be prepared and implemented for the Proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Further, the Geotechnical Investigation provided recommendations regarding temporary excavations and temporary shoring during construction of the Proposed Project. All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. The standard conditions imposed by the City of Los Angeles Department of Building and Safety, as specified in a Soils Report Approval Letter for the Proposed Project, would ensure that impacts to soil erosion and siltation are less than significant levels. Regulatory compliance measures would ensure that runoff leaving the Project Site would not result in substantial erosion or siltation during the construction and operational phases of the Proposed Project. Therefore, impacts to substantial erosion or siltation on- or off-site would be less than significant.

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Less Than Significant Impact. A project would normally have a significant impact on surface water hydrology (and the rate and amount of surface water) if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow or would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The Project Site is nearly 100 percent impervious. Implementation of the Proposed Project would not increase site runoff or result any changes in the local drainage patterns. Implementation of the SWPPP, however, would reduce the amount of surface water runoff after storm events, as the Proposed Project would be required to implement stormwater BMPs to retain or treat the runoff from a storm event producing ¾ inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. Therefore, the Proposed Project would not increase the rate or amount of flow from the Project Site or create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems. Impacts associated with localized drainage and surface water runoff would therefore be considered less than significant.

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. A project would normally have a significant impact on surface water quality if discharges associated with the project would create substantial additional sources of pollution, contamination, or nuisance as defined in Section 13050 of the CWC or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact may occur if the volume of storm water runoff from the Project Site were to increase to a level, which exceeds the capacity of the storm drain system serving the Project Site. A significant adverse effect would also occur if a project substantially increases the probability that polluted runoff would reach the storm drain system.

The Project Site is currently developed, and a majority of the surface water is directed off site to the adjacent storm drain inlets located at the intersection of Beverly Drive and Alcott Street, which is approximately 160 feet south of the Project Site. Storm water retention will be required as part of the LID/SUSMP implementation features (despite no increased imperviousness of the site). Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable stormwater pollution prevention permits. Further, any pollutants from the parking areas would be subject to the requirements and regulations of the NPDES and applicable LID Ordinance. Accordingly, the Proposed Project will be required to demonstrate compliance with the LID Ordinance standards and retain or treat the first ¾ inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater, which will reduce the Proposed Project's impact to the stormwater infrastructure. As discussed above in response to Checklist Question X (b), the Geotechnical Investigation

concluded based on conditions encountered at the time of exploration, groundwater is not anticipated during construction of the two-level subterranean garage. Therefore, the Proposed Project would not provide substantial additional sources of polluted runoff, and potential impacts to surface water quality would be less than significant.

iv. Impede or redirect flood flows?

No Impact. A significant impact may occur if the Project Site was located within a 100-year flood zone and would impede or redirect flood flows. The Project Site is not in an area designated as a 100-year flood hazard area.[43] A review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 06037C1595G, dated December 21, 2018, indicates that the Project Site is located in an area designated as "Zone X", described as "Areas determined to be outside the 0.2 percent flood plain."[44] The Project Site is located in a highly urbanized area and, as no changes to the local drainage pattern would occur with implementation of the Proposed Project, the Proposed Project would not have the potential to impede or redirect floodwater flows. Therefore, no impact would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. A significant impact would occur if the Project Site is sufficiently close to the ocean or other water body (levee or dam) to be potentially at risk of the effects of seismically-induced tidal phenomena (i.e., seiche and tsunami) and if discharges associated with the project operation would create pollution and contamination due to inundation. Seiches are large waves generated in very large enclosed bodies of water or partially enclosed arms of the sea in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement.

According to the FEMA's flood insurance rate map, the Project Site is outside of a 100-year flood area.[45] Additionally, per a review of the City of Los Angeles General Plan Safety Element, the Proposed Project does not lie within a potential inundation zone related to the flow coming from reservoirs, nor does the Project Site lie with a tsunami hazard area.[46] The Pacific Ocean is located approximately 6.5 miles west of the Project Site. Therefore, the potential for inundation at the Project Site as a result of an earthquake-induced dam failure or tsunami is considered low.

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[43] *City of Los Angeles, Department of City Planning, General Plan Elements, Safety Element Exhibit F, website: http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf, accessed August 2019.*

[44] *Federal Emergency Management Agency (FEMA), Flood Map Service Center: Search by Address, Map Number 06037C1595G, December 21, 2018, website: https://msc.fema.gov/portal/, accessed August 2019.*

[45] *Ibid.*

[46] *City of Los Angeles Department of City Planning, General Plan Safety Element, Safety Element Exhibit G: Inundation & Tsunami Hazard Areas In the City of Los Angeles, March 1994.*

Additionally, the Proposed Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes typically associated with the operation of the Proposed Project. The use of these substances would comply with State health codes and regulations. Furthermore, the Proposed Project would be designed and constructed with the guidance of the Department of Building and Safety. The City of Los Angeles' Department of City Planning and Department of Building and Safety would review the Proposed Project prior to the issuance of a building permit and provide recommendations to ensure that any impacts from the risk release of pollutants due to inundation are less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A significant water quality impact could occur if a project is not consistent with the Los Angeles Regional Water Quality Control Plan or the Sustainable Groundwater Management Act (SGMA), or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of a Groundwater Sustainability Plan.

In 2014, the California Legislature and Governor passed the Sustainable Groundwater Management Act (SGMA), which encourages local agencies to take a leading role in managing their local groundwater resources. The SGMA, a collection of three bills (AB 1739, SB 1168, and SB 1319), provides local agencies with the framework necessary to sustainably manage medium and high priority groundwater basins, as described by the act, with the goal to bring the basins into balance in 20 years. The intent of SGMA is to require sustainable groundwater management practices statewide, which will provide a buffer against drought and climate change. The California Department of Water Resources (DWR) has prioritized all groundwater basins according to certain criteria established in the California Water Code. The rankings are very low, low, medium, and high. SGMA compliance requires that local agencies form Groundwater Sustainability Agencies (GSAs) for medium- and high-priority groundwater basins no later than June 30, 2017 and adopt a Groundwater Sustainability Plan (GSP) no later than January 31, 2022. Currently, the Project Site is located within the Coastal Plain of Los Angeles – Central basin, which is neither classified as a medium nor high priority groundwater basin. Therefore, the Project Site is not subject to a sustainable groundwater management plan. Nevertheless, as discussed above, adherence to Chapter VI, Article 4.4 of the LAMC would ensure that the Proposed Project would not interfere with groundwater recharge. Therefore, the Proposed Project would not deplete groundwater supplies, and impacts to the groundwater table would be less than significant.

The applicable water quality control plan applicable to the Proposed Project is the LARWQCB Water Quality Control Plan for the Los Angeles Region (Basin Plan), which was adopted on June 13, 1994. The Los Angeles Regional Board's Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, and (iii) describes implementation programs to protect all waters in the Region. In addition, the Basin Plan incorporates (by

reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. As discussed previously under Question X(a), the Proposed Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes typically associated with the operation of the Proposed Project. The use of these substances would comply with State health codes and regulations. Further, the Proposed Project would comply with all federal, state and local regulations governing stormwater discharge. Additionally, the Proposed Project would be required to comply with LAMC Chapter VI, Article 4.4 and all applicable laws and regulations pertaining to stormwater runoff and water quality. Therefore, the Proposed Project would not include potential sources of water pollutants that would have the potential to substantially degrade water quality, and impacts to water quality would be less than significant.

As discussed within this section, the Proposed Project is not subject to a Groundwater Sustainability Plan and would not conflict with or obstruct implementation of the LADWP Water Quality Control Plan. Therefore, impacts would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in combination with related projects would result in the further infilling of uses in an already dense urbanized area. As discussed above, the Project Site and the surrounding areas are served by the existing City of Los Angeles drain system. Runoff from the Project Site and adjacent urban uses is typically directed into the adjacent streets, where it flows to the nearest drainage improvements. It is likely that most, if not all, of the related projects in the Project vicinity would also drain to the surrounding street system. However, little if any additional cumulative runoff is expected from the Project Site, and the related project sites, since this part of the City is already fully developed with impervious surfaces. Under the requirements of the LID Ordinance, each related project would be required to implement stormwater BMPs to retain or treat the runoff from a storm event producing ¾ inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. Mandatory structural BMPs in accordance with the NPDES water quality program will therefore result in a cumulative reduction to surface water runoff, as the development in the surrounding area is limited to infill developments and redevelopment of existing urbanized areas. Therefore, the Proposed Project would not make a cumulatively considerable contribution to impacting the volume or quality of surface water runoff, and cumulative impacts to the existing or planned stormwater drainage systems would be less than significant. Therefore, cumulative water quality impacts would be less than significant.

XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Physically divide an established community?

Less Than Significant Impact. A significant impact may occur if the Proposed Project would be sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be disrupted, divided or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project.

The Project Site is located in an urbanized area within the West Los Angeles Community Plan Area and is consistent with the existing physical arrangement of the properties within the vicinity of the Project Site. The zoning designations for the Project Site are zoned C4-1VL-O (Commercial Zone) with a General Plan land use designation of Neighborhood Commercial. The zones designated in the Community Plan corresponding to the Neighborhood Commercial designation include the C1, C1.5, C2, C4, RAS3, RAS4, and P zones; the existing zoning on the Project Site is thus consistent with the General Plan land use designation. As discussed in Section 3. Project Description and shown in Figure 3.3 and Figure 3.5, the Project Site is surrounded by a mix of commercial uses (including restaurants and retail), multi-family residential, hotel, and office uses. These land uses range in height from one- to eight-stories above grade. Properties immediately bordering the Project Site are zoned [Q]R3-1-O or [Q]R3-1VL-O with a General Plan land use designation of Medium Residential or C4-1VL-O zone with a General Plan land use designation of Neighborhood Commercial.

The Proposed Project would involve demolishing the existing structures for the construction, use, and maintenance of a six-story mixed-use building with a total of 108 residential dwelling units and 3,250 square feet of commercial space. The Project vicinity contains many multi-family residential developments to the south of the Project Site and commercial land uses along Pico Boulevard. The proposed mixed-use residential and commercial building would not be out

of character with the surrounding land uses and would be compatible with the multi-family residential neighborhood to the south of the Project Site and the commercial land uses along Pico Boulevard. No separations of uses or disruption of access between land use types would occur as a result of the Proposed Project. Accordingly, implementation of the Proposed Project would not disrupt or divide the physical arrangement of the established community, and a less than significant impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project Site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. A significant impact may also occur if a project would conflict with any applicable land use plan, policy, or the regulations of an agency that has jurisdiction over the Project Site.

The Project Site is located within the jurisdiction of the City of Los Angeles, and is therefore subject to the designations and regulations of several local and regional plans. At the regional level, the Project Site is located within the planning area of SCAG, the Southern California region's federally designated metropolitan planning organization. The Proposed Project is also located within the South Coast Air Basin and, therefore, is within the jurisdiction of the SCAQMD. At the local level, development of the Project Site is guided by the General Plan of the City of Los Angeles, the West Los Angeles Community Plan, and the Los Angeles Municipal Code (LAMC), which are intended to guide local land use decisions and development patterns.

Regional Plans

SCAQMD Air Quality Management Plan

The Proposed Project is located within the South Coast Air Basin (Basin) and, therefore, falls under the jurisdiction of the SCAQMD. In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies. The SCAQMD's most recent Air Quality Management Plan (AQMP) was updated in 2017 to establish a comprehensive air pollution control program leading to the attainment of State and federal air quality standards in the Basin, which is a non-attainment area. With the approval of the discretionary requests, the Proposed Project would conform to the zoning and land use designations for the Project Site as identified in the General Plan, and, as such, would not add emissions to the Basin that were not already accounted for in the approved AQMP. Furthermore, as noted in Section III, Air Quality, the Proposed Project would not exceed the daily emission thresholds during the construction or operational phases of the Proposed Project. Therefore, the Proposed Project would be consistent with the 2016 AQMP.

SCAG Regional Comprehensive Plan and Guide

The Project Site is located within the six-county region that comprises the SCAG planning area. On September 3, 2020, SCAG's Regional Council adopted the Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy). In 2012, SCAG adopted the region's first Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) – a plan that the Regional Council now calls Connect SoCal. Connect SoCal charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks and between planning strategies. Connect SoCal builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The Proposed Project would be consistent with the goals and policies set forth in the Connect SoCal, as the Proposed Project would redevelop an underutilized site with a mixed-use residential and commercial project that would provide 108 dwelling units and 3,250 square feet of commercial space. The Proposed Project would thereby increase the utilization of a property that is easily accessible by mass transit. Consistent with SCAG goals, the Proposed Project would increase residential opportunities in an area served by mass transit. Furthermore, as the Proposed Project would result in an increase of 291 permanent residents,[47] the Proposed Project would be consistent with SCAG's growth projections.

Local Plans

City of Los Angeles General Plan

The Proposed Project would conform to objectives outlined in the City of Los Angeles General Plan (General Plan). The General Plan is a comprehensive, long-range declaration of purposes, policies and programs for the development of the City. The General Plan is a dynamic document consisting of 11 elements: Framework Element, Air Quality Element, Conservation Element, Housing Element, Noise Element, Open Space Element, Service Systems Element / Public Recreation Plan, Safety Element, Mobility Element, a Plan for a Healthy Los Angeles, and the Land Use Element. The Land Use Element is comprised of 35 community plans.

Those elements that would be most applicable to the Proposed Project are the Framework Element, Mobility Plan, and the Housing Element. The Framework Element provides citywide guidelines and a foundation in which Community Plans and other General Plan Elements can base their more specific goals, objectives, and policies on. The Proposed Project would promote the Framework Land Use Chapter's objectives and policies for multi-family residential and commercial development. These objectives and policies include: provide for the stability and enhancement of multi-family residential neighborhoods and allowing for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved; accommodate the development of multi-family residential units in areas designated in the community plans in accordance with the zoning densities; and improve the

[47] *See Checklist Question XIV a) Population and Housing.*

quality of new multi-family dwelling units based on the urban form and neighborhood design standards.

The Proposed Project would conform to the General Plan Framework Housing Chapter, the Mobility Plan, and the Housing Element goals by enhancing housing supply in the City. The Project provides the area with greater diversity in type and cost of housing that increases housing opportunities for a larger range of income levels. The Proposed Project's 108 dwelling units would also be accessible to all persons without discrimination. The development would generate new residences that are within close proximity to bus and rail lines and commercial and office areas that provide services and job opportunities. Additionally, the Proposed Project would enhance the surrounding community by developing an infill site with a pedestrian friendly development.

Framework Element

The General Plan's Framework Element provides citywide guidelines and a foundation upon which Community Plans and other General Plan Elements can base their more specific goals, objectives, and policies. The General Plan's Framework Element was adopted on December 11, 1996 and re-adopted on August 8, 2001. The Framework Element and the City's community plans discuss population, housing and employment to the year 2010. The Framework Element identifies a projected population of 4.3 million people living in 1,566,108 housing units. The Citywide General Plan Framework and the West Los Angeles Community Plan provide growth projections and CPA capacity, respectively, for the year 2010. The West Los Angeles Community Plan recognizes that the Community Plan Area (CPA) may grow population, jobs, and housing more quickly, or slowly, than anticipated depending on economic trends.

The Framework Element provides citywide guidelines and a foundation on which Community Plans and other General Plan Elements can base their more specific goals, objectives, and policies. Table 4.12, below, includes the consistency analysis with the Framework Element's goals, objectives, and policies relevant to the Proposed Project. The Proposed Project is in substantial conformity with the purposes, intent and provisions of the General Plan Framework Element, and the applicable Community Plan by providing a smart growth oriented, dense urban project where such growth is best accommodated based on its proximity to mass transit. As shown in Table 4.12, the Proposed Project would be consistent with the objectives and policies set forth in the Framework Element of the General Plan.

Table 4.12
Project Consistency with Applicable Objectives and Policies of the Framework Element

Objective / Policy	Project Consistency Analysis
Land Use Chapter	
Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential	**No Conflict.** The Proposed Project would provide new high-quality residential units, with some at reserved affordable levels, as well as small-scale local-serving commercial space, thereby providing a balance of desirable and needed land uses. Thus, the Proposed Project would support this objective.

Objective / Policy	Project Consistency Analysis
neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.	
Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.	**No Conflict.** As discussed above, the Proposed Project would include multi-family residential uses, which would provide valuable needed housing as well as new foot traffic for new and existing businesses. Additionally, the proposed restaurant and retail areas would provide new commercial space, thus increasing business opportunities and contributing to the overall economy of the West Los Angeles area.
Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.	**No Conflict.** The Proposed Project would develop new residential and commercial uses in walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Proposed Project encourages a variety of transportation options, such as walking and biking. As an urban infill development, the Proposed Project would reduce vehicles-per-miles traveled, promote alternatives to driving, and aim to improve air quality.
Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and carious densities of residential development within neighborhoods at appropriate locations.	**No Conflict.** The Proposed Project includes the development of a mixed-use residential and commercial development. The Proposed Project incorporates aspects of a compact development by providing the proposed development on a previously developed commercial lot. The Proposed Project is further similar in scale and compatible with adjacent and surrounding development.
Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use appropriate locations.	**No Conflict.** The Proposed Project would encourage improved access and mobility by providing residential and commercial uses near a variety of commercial uses along Pico Boulevard. The on-site commercial uses would provide employment and patronage opportunities within walking distance of on-site residents and other nearby multi-family residential developments. In addition, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Proposed Project promotes the use of a variety of transportation options including on-site bicycle parking spaces, which promotes walking, biking, and the use of public transportation.
Objective 3.3: Accommodate projected	**No Conflict.** The Proposed Project's population growth

Objective / Policy	Project Consistency Analysis
population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.	would be well within the projected population and employment growth in SCAG's 2020 Connect SoCal plan for the City of Los Angeles, which is further discussed in Section XIV, Population and Housing. Additionally, the Proposed Project would promote a pedestrian-oriented environment with options for public transportation. The Proposed Project would also include utility infrastructure and would update any infrastructure improvements, if necessary. Further, the Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety.
Policy 3.3.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.	**Not Conflict.** The Proposed Project would replace the existing commercial and office land uses with the development of a mixed-use residential and commercial building on a Project Site zoned C4-1VL-O and has a General Plan land use designation of "Neighborhood Commercial." The C4 zone allows for the proposed multi-family uses and commercial uses. The Proposed Project would develop a mixed-use development that would be visually compatible with the surrounding commercial, residential, and office uses. Therefore, the Proposed Project would enhance the character of the surrounding mixed uses and would not conflict with this policy.
Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.	**No Conflict.** As stated above, the Proposed Project includes the development of a mixed-use residential and commercial project along a major arterial corridor. Further, the Proposed Project is within walking distance of services, retail stores, and employment opportunities in the surrounding West Los Angeles area. The residential and commercial uses on-site would further support the pedestrian activity along Pico Boulevard and Beverly Drive by providing residential near a variety of commercial uses and ground-floor commercial uses that would front these major commercial corridors.
Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, and (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevard, referred to as districts, centers, and mixed-use boulevard, in accordance with the Framework Long-Range Land Use Diagram.	**No Conflict.** As stated above, the Proposed Project includes the development of a mixed-use residential and commercial project along a major arterial corridor. Further, the Proposed Project is within walking distance of services, retail stores, and employment opportunities in the West Los Angeles area. The residential and ground-floor commercial uses on-site would further support the pedestrian activity along Pico Boulevard and Beverly Drive by providing residential near a variety of commercial uses and providing ground-floor commercial uses that would front these major commercial corridors, which is characterized by a mix of office, entertainment, retail, and residential uses.

Objective / Policy	Project Consistency Analysis
Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.	**No Conflict.** The Proposed Project would include multi-family residential units that would be available at market rate and the affordable rate. Additionally, 17 percent of the base density units would be reserved as affordable housing units. The Proposed Project's residential units and employment opportunities would be available to all ethnic, social, and economic groups without discrimination. Thus, the Proposed Project would not conflict with this goal.
Policy 3.7.4: Improve the quality of new multi-family dwelling units based on the Standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.	**No Conflict.** The Proposed Project would redevelop a site that is currently occupied by a car wash, food stand, and office building. The Proposed Project will provide high-quality residential units with a variety of amenities and incorporates thoughtful features such as (building mass variation, balconies, glazing and active/recreation uses along frontage, etc). In addition, compliance with regulatory compliance measures (relating to aesthetics and discussed in Section I, Aesthetics) would further ensure that the building maintains a safe, clean, and attractive environment during the Proposed Project's construction and operation.
Goal 3D: Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods.	**No Conflict.** The Proposed Project would promote a pedestrian-oriented environment by providing residential and commercial space that would front Pico Boulevard and Beverly Drive. The Proposed Project's design and ground-floor open space would enhance pedestrian activity in the area, especially within the West Los Angeles area. Additionally, the new residents would provide new foot traffic for surrounding business, conventions, trade shows, and tourism; and ground-floor commercial/retail fronting Pico Boulevard and Beverly Drive would increase employment opportunities and contribute to the Project Site area's tax base.
Policy 3.8.4: Enhance pedestrian activity by the design and siting of structures in accordance with Chapter 5 Urban Form and Neighborhood Design policies of this Element and Pedestrian-Oriented District Policies.	**No Conflict.** As discussed above, the Proposed Project would promote a pedestrian-oriented environment by providing residential and commercial uses that would front Pico Boulevard and Beverly Drive. The Proposed Project would be attractively designed and landscaped in accordance with the design guidelines of the West Los Angeles Community Plan and under provision of City Staff.
Goal 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.	**No Conflict.** The Proposed Project would provide ground-floor commercial/retail spaces that would provide future and existing residents with job opportunities an additional amenities in a central location along a major arterial corridor.
Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.	**No Conflict.** The Project Site is currently zoned C4-1VL-O with a Neighborhood Commercial General Plan land use designation. The Proposed Project would provide commercial uses, including restaurant and retail spaces that would provide future and existing residents with job opportunities. Thus, the proposed uses are consistent with the zoning and land use designations. Additionally, the

Objective / Policy	Project Consistency Analysis
	new residents would provide new foot traffic for surrounding business, conventions, trade shows, and tourism. The Proposed Project would be compatible with the character of the surrounding districts and foster new business and employment opportunities and potential customers, which helps improve the competitiveness of the commercial area.
Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.	**No Conflict.** The Proposed Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, two-bedroom, and three-bedroom units) and would be available at range of market rates and affordable rate. The Proposed Project would increase the housing choices available in West Los Angeles area, which will increase supply and help reduce upward pressure on housing costs. Additionally, 17 percent of the base density units would be reserved as affordable units, thereby promoting housing access to all income levels.
Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.	**No Conflict.** The Proposed Project would provide multi-family residential units and ground-floor commercial in a highly urbanized area of the West Los Angeles community. The Proposed Project would be within walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is in close proximity to many public transportation options, including bus and subway lines. Additionally, as the Project Site is an existing commercial property along a major arterial corridor, the Proposed Project would not encroach on any existing lower-density residential neighborhoods.
Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.	**No Conflict.** The Proposed Project's location encourages the use of alternative transportation and walking and bicycling opportunities. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site is located in the highly urbanized West Los Angeles area and is surrounded by a mix of retail, commercial, and entertainment services.
Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.	**No Conflict.** As discussed above, the Proposed Project is an infill development within a major employment center. The Proposed Project would place residential units and ground-floor commercial space in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location and design of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation.
Goal 7G: A range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to	**No Conflict.** The Proposed Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, two-bedroom units, and three-bedroom units) and would be available at range of market rates and

Objective / Policy	Project Consistency Analysis
transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.	affordable rates. The Proposed Project would increase the housing choices available in the West Los Angeles area., which will increase supply and help reduce upward pressure on housing costs. Additionally, 17 percent of the base density units would be reserved as affordable units, thereby promoting housing access to all income levels. Further, the Proposed Project's close proximity to public transportation would allow residents to live and work in the City.
Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality. **Policy 7.2.3:** Encourage new commercial development in proximity to rail and bus transit corridors and stations.	**No Conflict.** The Proposed Project would redevelop a site that is currently occupied by a car wash, food stand, and office building with the development of a mixed-use residential and commercial building, which would provide new commercial space for businesspersons in West Los Angeles for the existing surrounding community. The Project Site is also directly served by multiple buses (refer to Section 3, Project Description for description of public transportation serving the Project Site). The Proposed Project would implement the following features to reduce energy demands and assure maximum environmental quality: proximity to mass transit, in-fill smart growth, and resource conservation. The Proposed Project would also implement project design features, and regulatory compliance measures as applicable to ensure maximum feasible environmental quality.
Source: City of Los Angeles Department of City Planning, Framework Element, December 11, 1996.	

Mobility Plan 2035

The Mobility Plan 2035 ("Mobility Plan") of the City of Los Angeles General Plan, adopted September 7, 2016, is designed to provide a policy foundation for the transportation system within the City of Los Angeles. There are five goals of the Mobility Plan that define the City's high-level mobility priorities and include: safety first; world class infrastructure; access for all Angelenos; collaboration, communication and informed choices; and clean environments and healthy communities. The Mobility Plan contains several objectives pertinent to the Proposed Project, which are identified as follows:

- Increase the number of adults and children who receive in-person active transportation safety education, in areas with the highest rates of collisions, by 10% annually;
- Ensure that 80% of street segments do not exceed targeted operating speeds by 2035;
- Ensure that 90% of households have access within one mile to the Transit Enhanced Network by 2035;
- Ensure that 90% of all households have access within one-half mile to high quality bicycling facilities by 2035;

- Increase the combined mode split of persons who travel by walking, bicycling or transit to 50% by 2035.

The Mobility Plan 2035 identifies corridors proposed to receive improved bicycle, pedestrian and vehicle infrastructure improvements. Tier 1 Protected Bicycle Lanes are bicycle facilities that are separated from vehicular traffic. Tier 2 and Tier 3 Bicycle Lanes are facilities on roadways with striped separation. Tier 2 Bicycle Lanes are those more likely to be built by 2035. The Mobility Plan 2035 identifies Pico Boulevard as a Tier 3 Bicycle Lane in the part of the Bicycle Enhanced Network.

The Neighborhood Enhanced Network is the network of locally-serving streets planned to contain traffic calming measures that close the gaps between streets with bicycle facilities. Several streets in the study area are included within the planned Neighborhood Enhanced Network, including Beverwil Drive. The study area generally has a mature network of pedestrian facilities including sidewalks, crosswalks and pedestrian safety features. Approximately 8- to 18-foot sidewalks are provided throughout the study area. With respect to the Mobility Plan's stated objectives, the Proposed Project would increase households within one mile to the Transit Enhanced Network, provide housing within one-half mile to high quality bicycling facilities, and increase the combined mode split of persons who travel by walking, bicycling or transit. Table 4.13, below, discusses the Proposed Project's consistency with the Mobility Plan. As shown in Table 4.13, the Proposed Project would promote the goals of the Mobility Plan.

Table 4.13
City of Los Angeles Mobility Plan Consistency Analysis

Mobility Plan Key Goals	Project Consistency Analysis
(1) Safety First: Crashes, speed, protection, security, safety education, and enforcement	**No Conflict.** The Proposed Project would not include unusual or hazardous design features. Primary vehicular access would be provided via Beverly Drive, adjacent to the Project Site. The Proposed Project does not include any hazardous design features, which could impede emergency access. The Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety. Therefore, the Proposed Project would not substantially increase hazards due to design features, or incompatible uses, and would not hinder this goal.
(2) World Class Infrastructure: Design, Complete Streets Network (walking, bicycling, transit, vehicles, goods movement), Bridges, Highways, Smart Investments.	**No Conflict.** This goal is directed toward City goals and is not specifically applicable to the Proposed Project. Nonetheless, the Project Site's location near mass transit, walking distance to services, retail stores, and employment opportunities, and the availability of bike parking located on the Project Site promotes a variety of transportation options. Thus, the Proposed Project would promote this goal.
(3) Access for All Angelenos: Affordability,	**No Conflict.** The Project Site is located in an

Mobility Plan Key Goals	Project Consistency Analysis
vulnerable users, land use, operations, reliability, demand management, community connections.	urbanized area of Los Angeles. The Proposed Project would develop new residential and commercial uses in a central transit-rich location within walking distance of numerous services, retail, restaurants, and commercial uses. The Project Site is located within walking distance of numerous bus routes with peak commute service intervals of 15 minutes or less. Additionally, the Proposed Project would reserve 17 percent of the base density units as affordable units, thereby promoting housing access to all income levels The location of the Proposed Project encourages a variety of transportation options and access and is therefore consistent with this goal.
(4) Clean Environments and Healthy Communities Environment, public health, clean air, clean fuels and fleets.	**No Conflict.** The Proposed Project is an infill development in an area that promotes the use of a variety of transportation options, which includes walking, biking and the use of public transportation. As discussed further in Sections III. Air Quality, VI Energy Use, and VIII. Greenhouse Gas Emissions, operational emissions and greenhouse gas emissions generated by the Proposed Project's construction and operational activities would not exceed the regional thresholds of significance set by the SCAQMD and therefore, the Proposed Project would not conflict with this goal.
Sources: City of Los Angeles General Plan, Mobility Plan 2035, September 7, 2016. *Parker Environmental Consultants, 2020.*	

West Los Angeles Community Plan

The Project Site is located within the West Los Angeles Community area. Therefore, all development activity on-site is subject to the land use goals, objectives and policies of the West Los Angeles Community Plan (Community Plan). The Project Site has a General Plan land use designation of Neighborhood Commercial. The Neighborhood Commercial land use designation contains numerous policies designed to enhance commercial activity, it also contains many policies designed to stimulate the development of residential uses within certain commercial and residential accessory or RAS zones. The Los Angeles Municipal Code allows the development of residential uses within certain commercial zones at a base density commensurate with the R4 zone.

The Proposed Project would revitalize the area with the development of a six-story mixed-use residential and commercial building. The Proposed Project would provide a total of 108 units (consisting of 35 studio units, 51 one-bedroom units, 16 two-bedroom units, and six three-bedroom units), 3.250 square feet of commercial space (1,000 square-foot restaurant and 2,250 square feet of retail space) with a total of 134 automobile parking spaces and 91 bicycle spaces. The automobile parking spaces would be provided in the within two levels of subterranean

parking. The Proposed Project would provide a variety of on-site amenities, which would be located on the first floor, the roof deck, and in private residential balconies. A detailed analysis of the consistency of the Proposed Project with the applicable objectives and policies of the West Los Angeles Community Plan for Residential Land Uses is presented in Table 4.14, below.

Table 4.14
Project Consistency with Applicable Objectives and Policies of the West Los Angeles Community Plan Land Use Element for Residential and Commercial Land Uses

Objective / Policy	Project Consistency Analysis
Residential	
Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.	**No Conflict.** The Proposed Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, two-bedroom, and three-bedroom units) and would be available at range of market rates and affordable rates. The Proposed Project would not displace any existing housing and would increase the housing choices available in West Los Angeles, which will increase supply and help reduce upward pressure on housing costs. In addition, of the 108 proposed residential units, 17 percent of the base units (13 units) would be reserved at the "very low income" level, thereby promoting access to housing for residents of all income levels. Thus, the Proposed Project supports this objective.
Policy 1-1.1: Protect existing single family residential neighborhoods from new out-of scale development and other incompatible uses.	**No Conflict.** The Project Site is currently developed with a car wash, food stand, and office building. There are no single-family homes on the Project Site and no single-family residential neighborhoods are located adjacent or near the Project Site. As such, the Proposed Project would not conflict with this policy.
Policy 1-1.3: Provide adequate multi-family residential development.	**No Conflict.** The Proposed Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, two-bedroom, and three-bedroom units) in the West Los Angeles area. Thus, the Proposed Project would not conflict with this policy.
Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.	**No Conflict.** The Proposed Project would place residential dwelling units in a transit-rich and pedestrian-oriented area fronting Pico Boulevard and Beverly Drive. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. In addition, the Proposed Project would be located near adequate services and facilities, which would reduce vehicular trips and congestion. Thus, the Proposed Project supports this objective.
Policy 1-2.1: Locate higher residential	**No Conflict.** The Proposed Project would provide a

densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.	total of 108 residential dwelling units within a six-story mixed-use residential and commercial building. The Proposed Project would place residential dwelling units in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. Thus, the Proposed Project would not conflict with this policy.
Objective 1-4: To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.	**No Conflict.** The Proposed Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, two-bedroom, and three-bedroom units) and would be available at range of affordable and market rates. The additional units will increase supply and help reduce upward pressure on housing costs. In addition, of the 108 proposed residential units, 17 percent of the base units (13 units) would be reserved at the "very low income" level. Thus, the Proposed Project supports this objective.
Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.	**No Conflict.** The Proposed Project would redevelop a site that is currently occupied by a car wash, food stand, and office building. As discussed above, the Proposed Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, two-bedroom, and three-bedroom units) and would be available at range of affordable and market rates. In addition, of the 108 proposed residential units, 17 percent of the base units (13 units) would be reserved at the "very low income" level. Thus, consistent with this policy, the Proposed Project would provide choices in type, quality, and price of housing on a redeveloped site.
Policy 1-4.2: Ensure that new housing opportunities minimize displacement of residents.	**No Conflict.** The Proposed Project would redevelop a site with a mixed-use multi-family residential that is currently occupied by a car wash, food stand, and office building. Therefore, the Proposed Project would not displace residents and would not conflict with this policy.
Policy 1-4.3: Encourage multiple residential development in specified commercial zones.	**No Conflict.** The Project Site is zoned C4-1VL-O (Commercial Zone) with a General Plan land use designation of Neighborhood Commercial. The Proposed Project would redevelop a site with a six-story mixed-use residential and commercial building that is currently occupied by a car wash, food stand, and office building. Therefore, the Proposed Project would not conflict with this policy.
Commercial	
Objective 2-1: To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.	**No Conflict.** The Proposed Project has direct frontage along Pico Boulevard and Beverly Drive, which contain numerous retail, restaurants, and commercial uses. The Proposed Project would consist of a mixed-use residential and commercial development, which would provide additional restaurant and retail to the area and

	provide additional foot traffic for the surrounding commercial uses along Pico Boulevard and Beverly Drive. Thus, the Proposed Project supports this objective.
Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or shopping centers.	**No Conflict.** The Proposed Project would include a six-story mixed-use residential and commercial building. Pico Boulevard and Beverly Drive contain a variety of commercial uses. The surrounding area is zoned for commercial uses. As such, the Proposed Project would be located in an existing commercial area with shopping centers. Thus, the Proposed Project would be consistent with this policy.
Policy 2-1.2: Protect commercially planned/zoned areas from encroachment by residential only development.	**No Conflict.** The Proposed Project would consist of a mixed-use residential and commercial development in an area zoned for mixed-use uses. The Proposed Project does not only consist of residential components. Therefore, the Proposed Project would be consistent with this policy.
Objective 2-2: To promote distinctive commercial districts and pedestrian-oriented areas.	**No Conflict.** The Proposed Project would place ground-floor commercial uses in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site's location near mass transit and in walking distance to services, retail stores, and restaurants promotes a pedestrian-friendly environment. The location of the Proposed Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. In addition, the Proposed Project would be located near adequate services and facilities, which would reduce vehicular trips and congestion. Thus, the Proposed Project supports this objective.
Policy 2-2.1: Encourage Pedestrian-oriented design in designated areas and in new development.	**No Conflict.** Primary pedestrian access to the Project Site would be provided from Pico Boulevard and Beverly Drive. Thus, the Proposed Project would be landscaped and designed to promote a pedestrian-oriented environment.
Objective 2-3: To enhance the appearance of commercial districts.	**No Conflict.** The Proposed Project would replace a car wash, food stand, and office building with a new six-story mixed-use building with residential and commercial land uses. Coordination with the Department of City Planning would ensure the Proposed Project would be attractively designed and landscaped to enhance the surrounding commercial districts. Compliance with regulatory compliance measures (relating to aesthetics) would further ensure that the building maintains a safe, clean, and attractive environment during the Proposed Project's construction and operation.
Policy 2-3.1: Establish street identity and character through appropriate sign control, landscaping and streetscape improvements; and require that new development be compatible with the scale of adjacent	**No Conflict.** The Proposed Project would be designed and landscaped in accordance with applicable design guidelines. These guidelines and standards are in place to ensure that projects are designed and developed to achieve a high level of quality, have a

neighborhoods.	distinctive character, and are compatible with existing commercial uses and development. Therefore, the Proposed Project would not conflict with this policy.
Policy 2-3.2: Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.	**No Conflict.** Coordination with the Department of City Planning would ensure the Proposed Project would be attractively designed and landscaped in accordance with applicable design guidelines to enhance the surrounding commercial districts. These guidelines and standards are in place to ensure that projects are designed and developed to achieve a high level of quality, have a distinctive character, and are compatible with existing uses and development. Therefore, the proposed Project would not conflict with this policy.
Source: City of Los Angeles, West Los Angeles Community Plan, Land Use and Planning Element. Parker Environmental Consultants, 2020.	

Los Angeles Municipal Code

The Project Site is located within the City of Los Angeles, which is also subject to the applicable sections of the City of Los Angeles Municipal Code (LAMC). The Project Site is currently occupied by a car wash, food stand, and office building on an approximately 25,823 square-foot lot. The Project Site is currently zoned C4-1VL-O. The Project Site General Plan land use designation is Neighborhood Commercial. Since the Proposed Project would provide 17 percent of the base density units reserved at the “very low income” level, the Proposed Project is eligible for a density bonus and requests four off-menu incentives, pursuant to LAMC Section 12.22 A.25(g)(3). The following paragraphs discuss the Proposed Project’s compliance with the building standards of the LAMC.

Land Use

The Project Site is zoned C4-1VL-O with a General Plan land use designation of Neighborhood Commercial. Pursuant to LAMC Section 12.16.1, mixed-use residential and commercial developments are allowed on a C4 zone. As such, the Proposed Project is consistent with the C4 zone, and the corresponding General Plan land use designations, which allow for the proposed mixed residential-and-commercial uses by right. Therefore, the Proposed Project would conform to the allowable land uses pursuant to the LAMC.

Floor Area

The Project Site includes approximately 25,823 square feet of lot area. The Project Site is located in Height District 1VL, which limits development to a floor area ratio (FAR) of 1.5:1, resulting in an allowable floor area of 38,734 square feet of floor area. However, pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests an off-menu incentive to increase the allowable FAR to a maximum of 3.75:1. Thus, the resulting allowable floor area for the Project Site would be 96,871 square feet. The Proposed Project includes approximately 96,871 square feet of floor area, which results in a FAR of 3.75:1. As such, with approval of the discretionary

requests, the Proposed Project would be consistent with the allowable FAR pursuant to the LAMC.

Height

As stated previously, the Project Site is located in Height District 1VL, which limits the height of the development to 45 feet or three stories. For buildings used entirely for residential uses, development is limited by the height of 45 feet, and there is no limit on stories. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant is requesting an off-menu incentive to increase the allowable height to 72 feet and six stories above grade. The proposed six-story mixed-use building is planned for a maximum roof height of 72 feet above grade and would reach a maximum height of 82 feet at the highest architectural element. Thus, with approval of the discretionary requests, the Proposed Project would be consistent with the allowable height pursuant to the LAMC.

Density

Under its zoning designation, residential uses proposed on a C4 zone shall be in compliance with the density regulations of the R4 Zone. As such, the minimum lot area per dwelling unit is 400 square feet. Pursuant to LAMC Section 12.22.C.16, the area of one-half of the alley may be included for purposes of calculating density. With the addition of the area of one-half of the alley (2,600 square feet), the total area for the density calculation would be 28,432 square feet. Therefore, a base density of 72 dwelling units would be permitted for the Project Site. Pursuant to LAMC Section 12.24 U.26, the Applicant requests a Conditional Use to allow a 50 percent increase in density, resulting in up to 108 units. In order to achieve the 50 percent increase, the Proposed Project would be required to set aside 17 percent of the base density as very low-income units. The Proposed Project proposes a total of 108 dwelling units. Therefore, with the density bonus and approval of the discretionary requests, the Proposed Project would be consistent with the allowed density on the Project Site pursuant to the LAMC.

Setbacks

Pursuant to LAMC Section 12.16(C), no front yard setback is required in the C4 Zone for commercial developments. For mixed-use buildings, pursuant to LAMC Section 12.22A.18(c)(3), no yard requirements shall apply to the residential portions of buildings located on lots in the CR, C1, C1.5, C2, C4, and C5 Zones used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such buildings at ground level is used for commercial uses or for access to the residential portions of such buildings. As such, no setbacks are required for the Proposed Project. Nevertheless, the Proposed Project would provide a 5-foot front yard setback fronting Pico Boulevard, 9-foot side yard setbacks fronting Reeves Street and Beverly Drive, and a 15-foot rear yard setback along the alleyway. Therefore, the Proposed Project would be consistent with setback requirements pursuant to the LAMC.

Open Space

As summarized in Table 3.3 of the Project Description, the Proposed Project would be required to provide 12,600 square feet of open space. The Proposed Project would provide approximately 12,600 square feet of open space in the form of a courtyard, plaza, amenity rooms, roof deck, and private open space. Additionally, the Proposed Project would be required to provide a minimum of one tree per every four units, for a total of 27 required trees on-site. The Proposed Project would provide a minimum of 27 trees on-site. Therefore, the Proposed Project would be consistent with the allowable open space on the Project Site pursuant to the LAMC.

Vehicle Parking

Parking for the proposed mixed-use building on-site would be provided within two levels of subterranean parking. Vehicular access to the subterranean parking garage would be provided via a full-access driveway along Beverly Drive on the southeast corner of the Project Site. Pursuant to LAMC Section. 12.22.A.25(d)1 and Density Bonus Parking Option #1, the Proposed Project would be required to provide one parking space for each unit with 0-1 bedroom, 2 parking spaces for each unit with 2-3 bedrooms, and 2.5 parking spaces for each unit with 4- or more bedrooms. Via utilization of Parking Option #1 as well as a 10% residential bicycle parking reduction via LAMC Section 12.21 A.4, the Proposed Project would be required to provide 117 residential parking spaces. The Proposed Project would include 120 residential parking spaces, and thus would meet this requirement. Additionally, pursuant to LAMC Section 12.21 A(c), the Proposed Project is required to provide one parking space per 200 square feet of small restaurant space and one parking space per 250 square feet of retail space, resulting in a total requirement of 14 non-commercial vehicle parking spaces. The Proposed Project would provide a total of 134 parking spaces within the parking garage (120 residential spaces and 14 commercial spaces). Therefore, as summarized in Table 3.4, the Proposed Project would be consistent with the applicable parking requirements, with approval of the discretionary requests.

Bicycle Parking

The Proposed Project would provide on-site bicycle parking and storage spaces for short-term and long-term bike storage. All short-term and long-term bike parking would be spread throughout the lower basements to the ground floor. Pursuant to LAMC Section 12.21 A.16 and summarized in Table 3.5 in the Project Description Section, the Proposed Project is required to supply 10 short-term bicycle parking spaces and 81 long-term bicycle parking spaces, for a total of 91 bicycle parking spaces. The Project proposes to provide 91 spaces, consistent with the allocations for long-term and short-term spaces. Thus, the Proposed Project would be consistent with the LAMC requirements for vehicle and bicycle parking. As such, the Proposed Project would be consistent with the Bicycle Parking Ordinance.

As discussed in the preceding paragraphs, the Proposed Project would not conflict with local and regional plans applicable to the Project Site. With approval of discretionary requests and

adherence to appropriate regulatory compliance measures, any impacts would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of any related project is expected to occur in accordance with adopted plans and regulations. It is also expected that most of the related projects would be compatible with the zoning and land use designations of each related project site and its existing surrounding uses. In addition, it is reasonable to assume that the projects under consideration in the surrounding area would implement and support local and regional planning goals and policies. Therefore, the Proposed Project's land use impacts would not be cumulatively considerable and impacts would be less than significant.

XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. A significant impact may occur if a project site is located in an area used or available for extraction of a regionally-important mineral resource, or if the project development would convert an existing or future regionally-important mineral extraction use to another use, or if the project development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The determination of significance shall be made on a case-by-case basis considering: (a) whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone (MRZ-2 zone) or other known or potential mineral resource area, and (b) whether the mineral resource is of regional or statewide significance, or is noted in the Conservation Element as being of local importance.

The Project Site is zoned C4-1VL-O. The Project Site is not located within an oil field or drilling area.[48] Additionally, the Project Site is not located within a Mineral Resources Zone 2 (MRZ-2).[49] Furthermore, the Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has been historically used for the extraction of mineral resources. Since no mineral extraction is occurring on-site, the development of the Proposed Project would not result in a loss of extracting mineral resources. The Project Site is currently developed with a car wash, food stand, and office building. Development of the Project Site would not block or hinder access or availability of mineral resources, since there are currently no extraction activities on-site and no plans to extract mineral resources. Therefore, the development of the Proposed Project would not result in the loss of availability of a known mineral resource, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the development would convert an existing or future regionally-important mineral extraction use to another use, or if the development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The Project Site is not located within a Mineral Resources Zone 2 (MRZ-2).[50] Additionally, the Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has historically been used for the extraction of mineral resources. Therefore, no impact to locally important mineral resources would occur.

Cumulative Impacts

No Impact. The analysis of cumulative impacts to mineral resources is generally site-specific. As such, the potential for cumulative impacts to occur is geographically limited. Based on the City's Environmental and Public Facilities Maps, the surrounding Project Site area is not located within a MRZ-2 Zone.[51] Therefore, cumulative development on similar sites within the City of Los Angeles would not have the potential to impact the availability of a locally important mineral resource. Therefore, cumulative development within the region would not result in the loss of availability of some mineral resources. The Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has historically been used for the extraction of mineral resources. The Proposed Project would not result in loss of, or loss of access to, a mineral resource. Therefore, the Proposed Project's contribution to the cumulative loss of available mineral resources or of a known mineral resource that would be of

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[48] *City of Los Angeles, Department of City Planning, Environmental and Public Facilities Maps, 1996.*

[49] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Areas containing Significant Mineral Deposits in the City of Los Angeles, September 1996.*

[50] *Ibid.*

[51] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Areas containing Significant Mineral Deposits in the City of Los Angeles, September 1996.*

value to the region and/or the residents of the state would not be cumulatively considerable. As such, no impact would occur.

XIII. Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Fundamentals of Noise

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

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady “background” noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as

well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

> L_{eq} – An L_{eq}, or equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
>
> L_{max} – The maximum instantaneous noise level experienced during a given period of time.
>
> L_{min} – The minimum instantaneous noise level experienced during a given period of time.
>
> CNEL – The Community Noise Equivalent Level is a 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA "weighting" added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24 hour L_{eq} would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

According to the World Health Organization (WHO), sleep disturbance can occur when continuous indoor noise levels exceed 30 dBA or when intermittent interior noise levels reach 45 dBA, particularly if background noise is low. With a bedroom window slightly open (a reduction from outside to inside of 15 dB), the WHO criteria suggest that exterior continuous (ambient) nighttime noise levels should be 45 dBA or below, and short-term events should not generate noise in excess of 60 dBA. WHO also notes that maintaining noise levels within the

recommended levels during the first part of the night is believed to be effective for the ability of people to initially fall asleep. Other potential health effects of noise identified by WHO include decreased performance for complex cognitive tasks, such as reading, attention span, problem solving, and memorization; physiological effects such as hypertension and heart disease (after many years of constant exposure, often by workers, to high noise levels); and hearing impairment (again, generally after long-term occupational exposure, although shorter-term exposure to very high noise levels, for example, exposure several times a year to convert noise at 100 dBA, can also damage hearing). Finally, noise can cause annoyance and can trigger emotional reactions like anger, depression, and anxiety. WHO reports that, during daytime hours, few people are seriously annoyed by activities with noise levels below 55 dBA or moderately annoyed with noise levels below 50 dBA. Vehicle traffic and continuous sources of machinery and mechanical noise contribute to ambient noise levels. Short-term noise sources, such as truck backup beepers, the crashing of material being loaded or unloaded, car doors slamming, and engines revving outside a nightclub, contribute very little to 24-hour noise levels but are capable of causing sleep disturbance and severe annoyance. The importance of noise to receptors depends on both time and context. For example, long-term high noise levels from large traffic volumes can make conversation at a normal voice level difficult or impossible, while short-term peak noise levels, if they occur at night, can disturb sleep.[52]

Noise levels from a particular source generally decline as distance to the receptor increases. Sound from a small localized source (approximating a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates or drops off at a range of 6 dBA for each doubling of the distance. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically "hard" locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically "soft" locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures, such as hills, manmade features, buildings, and walls. Generally, for an at-grade facility in an average residential area where the first row of buildings cover at least 40 percent of total area, the reduction provided by the first row is reasonably assumed to be 3 dBA, with 1.5 dBA for each additional row. For buildings spaced tightly, the first row provides about 5dBA of reduction, successive rows reduced noise by 1.5 dBA per row, with a maximum reduction limit of 10 dBA.[53] Additional noise attenuation can be provided within residential structures. Depending on the quality of the original building façade, especially

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[52] *City & County of San Francisco Superior Court, Mission Bay Alliance v. Office of Community Investment and Infrastructure, November 29, 2016.*

[53] *California Department of Transportation, Division of Environmental Analysis, Technical Noise Supplement, November 2009.*

windows and doors, sound insulation treatments can improve the noise reduction by 5 to 20 dBA.[54]

Ambient Noise Levels

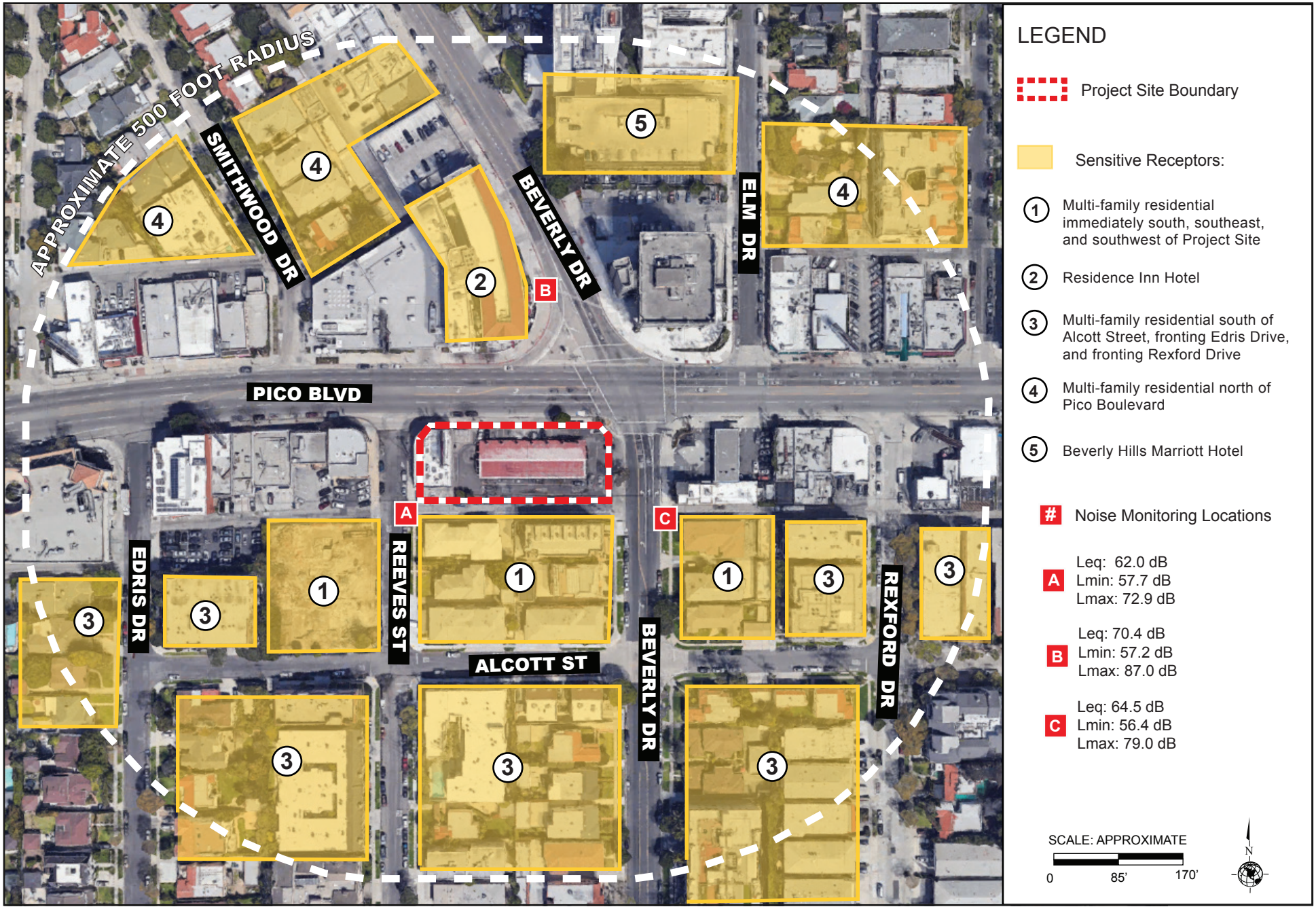
To assess the existing ambient noise conditions in the area, ambient noise measurements were taken with a Larson Davis 831 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2001) - American National Standard Specification for Sound Level Meters. Figure 4.2, Noise Monitoring and Sensitive Receptor Location Map, depicts the noise measurement locations near the Project Site and fronting the nearby land uses as the most likely sensitive receptors to experience noise level increases during construction and at the major roadways surrounding the Project Site. The detailed noise monitoring data are presented in Appendix F, Noise Monitoring Data and Calculations Worksheets, and are summarized below in Table 4.15, Existing Ambient Daytime Noise Levels. As shown in Table 4.15, the ambient noise in the vicinity of the Project Site ranges from 62.0 to 70.4 L_{eq}. The maximum instantaneous noise level during the three 15-minute recordings was 87.0 dB L_{max} along Beverly Drive, where a vehicle honked by the noise monitor. The primary noise sources that contributed most to the measured ambient noise levels was vehicle traffic during the daytime hours, including cars, buses, and delivery trucks.

Table 4.15
Existing Ambient Daytime Noise Levels

ID	Location	Primary Noise Sources	Noise Level Statistics [a]		
			L_{eq}	L_{min}	L_{max}
A	On the eastern side of Reeves Street, at the southwest corner of Project Site	Low vehicle traffic, low pedestrian activity	62.0	57.7	72.9
B	On the western side of Beverly Drive, north of Pico Boulevard	Moderate vehicle traffic (including buses and delivery trucks), pedestrian activity	70.4	57.2	87.0
C	On the eastern side of Beverly Drive, southeast of the Project Site	Moderate vehicle traffic (including delivery trucks), low pedestrian activity	64.5	56.4	79.0

Notes:
[a] *Noise measurements were taken on Thursday, February 13, 2020 at each location for a duration of 15 minutes. See Appendix F of this IS/ND for noise monitoring data sheets.*
Parker Environmental Consultants, 2020.

[54] *Federal Transit Administration, Office of Planning and Environment, Transit Noise and Vibration Impact Assessment, May 2008.*



Source: Google Earth, Aerial View, 2019.

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Figure 4.2
Noise Monitoring and Sensitive Receptor Location Map

Sensitive Receptors

Several noise sensitive land uses are located adjacent to and in the vicinity of the Proposed Project. For purposes of assessing noise and groundborne vibration impacts on sensitive populations, the following sensitive receptors in close proximity (within 500 feet) to the Project Site were identified:

1) Multi-family residences immediately south, southeast, and southwest of the Project Site;
2) Residence Inn Hotel, located at 1177 S. Beverly Drive;
3) Multi-family residences further south, east, and west of the Project Site, fronting Alcott Street, Edris Drive, and Rexford Drive;
4) Multi-family residences north of Pico Boulevard; and
5) Beverly Hills Marriott Hotel, located at 1150 S. Beverly Drive.

The locations of these land uses relative to the Project Site are depicted in Figure 4.2, Noise Monitoring and Sensitive Receptor Location Map. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 3.5, Photographs of the Surrounding Land Uses.

a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A significant impact may occur if the Proposed Project would generate excess noise that would cause the ambient noise environment to exceed noise level standards set forth in the City of Los Angeles General Plan Noise Element (Noise Element) and the City of Los Angeles Noise Ordinance (Noise Ordinance). Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and operation, as discussed in further detail below. A significant impact may also occur if the Proposed Project were to result in a substantial temporary or periodic increase or a substantial permanent increase in ambient noise levels above existing ambient noise levels without the Proposed Project.

Construction-related noise impacts upon adjacent land uses would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 dBA at a distance of 50 feet from the noise source. However, the above noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. Further, as specified in LAMC Section 112.04, a significant impact would occur if construction equipment was operated in such manner as to create any noise which would cause the noise level on the premises of any other occupied property, or, if a condominium, apartment house, duplex, or attached business, within any adjoining unit, to exceed the ambient noise level by more than five (5) decibels.

For operational noise impacts, a project would normally have a substantial permanent increase in ambient noise levels from Proposed Project operations if the Proposed Project causes the ambient noise level measured at the property line of affected uses that are shown in Table 4.16, Community Noise Exposure Level (CNEL), to increase by 3 dBA in CNEL to or within the "normally unacceptable" or "clearly unacceptable" category, or any 5 dBA or greater noise increase. Thus, a significant impact would occur if noise levels associated with operation of the Proposed Project would increase the ambient noise levels by 3 dBA CNEL at homes where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a significant impact. Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double. In addition to analyzing potential impacts in terms of CNEL, the analysis also addresses increases in on-site noise sources per the provisions of the LAMC, which establishes a L_{eq} standard of 5 dBA over ambient conditions as constituting a LAMC violation.

Table 4.16
Community Noise Exposure Levels (CNEL)

Land Use	Normally Acceptable[a]	Conditionally Acceptable[b]	Normally Unacceptable[c]	Clearly Unacceptable[d]
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 75
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 70
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 75
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 75
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

[a] Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

[b] Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

[c] Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

[d] Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

Construction Noise

Construction of the Proposed Project would require the use of heavy equipment for demolition, grading, building construction, and architectural coatings. During each construction phase, there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. Table 4.17 identifies the representative noise levels for the types of construction equipment anticipated to be used for the Proposed Project,[55] including estimated usage factors found in the U.S. Department of Transportation, Federal Highway Administration, Roadway Construction Noise Model. The noise levels listed in Table 4.17, below, represent the A-weighted maximum sound level (L_{max}), measured at a distance of 50 feet from the construction equipment.

Table 4.17
Noise Data for Selected Construction Equipment

Construction Phases	Construction Equipment	Estimated Usage Factor %	Actual Measures Noise Level at 50 Feet (dBA L_{max})
Demolition/Clearing	Concrete/Industrial Saws (1)	20	90
	Rubber Tired Dozer (1)	40	82
	Tractor/Loader/Backhoe (2)	40	78
Grading	Concrete/Industrial Saws (1)	40	82
	Excavator (1)	40	78
	Grader (1)	40	85
	Rubber Tired Dozer (1)	40	82
	Tractor/Loader/Backhoe (2)	40	78
Building Construction	Cement and Mortar Mixers (1)	40	79
	Cranes (1)	16	81
	Forklifts (2)	20	75
	Generator Sets (1)	50	81
	Pavers (1)	50	77
	Rollers (1)	20	80
	Tractor/Loader/Backhoe (2)	40	78
Architectural Coating	Aerial Lifts (2)	20	75
	Air Compressors (4)	40	78

Source: FHWA, Roadway Construction Noise Model, Construction Noise Prediction, (at Table 1 CA/T Equipment noise emissions and acoustical usage factors database, January 2006.

It should be noted that not all construction noise equipment would be utilized concurrently during each phase and the location and spacing of heavy construction equipment and machinery would vary over the course of construction. Mobile equipment moves around the construction site with power applied in cyclic fashion (bulldozers, loaders), or to and from the site (trucks). Because the precise numbers and locations of equipment operating at the same

[55] *Based on the construction equipment identified in the CalEEMod worksheets for the air quality and greenhouse gas emissions models presented in Appendices A and D to this ND.*

time are not known, this analysis follows the recommended procedures contained in the Federal Transit Administrations Transit Noise and Vibration Impact Assessment Manual for a quantitative construction noise assessment. Pursuant to these procedures, the noise levels for the two loudest pieces of construction equipment were calculated from the center of the Project Site and the respective distance to each sensitive receptor.

As shown in Table 4.18, Estimated Exterior Construction Noise at Nearest Sensitive Receptors Without Barrier, the ambient exterior noise levels without any attenuation barriers in place would range from 62.0 dBA to 80.7 dBA. As such, unattenuated construction noise levels could exceed 75 dBA at a distance of 50 feet from the Project Site (in conflict with LAMC 112.05) and would exceed ambient noise levels by more than 5-dBA threshold at Sensitive Receptor 1, the multi-family residential to the south, southwest, and southeast (in conflict with LAMC 112.04). As such, the Proposed Project would incorporate compliance measures to further attenuate construction noise to the maximum extent feasible.

Table 4.18
Estimated Exterior Construction Noise at Nearest Sensitive Receptors Without Barrier

ID[1]	Ambient Noise (dBA L_{eq})[2]	Noise Level Impact (dBA Leq) by Phase[3, 4]				Construction Noise Threshold (dBA Leq)**	Noise Impact Above Threshold
		Demo	Grading	Building	Architectural Coating		
1	62.0	80.7	80.5	75.7	74.5	67.0	13.7
2	70.4	74.1	73.9	69.1	67.9	75.4	0.0
3	64.5	57.6	57.4	52.5	51.3	69.5	0.0
4	70.4	58.6	58.5	53.6	52.4	75.4	0.0
5	70.4	56.1	56.0	51.1	49.9	75.4	0.0

Notes:
1. ID refers to the sensitive receptor locations identified in Figure 4.2, Noise Monitoring and Sensitive Receptor Location Map.
2. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
3. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated sensitive receptor.
4. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.
5. The threshold of significance is 5 dBA above the ambient noise level (LAMC Sec. 112.04).
Source: Parker Environmental Consultants, LLC, (see Appendix F, Noise Monitoring Data and Calculation Worksheets).

To ensure compliance with the LAMC noise limits identified above, a temporary noise barrier would be installed along the property lines to block the line-of-sight between the noise sources and surrounding sensitive receptors. The construction of a temporary ¾ inch plywood noise barrier would be capable of attenuating the noise level by approximately 20 dBA. Additionally, noise control efforts to limit the construction activities to permissible hours of construction,

incorporate noise shielding devices and sound mufflers, echo barriers, and operate machinery in a manner that reduces noise levels (i.e., not operating several pieces of equipment simultaneously if possible) would be effective in reducing noise impacts. Localized and portable sound enclosures would be used, as necessary, to significantly reduce noise from these types of equipment. Products such as Echo Barrier Outdoor noise barrier/absorbers can provide a 10-20 dBA noise reduction or more if the barrier is doubled up. Pursuant to LAMC Chapter IV, Article 1, Section 41.40, exterior demolition and construction activities that generate noise are prohibited between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday and federal holidays. Demolition and construction are prohibited on Sundays. The construction activities associated with the Proposed Project would comply with these LAMC requirements.

Further, the Applicant would be required to post informational signage providing contact information to report complaints regarding excessive noise. The City of Los Angeles Building Regulations Ordinance No. 178,048 requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the Project Site, and City telephone numbers where violations can be reported. The notice is required to be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public. Affected residents and business owners would thus be provided advanced notice of potential noise impacts and opportunities to comment on construction noise.

Implementation of the regulatory compliance measures discussed above would reduce the noise levels associated with construction of the Proposed Project to nearby residents to the maximum extent that is technically feasible, in compliance with LAMC Section 112.05 and 112.04. As noted in Table 4.19, Estimated Exterior Construction Noise at Nearest Sensitive Receptors With Barriers, estimated construction noise impacts would be substantially reduced to less than significant levels. Noise levels at each of the five receptors would be less than 75 dBA at a distance of 50 feet from the Project Site and would not be more than 5-dBA above ambient noise levels at any of the sensitive receptors. Thus, the Proposed Project's construction noise levels would be compliant with the LAMC noise limits and would be less than significant without mitigation.

Table 4.19
Estimated Exterior Construction Noise at Nearest Sensitive Receptors With Barriers

ID[1]	Ambient Noise (dBA L_{eq})[2]	Noise Level Impact (dBA Leq) by Phase [3, 4]				Construction Noise Threshold (dBA Leq) [5]	Noise Impact Above Threshold
		Demo	Grading	Building	Architectural Coating		
1	62.0	61.6	60.5	55.7	54.5	67.0	0.0
2	70.4	55.0	53.9	49.1	47.9	75.4	0.0
3	64.5	48.5	47.4	42.5	41.3	69.5	0.0
4	70.4	49.6	48.5	43.6	42.4	75.4	0.0
5	70.4	47.1	46.0	41.1	39.9	75.4	0.0

Notes:
1. ID refers to the sensitive receptor locations identified in Figure 4.2, Noise Monitoring and Sensitive Receptor Location Map.
2. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
3. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated sensitive receptor.
4. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.
5. The threshold of significance is 5 dBA above the ambient noise level (LAMC Sec. 112.04).
Source: Parker Environmental Consultants, LLC, (see Appendix F, Noise Monitoring Data and Calculation Worksheets).

Haul Truck Noise

During the course of the combined excavation and other construction activities, it is estimated that a total of approximately 21,040 cubic yards (cy) of soil and approximately 1,455 tons of construction and demolition debris would be exported to a landfill located within the City. The highest daily haul trips would occur during the grading/excavation phase. It is anticipated that 14 cy capacity haul trucks would be used to export soil, resulting in a total of approximately 3,006 haul round trips, or approximately 46 round trips per day (including 23 inbound and 23 outbound trips) for a projected duration of 66 hauling days. It is assumed that haul truck trips would occur uniformly predominately outside of peak hours. The local haul route exiting the Project Site to the Azusa Land Reclamation facility would travel along Pico Boulevard and utilize the Cotner Avenue on-ramp and Olympic Boulevard/Pico Boulevard off-ramp to and from the I-405 San Diego Freeway. A Haul Truck Route program would be described for the Proposed Project and approved by LADOT as part of the Construction Management Plan. Since haul truck loading and unloading activities would occur on-site and/or within the boundaries of an approved traffic control plan and during the hours as required by the Noise Ordinance, the haul truck noise would be considered less than significant.

Operational Noise

HVAC Equipment Noise

Upon completion and operation of the Proposed Project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed on the new structures. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the surrounding buildings in the Project vicinity. In addition, the operation of this and any other on-site stationary sources of noise would be required to comply with the LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Thus, because the noise levels generated by the HVAC equipment serving the Proposed Project would not be allowed to exceed the ambient noise level by five decibels on the premises of the adjacent properties, a substantial permanent increase in noise levels would not occur at the nearby sensitive receptors. Adherence to LAMC Section 112.02 would ensure the Proposed Project's noise impacts from HVAC equipment to be less than significant.

Traffic Noise

The Proposed Project would increase traffic volumes on the surrounding roadways, which in turn has the potential to increase roadway noise. According to the *L.A. CEQA Thresholds Guide*, if a project would result in traffic that is less than double the existing traffic, then the Proposed Project's mobile noise impacts can be assumed to be less than significant. According to the Project's Transportation Report, the proposed development would result in a net increase of two (2) daily vehicle trips, compared to existing conditions. Therefore, the Proposed Project would not have the potential to double the traffic volumes on any roadway in the vicinity of the Project Site. As such, the Proposed Project would not have the potential to increase roadway noise levels by 3 dBA, and thus traffic generated noise impacts would be considered less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than SignificantImpact. Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level and is typically used for evaluating potential building damage. RMS is defined as the square root of the average of the squared amplitude of the level. RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Excavation and earthwork activities for the Proposed Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. Thus, construction activities associated with the Proposed Project could have an adverse impact on sensitive structures (i.e., building damage).

Table 4.20, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the Project Site during construction. As shown in Table 4.20, vibration velocities could range from 0.003 to 0.089 inch/sec PPV at 25 feet from the source activity, with corresponding vibration levels ranging from 58 VdB to 87 VdB at 25 feet from the source activity, depending on the type of construction equipment in use.

Table 4.20
Vibration Source Levels for Construction Equipment

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.

Structural Damage Impacts

For purposes of addressing construction-related vibration impacts on buildings, the City of Los Angeles has not adopted any policies or guidelines relative to groundborne vibration impacts.

Consequently, the FTA and Caltrans adopted vibration standards for buildings which were used to evaluate potential impacts related to project construction. Based on Caltrans criteria, construction impacts relative to structural damage from groundborne vibration would be considered significant if the following thresholds were to occur as shown in Table 4.21, below.

Table 4.21
Vibration Damage Potential Threshold Criteria

Threshold Criteria	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Structure and Condition		
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual, Chapter 7: Vibration Prediction and Screening Assessment for Construction Equipment, Table 19. September 2013.

With respect to sensitive receptors to structural damage, there are no buildings that directly share a property line with the Project Site. Therefore, the Proposed Project would not have the potential to exceed the groundborne vibration thresholds for structural damage. Furthermore, protection against damage to adjacent structures is provided by existing law. Both the California Civil Code and the LAMC impose affirmative obligations on excavating landowners to protect against damage to adjacent structures. Civil Code Section 832 requires that excavating owners give notice of the excavation to owners of adjoining lands and buildings, use ordinary care and skill and take reasonable precautions to sustain adjoining land. Civil Code Section 832 also imposes additional obligations on owners excavating deeper than nine feet. LAMC Section 91.3307 requires that adjoining public and private property, including without limitation footings and foundations, be protected from damage during construction. Therefore, any groundborne vibration impacts on the surrounding buildings would be less than significant.

Operational Vibration

The Proposed Project would include a mixed-use residential and commercial development and would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large commercial and industrial projects. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, the proposed land uses at the Project Site would not result in the increased use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, these trips would typically only occur a few times a week and would not be any different than those presently occurring in the vicinity of the Project Site. As such,

vibration impacts associated with operation of the Proposed Project would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. A significant impact may occur if the Proposed Project were located within the vicinity of a private airstrip or within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the Project Site. There are no airports within a two-mile radius of the Project Site, and the Project Site is not located within any airport land use plan or airport hazard zone. Additionally, the Project Site is not located in the vicinity of a private airstrip. The Proposed Project would not expose people to excessive noise levels associated with airport uses. Therefore, no impact would occur.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the eight related projects identified in Section 3, Project Description, would result in an increase in construction-related and traffic-related noise as well as on-site stationary noise sources in the already urbanized area of the City of Los Angeles. The Project Applicant has no control over the timing or sequencing of the related projects that have been identified within the Proposed Project study area. While the Proposed Project's potential noise impacts are less than significant, it is possible that a proximate related project's noise impacts, when coupled with the noise impacts of the Proposed Project, could result in a cumulatively significant noise impact.

There are no related projects located within 500 feet of the Project Site. The closest related project to the Project Site is Related Project No. 2, located approximately 600 feet to the east of the Project Site (see Figure 3.22, Location of Related Project, in Section 3. Project Description). Construction-period noise for the Proposed Project and each related project (that has not yet been built) would be localized. Each of the related projects would be required to comply with the City's noise ordinance, as well as mitigation measures that may be prescribed pursuant to CEQA provisions that require potentially significant impacts to be reduced to the maximum extent feasible. Thus, the cumulative impact associated with construction noise would be less than significant, and the Proposed Project's incremental effects would not be cumulatively considerable.

With respect to cumulative operational noise impacts, each of the related projects would be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Nevertheless, the siting and development of related projects would be subject to further CEQA review and

evaluated on a case-by-case basis. Thus, the cumulative impact associated with operational noise would be less than significant.

For the Proposed Project's cumulative traffic noise impacts, the Proposed Project would reduce trips in the local vicinity, compared to existing conditions. Therefore, the Proposed Project would not increase ambient roadway CNEL by 5 dBA. As an urban infill project promoting a reduction in VMT and vehicle trips, similar subsequent projects would also not result in a significant increase in traffic that would significantly increase traffic noise. As such, with respect to cumulative traffic noise, the Proposed Project would not be cumulative considerable, and cumulative traffic generated noise impacts would be considered less than significant.

XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A significant impact may occur if the proposed project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the proposed area that would otherwise not have occurred as rapidly or in as great a magnitude. The determination of whether the project results in a significant impact on population and housing growth shall be made considering: (a) the degree to which a project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment; (b) whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and (c) the extent to which growth would occur without implementation of the project.

Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

On September 3, 2020, SCAG's Regional Council adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS) - a plan that the Regional Council now calls Connect SoCal. Connect SoCal builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern.

Based on the regional growth projections in Connect SoCal, the City had an estimated permanent population of approximately 3,933,800 persons and approximately 1,367,000 residences in 2016. By the year 2045, SCAG forecasts that the City will increase to 4,771,300 persons (or a 21% increase since the year 2016) and approximately 1,793,000 residences (or a 31% increase since the year 2016). SCAG's population and housing projections for the City, Los Angeles County, and the SCAG region as a whole for 2016 and 2045 are further summarized in Table 4.17, below. Employment within the City is expected to grow by 287,600 jobs, which is an approximate 16 percent increase in employment between 2016 and 2045.

Table 4.22
SCAG Population and Housing Projections for the City of Los Angeles, Los Angeles County, and the SCAG Region

Population			
Region	**2016**	**2045**	**%Growth (2016-2045)**
Los Angeles City	3,933,800	4,771,300	21%
Los Angeles County	10,110,000	11,674,000	15%
SCAG Region	18,832,000	22,504,000	19%
Households			
Region	**2016**	**2045**	**%Growth (2016-2045)**
Los Angeles City	1,367,000	1,793,000	31%
Los Angeles County	3,319,000	4,119,000	24%
SCAG Region	6,012,000	7,633,000	27%
Employment			
Region	**2016**	**2045**	**%Growth (2016-2045)**
Los Angeles City	1,848,300	2,135,900	16%
Los Angeles County	4,743,000	5,382,000	13%
SCAG Region	8,389,000	10,049,000	20%

Source: SCAG, Connect SoCal, Demographics and Growth Forecast Appendix, Table 13 – County Forecast of Population, Households, and Employment and Table 14 – Jurisdiction-Level Growth Forecast, adopted September 3, 2020.

On a policy level, the Project would revitalize a developed property in an existing commercial area. The Proposed Project is an infill development project within the West Los Angeles CPA within the City. With respect to regional growth forecasts, SCAG forecasts the City of Los Angeles Subregion will experience a population increase to 4.7 million persons by 2040. As shown in Table 4.22, above, SCAG population and housing projections from 2016 through 2045 envisions a population growth of 837,500 additional persons (an approximate 21% growth rate) in the City of Los Angeles and 3,672,000 additional persons (an approximate 19% growth rate) in the entire SCAG Region. The number of households within the City of Los Angeles is anticipated to increase by 426,000 households, or approximately 31% between 2016 and 2045. The number of households within the SCAG Region is anticipated to increase by 1,621,000 households, or approximately 27% between 2016 and 2045. The number of employment opportunities is anticipated to increase by 287,600 jobs (approximately 16%) in the City of Los Angeles between 2016 and 2045, and the SCAG Region is anticipated to increase by 1,660,000 jobs (approximately 20%) between 2016 and 2045.

Construction Impacts

While construction of the Proposed Project would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Additionally, the construction workers would likely be supplied from the region's labor pool. Construction workers would not be likely to relocate their household as a consequence of working on the Proposed Project, and no new permanent residents would be generated during construction of the Proposed Project, which could induce substantial population growth. As such, significant housing or population impacts would not result from construction of the Proposed Project.

Operational Impacts

The Project Site is currently developed with a car wash, a food stand, and office building. The Proposed Project would include the demolition of the existing buildings on-site. The Proposed Project would include the construction of a six-story mixed-use residential and commercial building, with a total of 108 dwelling units and 3,250 square feet of commercial space. Population generation is shown in Table 4.23 and Table 4.24, below. It is estimated that the Proposed Project would generate approximately 291 residents and roughly 9 new employees. When accounting for existing employees from the current commercial and office uses, the Proposed Project would result in a net decrease of 27 jobs. Based on the City's current population and household demographics (e.g., an average of 2.69 persons per household for the City of Los Angeles), the construction of 108 additional residential dwelling units would result in an increase in approximately 291 net permanent residents in the City of Los Angeles. [56]

[56] *Based on the U.S. Census Bureau's 2013-2017 American Community Survey 5-Year Estimates. Renter-occupied multi-family housing units have an average of 2.69 persons per household (pph).*

Table 4.23
Estimated Proposed Project Residents and Housing Growth

Use	Total Housing Units	Total Residents
Apartments	108	291
TOTAL:	**108**	**291**

Source: Based on the U.S. Census Bureau's 2013-2017 American Community Survey 5-Year Estimates. Renter-occupied multi-family housing units have an average of 2.69 persons per household (pph).
Parker Environmental Consultants, 2020.

The proposed increase in housing units and population would be consistent with SCAG's forecast of 426,000 additional households and approximately 837,500 persons in the City of Los Angeles between 2016 and 2045.

With respect to employment growth, it can be assumed that most of the jobs and employees generated by the Proposed Project would already reside within the City of Los Angeles. The additional employees generated by the Proposed Project would contribute to a fraction of one percent of SCAG's employment growth forecast for the City of Los Angeles. Thus, the increase in employment opportunities as a result of the Proposed Project is within SCAG's employment growth forecast. It can be assumed that most of the employees generated by the Proposed Project would already reside within the City of Los Angeles or County of Los Angeles. Thus, any population growth generated by the Proposed Project would be well within SCAG's population growth projections.

Table 4.24
Proposed Project Estimated Employment Generation

Land Use	Size	Employee Generation Rates [a]	Total Employees
Existing Conditions			
Car Wash	7,247 sf	1 employees / 1,000 sf	7
General Office	7,236 sf	4 employees / 1,000 sf	29
		Total Existing Employees:	***36***
Proposed Project			
Restaurant	1,000 sf	4 employees / 1,000 sf	4
Retail	2,250 sf	2 employees / 1,000 sf	5
		Total Project Employees:	***9***
		Less Existing Employees:	*(36)*
		NET Total Employees:	**(27)**

Note: sf = square feet

[a] *The employee generation factor for restaurant and retail uses were taken from LADOT's City of Los Angeles VMT Calculator Documentation, Version 1.3, Table 1: Land Use and Trip Generation Base Assumptions, May 2020.*

As such, the Proposed Project would not cause growth (i.e., new housing) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of

Proposed Project occupancy/buildout or that would result in an adverse physical change in the environment; or introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan. Therefore, impacts related to population and housing would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A significant impact may occur if the Proposed Project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Proposed Project would consist of the development of a six-story mixed-use building with 108 dwelling units and 3,250 square feet of commercial on a site that is currently occupied by a car wash, food stand, and office building. No displacement of existing housing would occur with the Proposed Project. Thus, no impact would occur.

Cumulative Impacts

Less Than Significant Impact. The related projects would introduce additional residential related uses to the Project Site area. Any residential related projects would result in direct population growth in the Project Site area.

As discussed in response to Checklist Question XIV(a), the Proposed Project would not exceed the growth projections of SCAG's 2020 Connect SoCal for the City of Los Angeles subregion. Because population growth potentially associated with the Proposed Project and similar subsequent projects have already been anticipated per SCAG projections, the population growth associated with the Proposed Project and similar subsequent projects would not be cumulatively considerable. Therefore, the Proposed Project's cumulative impacts to population and housing would be less than significant.

With respect to population growth from permanent employment, jobs in commercial land uses typically do not generate substantial population growth within the region. As such, jobs are generally filled by residents that already reside within close proximity to those jobs. Further, residential neighborhoods would be supportive and complementary to the proposed commercial and residential land uses. As such, the related projects would not generate substantial indirect population growth or demand for new housing, and a less than significant impact would occur.

XV. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

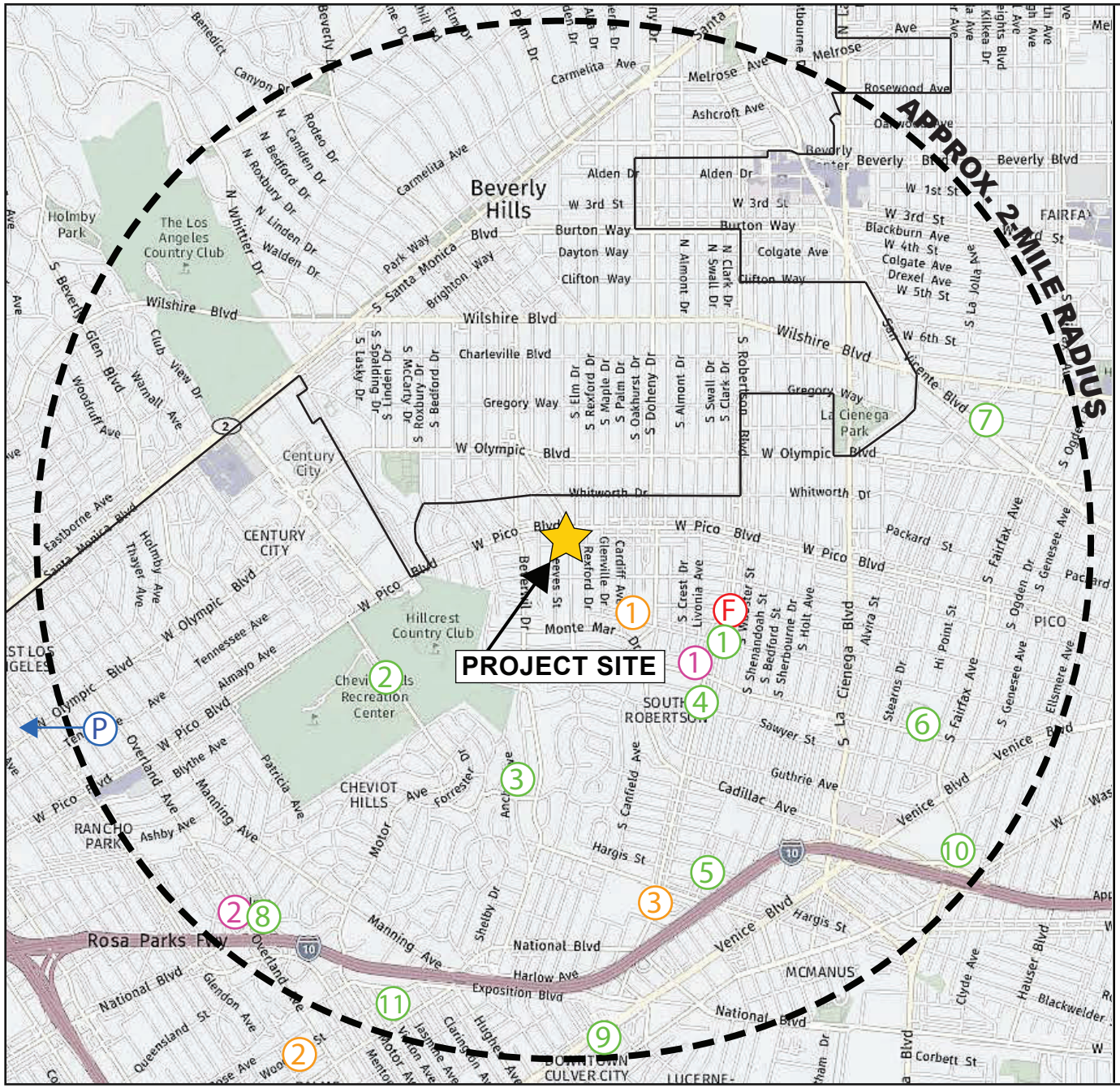
The location of public services (including fire services, police protection services, parks, and libraries) in the Project vicinity and that service the Project Site are shown in Figure 4.3, below.

a) Fire protection?

Less Than Significant Impact. A project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service. Section 15382 of the CEQA guidelines defines "significant effect on the environment" as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." Thus, the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service would only be considered significant if such activities result in a physical adverse impact upon the environment.[57]

The City of Los Angeles Fire Department (LAFD) considers fire protection services for a project adequate if a project is within the maximum response distance and has the minimum fire flow required for the land use proposed. Pursuant to Section 57.507.3.3, Table 507.3.3, of the 2017 City of Los Angeles Fire Code, the maximum response distance between high density residential land uses and a LAFD fire station that houses an engine company or truck company is 1.5 miles or 2 miles, respectively. If either of these distances were exceeded, all structures located in the applicable residential or commercial area would be required to install automatic fire sprinkler systems. With such systems installed, fire protection would be considered adequate even if the project were located beyond the maximum response distance.

[57] *City of Hayward et al. v. Board of Trustees of the California State University (2015).*



LEGEND

(F) LAFD Station No. 58

(P) West Los Angeles Community Police Station

(#) Schools
1. Canfield Avenue Elementary School
2. Palms Middle School
3. Alexander Hamilton Senior High School

(#) Parks
1. Robertson Recreation Center
2. Cheviott Hills Park, Pool and Rec. Center
3. Irving Schachter Park
4. Claude Pepper Senior Citizen Center
5. Reynier Park
6. Laces Aquatic Center and Recreation Center
7. Carthay Circle Park
8. Palms Recreation Center
9. Media Park
10. Genesee Avenue Park
11. Woodbine Park

(#) Library
1. Robertson Branch Library
2. Palms - Ranch Park Branch Library

City of Los Angeles and City of Beverly Hills Boundary

PARKER ENVIRONMENTAL CONSULTANTS

Figure 4.3
Public Services in the Project Site Vicinity

Construction

Construction of the Proposed Project would increase the potential for accidental on-site fires from the operation of construction equipment and the use of flammable construction materials. The implementation of best management practices (BMPs) for the operation of mechanical equipment and the use of flammable construction materials by construction contractors and work crews would minimize fire hazards associated with the construction of the Proposed Project. The BMPs that would be implemented during construction of the Proposed Project would include: keeping mechanical equipment in good operating condition, and as required by law, carefully storing flammable materials in appropriate containers, and the immediate and complete cleanup of spills of flammable materials when they occur.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and potentially requiring partial lane closures during street improvements and utility installations. Thus, construction could have the potential to adversely affect fire access. However, these impacts are considered to be less than significant because emergency access would be maintained to the Project Site and surrounding vicinity during construction through marked emergency access points approved by the LAFD, construction impacts are temporary in nature and do not cause lasting effects, and no complete lane closures are anticipated. Additionally, if any partial street closures are required, flag persons would be used to facilitate the traffic flow until construction is complete. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Construction of the Proposed Project would result in a less than significant impact.

Operation

A project would normally have a significant impact on fire protection if it requires the addition of a new fire station or the expansion, consolidation or relocation of an existing facility to maintain service that would result in a physical adverse impact upon the environment.

As indicated above, the City of Los Angeles Fire Department (LAFD) considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed or if structures located in the applicable residential area install automatic fire sprinkler systems. With such systems installed, fire protection would be considered adequate even if the Proposed Project is located beyond the maximum response distance. Although the Proposed Project is within the adequate response distance, the Proposed Project would install a fire sprinkler system to ensure safety from any fire hazards that may occur within the building.

The Proposed Project would include the construction of a mixed-use residential and commercial building with a total of 108 dwelling units and 3,250 square feet of commercial within the City of Los Angeles, generating an increase of approximately 291 new residents and 9 new

employees.[58] The Proposed Project would increase the utilization of the Project Site by adding residential and commercial uses. The Proposed Project would potentially increase the demand for LAFD services. The Project Site is served by LAFD Station No. 58, located at 1556 S. Robertson Boulevard, which is approximately 1.0 mile (driving distance) southeast of the Project Site. Based on the response distance criteria specified in LAMC 57.09.07A and the relatively short distance from Fire Station No. 58 to the Project Site, fire protection response would be considered adequate.

Furthermore, the adequacy of existing water pressure and water availability in the area of the Proposed Project would be verified by the LAFD during the plan check review process. Compliance with the Los Angeles Building Code and LAFD standards is mandatory and routinely conditioned upon projects when they are approved. Further, the Proposed Project would work with LAFD and incorporate LAFD's recommendations relative to fire safety into the building plans. As part of the Proposed Project, the Project Applicant would submit a plot plan for review and approval by the LAFD either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant. Thus, compliance with regulatory compliance measures regarding fire protection and safety, including installation of fire sprinklers, would ensure that any impacts upon fire services created by the Proposed Project would be less than significant.

b) Police protection?

Less Than Significant Impact. A significant impact may occur if the City of Los Angeles Police Department (LAPD) could not adequately serve a project, necessitating a new or physically altered station that would result in a physical adverse impact upon the environment. Section 15382 of the CEQA guidelines defines "significant effect on the environment" as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant." Thus, the addition of a new police station or police substation, if warranted, would only be considered significant if such activities result in a physical adverse impact upon the environment.[59]

The Proposed Project would include the construction of a mixed-use building with a total of 108 dwelling units and 3,250 square feet of commercial space within the City of Los Angeles,

[58] *Population based on the U.S. Census Bureau's 2013-2017 American Community Survey 5-Year Estimates. Renter-occupied multi-family housing units have an average of 2.69 persons per household (pph).*

[59] *City of Hayward et al. v. Board of Trustees of the California State University (2015).*

generating an increase of approximately 291 new residents and 9 new employees.[60] The Proposed Project would increase the utilization of the Project Site by adding multi-family residential and commercial uses to the area. The Proposed Project would potentially increase the demand for LAPD services. The Project Site is located in the West Los Angeles Area division of the LAPD's West Bureau. The Project Site is served by the West Los Angeles Community Police Station located at 1663 Butler Avenue.

Based on correspondence with LAPD, the West Los Angeles Community Police Station is approximately 4.3 miles west and 14 minutes from the Project Site. This time and distance was calculated from a departure point starting from the West Los Angeles Police Station. This arrival time was also configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and type of call. Within the West Los Angeles Division Area, the Proposed Project is located within Reporting District (RD) 853. According to the LAPD's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in the West Los Angeles area as of March 14th 2020 was 6.3 minutes with a dispatch median time of 1.4 minutes. The medium priority response time as of March 14th 2020 was 18.5 minutes with a dispatch median time of 3.7 minutes. Low priority, non-emergency response time as of March 14th 2020 was 34.8 minutes with a dispatch median time of 10.2 minutes. These response times were taken from the statistics submitted by West Los Angeles Division for a 4-week period between February 16th 2020 through March 14th 2020. During this 4-week period, West Los Angeles Division answered 326 emergency calls for service, 1,104 medium high priority calls and 1,909 low priority calls. The response times stated are adequate performance times for this police division.[61] Table 4.25, West Los Angeles Area Crime Statistics, provides yearly crime statistics for the local Project Site area in the City of Los Angeles.

Construction

Construction sites, if left unsecured, have the potential to attract trespassers and/or vandals that would potentially result in graffiti, excess trash, and potentially unsafe conditions for the public. Such occurrences would adversely affect the aesthetic character of the Project Site and surrounding area and could potentially cause public health and safety concerns. As part of the standard condition of approval issued by the Department of Building and Safety, the Applicant will be required to ensure the Project Site is secure and does not pose a nuisance to pedestrians or adjacent property owners during construction. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much

[60] *Population based on the U.S. Census Bureau's 2013-2017 American Community Survey 5-Year Estimates. Renter-occupied multi-family housing units have an average of 2.69 persons per household (pph).*

[61] *LAPD Correspondence, The 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF], March 20, 2020 (See Appendix K to this IS/ND).*

Table 4.25
West Los Angeles Area Crime Statistics

Crimes	2019 (Year in Total) [a]	2018 (Year in Total)	2017 (Year in Total)
Violent Crimes			
Homicide	1	2	2
Rape	54	63	94
Robbery	200	288	223
Aggravated Assault	286	299	220
Total Violent Crimes	**538**	**652**	**539**
Property Crimes			
Burglary	1,077	1,453	1,177
Motor Vehicle Theft	400	481	494
BTFV	1,511	1,735	1,601
Personal / Other Theft	1,777	1,810	1,647
Total Property Crimes	**4,765**	**5,479**	**4,919**
Child / Spousal Abuse (Part I & II) [b]	332	316	301

Notes:
[a] Crime Statistics for year ending December 31.
[b] Part II Child/Spousal Abuse Simple Assaults not included in Part 1 Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.
Source: LAPD Correspondence, The 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF], March 20, 2020 (See Appendix K to this IS/ND).

of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. As such, with adherence to regulations and project conditions, Project impacts would be less than significant during the construction period.

Operation

LAPD concluded there are no special police protection requirements due to the specific attributes of the Project Site.[62] The Proposed project would not result in the need for new or altered police facilities. The development of the Proposed Project would result in an increase of on-site residents and guests to the Project Site, thereby generating a potential increase in the number of service calls from the Project Site. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons may escalate as a result of the increased on-site activity and increased traffic on adjacent streets and arterials. The Proposed Project would include adequate and strategically positioned functional and security lighting to enhance public safety. Visually obstructed and infrequently accessed "dead zones" would be limited and, where possible, security controlled to limit public access. The building and layout design of the Proposed Project would also include crime prevention features, such as nighttime

62 *LAPD Correspondence, The 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF], March 20, 2020 (Appendix K to this IS/ND).*

security lighting and secure parking facilities (Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000). In addition, the continuous visible and non-visible presence of residents and visitors at all times of the day would provide a sense of security during evening and early morning hours. As such, the Proposed Project residents and visitors would be able to monitor suspicious activity at the building entry points. With incorporation of the security design features identified in the LAPD's "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", which will be confirmed through the Site Plan Review process, the Proposed Project's potential impact upon LAPD services would be less than significant.

c) Schools?

Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Los Angeles Unified School District (LAUSD). The Project Site is located in LAUSD Board District 1. The Project Site is currently served by one elementary school, one middle school, and one high school. Table 4.26, Resident Schools Serving the Project Site, details the names, grades served, and location of each school.

Table 4.26
Resident Schools Serving the Project Site

School Name	Grades	Address
Canfield Avenue Elementary School	K-5	9233 Airdrome Street
Palms Middle School	6-8	10860 Woodbine Street
Alexander Hamilton Senior High	9-12	2955 S. Robertson Boulevard
Source: Los Angeles Unified School District, Resident School Identifier, website: http://rsi.lausd.net/ResidentSchoolIdentifier/, accessed August 2019.		

As shown in Table 4.27, Proposed Project Estimated Student Generation, the Proposed Project would generate approximately 21 elementary students, 6 middle school students, and 12 high school students, for a total of approximately 39 students. Based on correspondence with LAUSD, these schools are currently not experiencing overcrowding and can serve the Proposed Project's estimated student generation.[63]

The Project Applicant would be required to pay all applicable developer fees to the LAUSD to offset the Proposed Project's demands upon local schools. Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995. Pursuant to Government Code

[63] *LAUSD Correspondence, LAUSD Schools Enrollments and Capacities Report, April 10, 2020 (See Appendix K to this IS/ND).*

Table 4.27
Proposed Project Estimated Student Generation

Land Use [a, b]	Size	Elementary School Students	Middle School Students	High School Students	Total Students
Existing Conditions					
Car Wash (7,247 sf))	7 emp	1	0	1	2
General Office (7,236 sf)	29 emp	4	1	2	7
Total Existing Students:		**5**	**1**	**3**	**9**
Proposed Project					
Multi-family Residential	108 du	25	7	14	46
Commercial/Retail	9 emp	1	0	1	2
Total Project Estimated Students:		***26***	***7***	***15***	***48***
Less Existing Students:		*(5)*	*(1)*	*(3)*	*(9)*
Net Total Estimated Students:		**21**	**6**	**12**	**39**

Notes: du = dwelling unit

[a] *Student generation rates are as follows for multi-family residential uses: 0.2269 elementary, 0.0611 middle and 0.1296 high school students per unit.*

[b] *Table 15 of the 2018 Developer Fee Justification Study provides a rate of 0.2249 students per employee to calculate the total students per non-residential land use. Since the LAUSD Developer Fee Justification Study does not specify different student generation rates for each grade level type for non-residential land uses, the number of students for each grade level type was divided among the elementary, middle, and high schools with the same ratio as the residential generation (55% elementary school, 15% middle school, and 30% high school).*

Source: Los Angeles Unified School District, 2018 Developer Fee Justification Study, March 2018.

Section 65995, payment of development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With the payment of these school development fees, the Proposed Project's potential impact upon public school services would be less than significant.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the recreation and park services available could not accommodate the projected population increase resulting from implementation of a project or if the proposed project resulted in the construction of new recreation and park facilities that create significant direct or indirect impacts to the environment. The determination of whether the project results in a significant impact on recreation and parks shall be made considering the following factors: (a) the net population increase resulting from the Proposed Project; (b) the demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks).

The Public Recreation Plan (PRP), a portion of the Service Systems Element of the City of Los Angeles General Plan, provides standards for the provision of recreational facilities throughout

the City and includes Local Recreation Standards. The desired long-range standard for local parks is based on two acres per 1,000 persons for neighborhood parks and two acres per 1,000 persons for community parks or four acres per 1,000 persons of combined neighborhood and community parks. However, the PRP also notes that these long-range standards may not be reached during the life of the plan, and, therefore, includes more attainable short- and intermediate-range standards of one (1) acre per 1,000 persons for neighborhood parks and one (1) acre per 1,000 persons for community parks, or two (2) acres per 1,000 people of combined neighborhood and community parks. These standards are Citywide goals and are not intended to be requirements for individual development projects. The Public Recreation Element of the City's General Plan also recognizes that the achievement of such goals is not the responsibility of individual development projects and that such goals will be met by "seek[ing] federal, state and private funds to implement acquisition and development of parks and recreational facilities."

The Proposed Project is located within a highly urbanized area within the West Los Angeles Community Plan Area. As shown in Table 4.28, there are over 114 acres of parkland and public recreation facilities within a 2-mile radius of the Project Site. These facilities range from 0.29-acres (Carthay Circle Park) to 95.8 acres (Cheviot Park).

As discussed in Checklist Question XIV (a), it is estimated that the development of the Proposed Project would result in an increase of 291 new residents to the area. Based on the standard parkland ratio goal of 4 acres per 1,000 residents, the Proposed Project would generate a Citywide goal of serving such residents with approximately 1.25 acres of additional public parkland. The Proposed Project would contribute towards the achievement of such goal through a combination of (1) on-site open space proposed within the Project, (2) payment of applicable taxes in accordance with LAMC Section 21.10.3(a)(1), and (3) the availability of existing park and recreation facilities within the area. The Proposed Project would provide approximately 12,600 square feet (0.29 acres) of total common open space and amenities on-site available exclusively to serve Project residents, guests, and patrons. The Proposed Project may include a variety of on-site amenities including, but not limited to, a courtyard, plaza, amenity rooms, roof deck, and private open space.

In addition to the on-site open space provided within the Proposed Project, the Proposed Project would be subject to Ordinance 184,505, which requires the payment of park mitigation fees for residential, non-subdivision projects in the amount of $5,000 per market-rate unit, as adjusted over time. In accordance with Ordinance 184,505, these fees may be offset or reduced based on the amount of on-site open space and recreational amenities provided on-site. With compliance to Ordinance 184,505 and the provision of on-site open space, the Proposed Project's impact upon parks and recreational facilities would be less than significant.

Table 4.28
Recreation and Park Facilities Within the Project Area

Park Name [a]	Park Size (acres)	Park Amenities	Approx. Distance to Project Site (miles)
1. Robertson Recreation Center	1.29	Basketball courts (lighted/outdoor, children's play area, community room, handball courts (lighted), picnic tables, kitchen	0.75
2. Cheviot Hills Park, Pool, and Recreation Center	95.8	Seasonal pool, (outdoor/unheated), barbecue pits, picnic tables, baseball diamond (lighted/unlighted), Dodger Dream Field (unlighted), basketball courts (lighted / indoor), basketball courts (lighted/outdoor), children's play area, auditorium with stage, community rooms, kitchen, pétanque courts, archery range, tennis courts (lighted), seasonal pool (outdoor / unheated)	0.97
3. Irving Schachter Park	0.34	Picnic tables, restrooms	1.04
4. Claude Pepper Senior Citizen Center	0.40	Auditorium, community room, picnic tables, classroom(s), computer lab, kitchen, library, stage	1.29
5. Reynier Park	1.05	Basketball courts (lighted/outdoor), children's play area, picnic tables	1.45
6. Laces Aquatic Center and Recreation Center	7.56	Year-round pool, volleyball courts (lighted), baseball diamond (lighted), basketball courts (lighted/indoor), tennis courts (lighted), basketball courts (lighted/outdoor), dance room, multipurpose sports field, indoor gym (with weights)	1.59
7. Carthay Circle Park	0.29	Garden, open space	1.85
8. Palms Recreation Center	4.85	Auditorium, barbecue pits, basketball courts (lighted/outdoor), children's play area, community room, picnic tables	1.87
9. Media Park	1.09	Open space	1.98
10. Genesee Avenue Park	0.78	Children's play area, open space	1.99
11. Woodbine Park	0.66	Barbecue pits, basketball courts (lighted/outdoor), children's play area, picnic tables	1.99
Total Parkland:	**114.1**		

[a] For a location of the parks identified in this table, see Figure 4.3, Public Services in the Project Vicinity.
Sources: (1) Parks and amenities were based on City of Los Angeles Department of Recreation and Parks, Facility Locator, http://www.laparks.org/, accessed August 2019. (2) Park distance and size were estimated using City of Los Angeles Department of Public Works, NavigateLA, http://navigatela.lacity.org/navigatela/, accessed August 2019.

e) Other public facilities?

Less Than Significant Impact. A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project Site. The determination of whether the project results in a significant impact on libraries shall be made considering the following factors: (a) the net population increase resulting from the Project; (b) the demand for library services anticipated at the time of project buildout compared to the

expected level of service available. Consider, as applicable, scheduled improvements to library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for library services (e.g., on-site library facilities or direct financial support to the Los Angeles Public Library).

Within the City of Los Angeles, the Los Angeles Public Library (LAPL) provides library services at the Central Library, seven regional branch libraries, 56 community branches and two bookmobile units, consisting of a total of five individual bookmobiles. Approximately 6.5 million books and other materials comprise the LAPL collection. The Project Site is served by four LAPL branches.

1. The Robertson Branch Library is the nearest library facility serving the Project Site. It is located at 719 S. Robertson Boulevard, and is approximately 0.7 miles southeast of the Project Site. This Branch Library is approximately 9,035 square feet in size and has a collection size of 49,722 materials. The existing service population of the Robertson Branch Library is 46,710 persons. It is staffed by 9 employees and has approximately 36 volunteers.

2. The Fairfax Branch Library is located at 161 S. Gardner Street, and is approximately 1.8 miles southwest of the Project Site. This Branch Library is approximately 12,500 square feet in size and has a collection size of 38,082 materials. The existing service population of the Fairfax Branch Library is 73,910 persons. It is staffed by 11 employees and has approximately 43 volunteers.

3. The Baldwin Hills Branch Library is located at 2906 S. La Brea Avenue and is approximately 4.4 miles southeast of the Project Site. This Branch Library is approximately 12,000 square feet in size and has a collection size of 32,975 materials. The existing service population of the Baldwin Hills Branch Library is 68,927 persons. It is staffed by 9 employees and has approximately 48 volunteers.

4. The Palms-Rancho Park Branch Library is located at 2920 Overland Avenue and is approximately 2.7 miles southwest of the Project Site. This Branch Library is approximately 10,500 square feet in size and has a collection size of 54,847 materials. The existing service population of the Palms-Rancho Branch Library is 65,731 persons. It is staffed by 11.5 employees and has approximately 79 volunteers. [64]

The LAPL does not currently have plans to expand any of the libraries serving the Project Site area, nor does it currently have plans to construct new libraries in the Project Site vicinity. The Proposed Project would result in an increase of approximately 291 residents. The four libraries

[64] *Los Angeles Public Library, 9500 Pico Boulevard Project, Request for Information, Los Angeles Public Library Response, April 8, 2020.*

serving the Project Site are assumed to currently meet the library demands of the surrounding community and would be able to meet the Proposed Project's demand for library services, because the LAPL is committed to increase the number of people who use the library services, to increase the number of library card holders and actively promote and robustly market programs and services to increase residents' overall engagement with the libraries. The LAPL also provides access to a variety of web-based collections, reducing the demand for physical library locations. As described above, these collections included approximately 90,400 e-books, audiobooks, music, and videos through its web-based channels. Library patrons also have access to podcasts, language learning programs, instructional content, and electronic editions of newspapers and magazines through smartphone applications made available to library cardholders. Therefore, the Proposed Project would not result in substantial adverse physical impacts associated with the need for new or physically altered library facilities, the construction of which would cause significant environmental impacts. Impacts on library facilities during operation of the Proposed Project would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the residential related projects is projected to generate additional employment, housing, and resident population within the study area, which would likely generate additional demands upon fire protection services, police protection services, schools, parks, and library services. As part of the City's annual budget review process, the City assesses the needs for public services and allocates funds via existing mechanisms (e.g., sales taxes, government funding, and developer fees), to which the Proposed Project and related projects would contribute. The cumulative impacts upon each of the service providers is addressed below.

Fire

With respect to fire services, the Project, in combination with the related projects, could increase the demand for fire protection services in the LAFD service area. Specifically, there could be increased demands for additional LAFD staffing, equipment, and facilities over time. Over time, LAFD would continue to monitor population growth and land development throughout the City and identify additional resource needs including staffing, equipment, trucks and engines, ambulances, other special apparatuses, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. To the extent cumulative development causes the need for additional fire stations to be built throughout the City, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the siting and development of any new fire stations would be subject to further CEQA review and evaluated on a case-by-case basis.

Consistent with *City of Hayward v. Board Trustees of California State University (2015) 242 Cal.App.4th 833* ruling and the requirements stated in the California Constitution Article XIII, Section 35(a)(2) the obligation to provide adequate fire protection services is the responsibility

of the City. LAFD would continue to monitor population growth and land development in the City and identify additional resource needs including staffing, equipment, basic cars, other special apparatuses, and possibly station expansions or new station construction that may become necessary to achieve the required level of service. Through the City's regular budgeting efforts, LAPD's resource needs would be identified and allocated according to the priorities at the time. Further analysis, including a specific location, would be speculative and beyond the scope of this document. However, as the LAFD does not currently have any plans for new fire stations to be developed in proximity to the Project Site even after future growth in the immediate area is considered, cumulative impacts upon LAFD services would be less than significant.

Police

With respect to police services, the Proposed Project, in combination with the related projects, would increase the demand for police protection services in the Project Site area. Specifically, there would be an increased demand for additional LAPD staffing, equipment, and facilities over time. To help reduce any on-site increase in demand for police services, the Project and related projects would implement comprehensive safety and design features to enhance public safety and reduce the demand for police services. In addition, the Proposed Project, as well as the related projects, would generate revenues to the City's Municipal Fund (in the form of property taxes, sales revenue, etc.) that could be applied toward the provision of new facilities and related staffing, as deemed appropriate. Furthermore, in accordance with the police protection-related goals, objectives, and policies set forth in the Framework Element, the LAPD would continue to monitor population growth and land development throughout the City and identify additional resource needs including staffing, equipment, vehicles, and possibly station expansions or new station construction that may become necessary to achieve the desired level of service. Through the City's regular budgeting efforts, the LAPD's resource needs would be identified and monies allocated according to the priorities at the time. However, as the LAPD does not currently have any plans for new police stations to be developed in proximity to the Project Site even after future growth in the immediate area is considered, no impacts are currently anticipated to occur. On this basis, the Proposed Project would not make a cumulatively considerable impact to police protection services, and cumulative impacts on police protection would be less than significant.

Consistent with *City of Hayward v. Board Trustees of California State University (2015) 242 Cal.App.4th 833* ruling and the requirements stated in the California Constitution Article XIII, Section 35(a)(2) the obligation to provide adequate police services is the responsibility of the City. LAPD would continue to monitor population growth and land development in the City and identify additional resource needs including staffing, equipment, basic cars, other special apparatuses, and possibly station expansions or new station construction that may become necessary to achieve the required level of service. Through the City's regular budgeting efforts, LAPD's resource needs would be identified and allocated according to the priorities at the time. Further analysis, including a specific location, would be speculative and beyond the scope of this document.

Schools

With respect to cumulative impacts upon schools, the Proposed Project, in combination with related projects is expected to result in a cumulative increase in the demand for school services within the LAUSD service area. Development of the related projects would likely generate additional demands upon school services. These related projects would have the potential to generate students that would attend the same schools as the Proposed Project. However, each of the new developments would be responsible for paying mandatory school fees to mitigate the increased demand for school services. Cumulative impacts on schools would be less than significant.

Parks

With respect to cumulative impacts upon parks, development of the Proposed Project in conjunction with related projects could result in an increase in demands upon parks in the area of the Project Site. Additional cumulative development would contribute to lowering the City's existing parkland to population ratio, which is currently below the preferred standard. However, each of the residential related projects are required to comply with payment of Parks and Recreation Fees. Each residential related project would also be required to comply with the on-site open space requirements of the LAMC. Therefore, with payment of the applicable recreation fees on a project-by-project basis, the Proposed Project and related projects would not make a cumulatively considerable impact to parks and recreational facilities, and cumulative impacts would be less than significant.

Libraries

Development of the related projects is projected to generate additional housing and residents within the study area, which would likely generate additional demands upon library services. This increase in resident population, combined with the 291 additional residents generated by the Proposed Project, would result in a cumulative increase in demands upon public library services. To meet the increased demands upon the City's Public Library system, Los Angeles voters passed a Library Bond Issue for $178.3 million to improve, renovate, expand, and construct 32 branch libraries. Since the Program's inception in 1998, the Library Department and the Department of Public Works, Bureau of Engineering have made considerable progress in the design and construction of the branch library facilities. Based on the growth forecasts utilized in the 2015-2020 Strategic Plan, much of this growth has already been accounted for in planning new and expanded library facilities. In addition, Measure L, the Public Library Funding Charter Amendment, was approved in March of 2011. Measure L increases the Los Angeles Public Library's share of existing city funds to restore library service hours. Measure L restored operation of the Central Library and eight regional branch libraries on Sundays, and also provided funds to purchase additional books and materials.[65] Moreover, each related project

[65] *City of Los Angeles Public Library, Measure L, website: http://www.lapl.org/measure-l, accessed August 2019.*

would generate revenues to the City's General Fund (in the form of property taxes, sales tax, business tax, transient occupancy tax, etc.) that could be applied toward the provision of enhancing library services in the area, as deemed appropriate. These revenues to the City's General Fund would help offset the increase in demand for library services as a result of the Proposed Project and the related projects. Furthermore, with the shift in technology from books to computers, the demand for library facilities is changing. As stated above, members of LAPL have access to thousands of podcasts, audiobooks, media publications, and instructional content online and via smartphone applications made available to library patrons. The availability of such resources reduces the demand for physical library space. Thus, additional residents generated by the Proposed Project and similar subsequent projects would not make a cumulatively considerable impact upon the City's library system. Therefore, the cumulative impacts related to library facilities would be reduced to a less than significant level.

XVI. Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. For the purpose of this Initial Study, a significant impact may occur if the project would include substantial employment or population growth, which would increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The determination of whether the project results in a significant impact on recreation and parks shall be made considering the following factors: (a) the net population increase resulting from the proposed project; (b) the demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable,

scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks).

It is reasonable to assume that the future occupants of the Proposed Project would utilize recreation and park facilities in the surrounding area. As noted in Table 4.28, above, there are 11 existing, new, and recently improved parks within the Project Area totaling more than 114 acres that are available to serve the future residents and retail visitors to the Project Site. In addition, the Proposed Project would provide approximately 12,600 square feet (0.29 acres) of open space that would be available exclusively to serve Project residents, guests, and patrons. The Proposed Project may include a variety of on-site amenities including, but not limited to, a courtyard, plaza, amenity rooms, roof deck, and private open space. The availability of these on-site recreation amenities and opportunities would serve to reduce the demand for off-site park services, and accordingly the Proposed Project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. In addition, the Project Applicant would be required to pay Quimby Fees or, if applicable, fees in accordance with the Parks Dedication and Fee Update ordinance (Ordinance No. 184,505), which would be used to provide additional park facilities in the Project area. Therefore, the Proposed Project's impact upon parks and recreational facilities would be reduced to a less-than-significant level. Accordingly, the Proposed Project's impact upon parks and recreational facilities would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. A significant impact may occur if a project includes or requires the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. As noted above, there are 11 existing, new, or recently improved parks within the Project Area totaling more than 114 acres that are available to serve the future residents and retail visitors to the Project Site. The Proposed Project would also provide approximately 12,600 square feet of open space and recreational facilities on-site. As discussed in Section XV (d) above, Citywide park standards are Citywide goals and are not intended to be requirements for individual development projects. The Public Recreation Element of the City's General Plan also recognizes that the achievement of such goals is not the responsibility of individual development projects and that such goals will be met by "seek[ing] federal, state and private funds to implement acquisition and development of parks and recreational facilities." The Proposed Project itself does not include the expansion of park facilities and does not require the construction or expansion of recreational facilities that might have an adverse impact on the environment. Therefore, a less than significant impact would occur.

Cumulative Impacts

Less Than Significant Impact. The Proposed Project in combination with the related projects would be expected to increase the cumulative demand for parks and recreational facilities in the City of Los Angeles. The related projects that include a residential component would be required to provide on-site open space and pay the Dwelling Unit Construction Tax or Quimby fees to improve recreation and park facilities in the area and to mitigate their impacts upon park and recreational facilities. Additionally, each related project would be subject to the provisions of the LAMC for providing on-site open space, which is proportionately based on the amount of new development. Because the Proposed Project would have a less than significant incremental contribution to the potential cumulative impact on recreational resources, the Proposed Project would have a less than significant cumulative impact on such resources.

XVII. Transportation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
d. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e. Result in inadequate emergency access?	☐	☐	☒	☐

The following section summarizes and incorporates by reference the information provided in the Trip Generation Assessment for the 9500 W. Pico Boulevard Mixed-Use Project, City of Los Angeles, prepared by Crain & Associates, dated August 14, 2020 ("Trip Generation Assessment"). The Trip Generation Assessment is provided as Appendix G to this IS/ND.

(a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant. A significant impact may occur if a project would conflict with a program plan, ordinance, or policy designed to maintain adequate effectiveness of an overall circulation system, including transit, roadway, bicycle and pedestrian facilities. In accordance with the

City's TAG, a project that generally conforms with, and does not obstruct, the City's development policies and standards will generally be considered to be consistent.

Operational Impacts

Table 4.29, below, provides responses to the list of policy related questions, as recommended by LADOT, in order to help determine whether operation of the Proposed Project conflicts with the City's circulation system policies. As indicated in Table 4.29, the Proposed Project is in conformance with the applicable policies and programs corresponding to the Proposed Project and would not preclude the City's implementation of any adopted policy and/or program. Therefore, the Proposed Project's operation would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be less than significant.

Table 4.29
Questions to Determine Project Applicability to Plans, Policies and Programs

#	Guiding Questions	Response
	Existing Plan Applicability	
1	Does the Project include additions or a new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned R3 or less restrictive zone? (screening question)	**No Conflict.** The Project Site fronts Pico Boulevard, Beverly Drive, and Reeves Street. Per the Mobility Element 2035, Pico Boulevard is an Avenue I and requires a 100-foot roadway and 70-foot width right-of-way. Beverly Drive is an Avenue I, north of Pico Boulevard, and classified as a Local Street, south of Pico Boulevard (adjacent to the Project Site). Reeves Street is classified as a Local Street. The Project Site is zoned C4-1VL-O with a General Plan land use designation of Neighborhood Commercial. Thus, the Proposed Project would not conflict with the Mobility Plan 2035 street designations.
2	Is the Project Site along any network identified in the City's Mobility Plan?	**No Conflict.** Pico Boulevard is identified as a moderate plus transit enhanced street in the Transit Enhanced Network map, a Tier 3 Bicycle Lane on the Bicycle Lane Network Map, and pedestrian segment in the Pedestrian Enhanced District Map in the Mobility Plan 2035. The Project Site is located in an area with well-developed pedestrian facilities, including sidewalks on all streets and crosswalks at all intersections. The Proposed Project would not alter or remove any infrastructure along any of its street frontages in a way that would conflict with any of these designations. As such, the Proposed Project would not conflict with any of the network programs or policies of the Mobility Plan 2035.
3	Are dedications or improvements needed to serve long-term mobility needs identified in the Mobility Plan 2035?	**No Conflict.** No roadway widening or dedications are required to accommodate the Mobility Plan's roadway requirements for Pico Boulevard adjacent to the Proposed Project. Thus, the Proposed Project would not be in conflict with long-term mobility needs identified in the Mobility Plan 2035.
4	Does the Project require placement	**No Conflict.** Two transit benches are located on the

	of transit furniture in accordance with the City's Coordinated Street Furniture and Bus Bench Program?	southwest corner for Pico Boulevard and Beverly Drive, adjacent to the Project Site. The Proposed Project would retain the existing bus stop and transit furniture, and does not require placement of additional transit furniture in accordance with the City's Coordinated Street Furniture and Bus Bench Program. As such, no conflict would occur.
5	Is the Project Site in an Identified Transit Oriented Community?	**No Conflict.** The Project Site is not located within a Transit Oriented Community (TOC) area. The Proposed Project is consistent with the 2020 Connect SoCal policies to develop high density housing in proximity to high quality transit areas and employment centers. As such, the Proposed Project would not conflict with policies associated with TOC areas.
6	Is the Project Site on a roadway identified in the City's High Injury Network?	**No Conflict.** The Project Site is identified in the City's High Injury Network along Pico Boulevard. However, the Proposed Project would comply with the City's Vision Zero Los Angeles Initiative. The Proposed Project would limit vehicular ingress and egress to and from the Project Site to a single driveway along Beverly Drive, the lower designation roadway. This would direct vehicles entering and exiting the Project Site away from Pico Boulevard, reducing potential conflicts with pedestrian and bicyclists traveling along this roadway. Further, the Proposed Project would create a development with sidewalk-facing entrances along the Proposed Project's Pico Boulevard frontage, thus enriching the existing pedestrian/bicyclist experience and activating the block as a pedestrian/bicyclist-safe environment. As such, no conflict would occur.
7	Does the Project propose repurposing existing curb space? (Bike corral, car-sharing, parklet, electric vehicle charging, loading zone, curb extension, etc.)	**No Conflict**. The Proposed Project would remove and reconfigure the existing westerly driveway on Pico Boulevard to provide a new yellow curb with a 40-foot commercial loading zone on Pico Boulevard. Locating the commercial loading zone on Pico Boulevard is required due to the narrow width and slope of the alley, and circulation conflicts with the adjacent residential parking spaces. The location and configuration of the loading area on Pico Boulevard has been reviewed and conditionally approved by the LADOT. These improvements would be implemented in coordination with LADOT, and thus would not conflict with long-term mobility needs identified in the Mobility Plan 2035.
8	Does the Project propose narrowing or shifting existing sidewalk placement?	**No Conflict**. The Proposed Project would not narrow any existing sidewalks nor shift existing sidewalk placement. The Proposed Project would include a 15-foot sidewalk along Pico Boulevard, a 15-foot sidewalk along Beverly Drive, and a 12-foot sidewalk along Reeves Street, adjacent to the Project Site. These sidewalks would be implemented in coordination with LADOT and thus would not conflict with pedestrian safety.
9	Does the Project propose paving, narrowing, shifting or removing an existing parkway?	**No Conflict**. The Proposed Project does not propose modification of an existing parkway.
10	Does the Project propose modifying, removing, or otherwise	**No Conflict**. The Proposed Project will not modify, remove, or otherwise affect existing bicycle infrastructure.

	affect existing bicycle infrastructure (ex: driveway proposed along street with bicycle facility)	
11	Is the Project Site adjacent to an alley? If yes, will the Project make use of, modify, or restrict alley access?	**No Conflict**. The Project Site is adjacent to an alleyway, which borders the Project Site to the south. This alleyway currently provides access to the surface parking of the Project Site's office building and the multi-family residential buildings to the south of the alleyway. Vehicular access to the Proposed Project's subterranean parking levels would be provided from Beverly Drive. Therefore, the Proposed Project would reduce traffic along the alleyway for the residents to the south. The Proposed Project does not propose to modify, or restrict alley access. As such, no conflict would occur.
12	Does the Project create a cul-de-sac or is the Project Site adjacent to an existing cul-de-sac? If yes, is the cul-de-sac consistent with design goal in Mobility Plan 2035 (maintain through bicycle and pedestrian access)?	**No Conflict**. The Project Site is not located adjacent to a cul-de-sac. As such, there would be no conflict with the Mobility Plan 2035.
Access: Driveways and Loading		
13	Does the Project Site introduce a new driveway or loading access along an arterial (Avenue or Boulevard)?	**No Conflict**. Pico Boulevard is classified as an Avenue I arterial in the Mobility Plan 2035. The Proposed Project would remove and reconfigure the existing westerly driveway on Pico Boulevard to provide a new yellow curb with a 40-foot commercial loading zone on Pico Boulevard. Locating the commercial loading zone on Pico Boulevard is required due to the narrow width and slope of the alley, and circulation conflicts with the adjacent residential parking spaces. The location and configuration of the loading area on Pico Boulevard has been reviewed and conditionally approved by the LADOT. Therefore, the Proposed Project would not be in conflict with long-term mobility needs identified in the Mobility Plan 2035.
14	If yes to 13, Is a non-arterial frontage or alley access available to serve the driveway or loading access needs?	**No Conflict.** The Proposed Project would not introduce any new driveways along an arterial. However, the Proposed Project would remove and reconfigure the existing westerly driveway on Pico Boulevard to provide a new yellow curb with a 40-foot commercial loading zone on Pico Boulevard. Locating the commercial loading zone on Pico Boulevard is required due to the narrow width and slope of the alley, and circulation conflicts with the adjacent residential parking spaces. The location and configuration of the loading area on Pico Boulevard has been reviewed and conditionally approved by the LADOT due to the existing site constraints. As such, the Project would not conflict with City policies.
15	Does the Project Site include a corner lot? (avoid driveways too close to intersections)	**No Conflict**. The Project Site is bound by Pico Boulevard, Beverly Drive, Reeves Street, and an alleyway. The Proposed Project would provide a single driveway along Beverly Drive, the lower designation roadway, at the southeast corner of the Project Site. This would direct vehicles entering and exiting the Project Site away from

		Pico Boulevard, reducing potential conflicts with pedestrian and bicyclists traveling along this roadway. Project Site access and driveway design would be designed and developed in consultation with the LADOT, LADBS, and the LAFD, and would not be in conflict with long-term mobility needs identified in the Mobility Plan 2035.
16	Does the Project propose driveway width in excess of City standard?	**No Conflict**. Per LADOT's Manual of Policies and Procedures, Section 321, it is recommended that two-way driveways serving multi-family residential projects with more than 25 parking spaces are 30 feet in width. The Proposed Project's driveway width is 20 feet wide. A 30 foot driveway is only a recommended width. The Proposed Project would ensure safe internal circulation, with approval from LADOT.
17	Does the Project propose more driveways than required by City maximum standard?	**No Conflict**. The Proposed Project proposes one two-way driveway along Beverly Drive, which is compliant with LADOT's Manual of Policies and Procedures, Section 321.
18	Are loading zones proposed as part of the Project?	**No Conflict**. The Proposed Project will close the existing westerly driveway on Pico Boulevard and will provide a new yellow curb to allow for a 40-foot commercial loading zone on Pico Boulevard. Locating the commercial loading zone on Pico Boulevard is required due to the narrow width and slope of the alley, and circulation conflicts with the adjacent residential parking spaces. The location and configuration of the loading area on Pico Boulevard has been conditionally approved by the LADOT. As such, the Proposed Project would not be in conflict with City policies that recommend loading be located away from arterial streets.
19	Does the Project include "drop-off" zones or areas? If yes, are such areas located to the side or rear of the building?	**No Conflict**. As discussed above, the Proposed Project proposes a commercial loading and drop-off zone on Pico Boulevard. The proposed loading/drop off zone would replace a former driveway and would not result in the loss of any street parking spaces. Further, the proposed loading/drop off zone has been conditionally approved by the LADOT. As such, the Proposed Project would not be in conflict with City policies that recommend locating drop off zones to the side or rear of the building.
20	Does the Project propose modifying, limiting/restricting, or removing public access to a public right-of-way (e.g., vacating public right-of-way)?	**No Conflict.** The Project does not propose to modify, limit or remove public access to public right-of-way.
Source: Los Angeles Department of Transportation (LADOT), Transportation Assessment Guidelines, Table 2.1-2: Questions to Determine Project Applicability to Plans, Policies, and Programs, July 2019.		

Construction Impacts

The Proposed Project is anticipated to be constructed over a period of approximately 24 months for completion anticipated in the Year 2023. The construction period would include sub-phases of demolition/site clearing, grading/excavation, building construction, and architectural coatings.

Peak haul truck activity would occur during the grading/excavation phase, and peak worker activity would occur during building construction.

As a standard condition of approval, a detailed Construction Management Plan, including street closure information, a detour plan, haul routes, and a staging plan would be prepared and submitted to the City and LADOT for review and approval prior to the start of construction activities. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The implementation of a Construction Management Plan in consultation with the LADOT would ensure that the Proposed Project is compliant with City procedures and regulations that address potential transportation impacts due to project construction and would ensure that any traffic impacts from construction of the Proposed Project would be less than significant without mitigation.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section 15064.3(b)(1) states for land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

Vehicle-Miles-Traveled Analysis

Following the passage of Senate Bill 743 (SB 743), the State of California's Governor's Office of Planning and Research (OPR) was tasked with developing new guidelines for evaluating transportation impacts under the California Environmental Quality Act (CEQA). These guidelines were intended to shift the transportation performance metric from automobile delay and LOS to one that would promote the reduction of greenhouse gas emissions and the development of multimodal and diverse transportation networks. As a result, OPR determined that, under the proposed update to the CEQA guidelines, vehicle-miles-traveled (VMT) would be established as the primary metric for evaluating environmental and transportation impacts.

Transportation Assessment Screening Criteria

In July 2019, the City of Los Angeles Department of Transportation (LADOT) updated the City's Transportation Assessment Guidelines (the "TAG") to conform to the requirements of Senate Bill 743 (SB 743). The TAG replaced the Transportation Impact Study Guidelines (December 2016) and shifted the performance metric for evaluating transportation impacts under the California Environmental Quality Act (CEQA) from level of service (LOS) to vehicle miles traveled (VMT) for studies completed within the City. Per the TAG, a Transportation Assessment is required when a project is likely to add 250 or more daily vehicle trips to the local street system. This trip generation assessment has been conducted to determine if the Project

would generate 250 or more net daily vehicle trips and would, thereby, require the preparation of a Transportation Assessment.

The City has updated the TAG to ensure compliance with Section 15064.3, subdivision (b)(1) of the CEQA Guidelines, which asks if a development project would result in a substantial increase in VMT. The TAG sets the following criterion for determining significant transportation impacts based on VMT:

> *For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?*

To assist in determining which development projects would conflict with CEQA Guidelines section 15064.3, subdivision (b)(1), the TAG establishes two screening criteria to evaluate whether further analysis of a land use project's impact based on VMT is required. Both of the following criteria must be met in order to require further analysis of a land use project's VMT contribution:

1. The land use project would generate a net increase of 250 or more daily vehicle trips.

2. The project would generate a net increase in daily VMT.

Net Project Trip Generation Assessment

Due to the unique nature of the Proposed Project's existing uses, the net Project trip generation was calculated using two approaches: (1) using the LADOT VMT Calculator Version 1.3, and (2) based on trip generation rates from the Institute of Transportation Engineers (ITE), the LADOT, and the San Diego Association of Governments (SANDAG). The methodology and results of these two approaches are summarized below.

Along with the updated TAG, LADOT developed the City of Los Angeles VMT Calculator Version 1.3 (the "VMT Calculator"), which calculates the daily vehicle trips, daily VMT, daily household VMT per capita, and daily work VMT per employee for land use projects. The VMT Calculator utilizes average daily trip generation rates from the ITE Trip Generation Manual, 9th Edition, 2012 and empirical trip generation data to determine the base daily trips associated with a land use project. The number of daily trips is further refined using data from the Environmental Protection Agency's (EPA's) Mixed-Use (MXD) Model and the City's Travel Demand Forecasting (TDF) Model.

The VMT Calculator was utilized to determine the net daily trip generation for the Proposed Project. The VMT Calculator contains a set of land-use categories with trip generation rates and corresponding trip type data that can be chosen as best matching a project's characteristics. For the Proposed Project and existing site land uses, the trip generation rates and trip type percentages for the most similar land uses were applied in the VMT Calculator.

As shown in Attachment A of the Trip Generation Assessment, the Housing (Multi-Family), Housing (Affordable Housing – Family), and Retail (High-Turnover Sit-Down Restaurant) land

use rates were applied to the corresponding Proposed Project uses. The Office (General Office) land use rates were applied to the existing office uses. However, the VMT Calculator does not provide trip generation rates for the existing car wash use. Thus, for screening purposes, the custom land use feature was used to estimate the daily trips and daily VMT for the existing car wash use. Data specific to the car wash use were inputted into the VMT Calculator in order to determine the daily VMT contribution of this use. This data included the number of daily trips, the number of employees, and the trip purpose splits for the car wash use. This use was assumed to generate 900 daily trips (calculated using SANDAG trip generation rates, as presented in Attachment 2) and employ approximately 16 workers on any given days. The trip purpose splits that were inputted into the VMT Calculator were taken from Appendix E of the City of Los Angeles VMT Calculator Documentation (November 2019), which presents the land use trip purpose assumptions for the various land use rates within the VMT Calculator. The trip purpose splits for the car wash land use were assumed to correspond with the trip purpose splits for the Auto Repair land use, as this is the most similar land use available in the VMT Calculator. As shown, based on the VMT Calculator, the Proposed Project would generate two (2) net daily vehicle trips and a decrease of 374 net daily VMT (proposed minus existing).

ITE, LADOT, and SANDAG Trip Generation Rates

Traffic-generating characteristics of many land uses, including the residential uses proposed for the Proposed Project, have been surveyed and documented in studies conducted under the auspices of ITE. This information is available in the manual, Trip Generation, 10th Edition, 2017, published by ITE. The trip generation rates in the ITE manual are nationally recognized, and are used as the basis for most traffic studies conducted in the City of Los Angeles and the surrounding region. In addition, the LADOT has developed affordable housing trip generation rates from vehicle trip count data collected at affordable housing sites in the City in 2016. As the ITE manual does not provide daily or AM peak hour trip generation rates for the car wash use, rates published by SANDAG were employed in the trip generation calculation.

For this analysis, the ITE Trip Generation rates, the LADOT survey-based trip generation rates, and the SANDAG rates, provided in Attachment 2 of the Trip Generation Assessment, were used to determine the daily, AM and PM peak-hour trips generated by the proposed site uses. The rates used to calculate the Proposed Project trip generation present a conservative condition, as these rates do not account for such trip-reducing factors as multi-purpose trips, extensive transit, bicycle, walking trips, or pass-by trips. These factors play a significant role in determining the actual traffic generating characteristics of a particular Project, and therefore, adjustments to the traffic generation estimates were deemed appropriate.

Trip reductions related to the Proposed Project are expected to occur as a result of “multi-purpose” or “internal” trips within the Project Site. This type of trip generally occurs at integrated “mixed-use” developments containing a variety of uses. For example, in this case, some of the residents of the building are expected to use the onsite restaurant use, thereby reducing some of the trips that this use would otherwise generate. Thus, the advantages of a mixed-use Project need to be considered for reasonable evaluation of the trip-making potential of such a Project.

The use of alternative modes of transportation that include public transportation, bicycling, and walking is an important consideration in the evaluation of the Proposed Project's trip making potential. These modes of transport are not accounted for in the ITE trip generation rates; therefore, appropriate adjustments were made to the Project trip generation to account for these trips.

Trip reduction factors for the Proposed Project also account for the presence of "pass-by" trips. These are trips that are due to an intermediate stop at the Project Site during an existing or previously planned trip. These intermediate stops may be for a planned purpose (such as a visit to a retail store on the way home from work), or they may be spur-of-the-moment "impulse" trips. Accounting for these adjustments more realistically reflects the fact that some trips related to the Proposed Project would be multi-purpose trips and some Project trips are already on the street system for another purpose. These trips, therefore, are not contributing additional traffic to the surrounding roadway network.

The differentiation between pass-by trips versus transit trips is important with regard to the assessment of potential Project traffic impacts at intersections adjacent to the Project Site. Per the LADOT traffic study policies and procedures, the pass-by type of trip discount is not appropriate for application to the site driveways or site adjacent intersections. These vehicle trips would eventually travel past the Project Site (and through the site adjacent intersections) and are not "eliminated" due to the existence of the Proposed Project. However, the trip ends to and from the Project Site do not represent new vehicle trips at area intersections. Transit trips, on the other hand, do not represent vehicle trips at the Project driveways. While this type of person trip is not "eliminated" by the Proposed Project's development, no private vehicle trip is generated as the trip occurs by walking or by transit. Thus, the Project Site would serve the same number of patrons, but generate fewer vehicle trips. A summary of the "baseline" trip generation adjustment factors are presented in Table 4.30.

Table 4.30
Project Trip Adjustment Factors

Land Use	Transit/Bicycle/Walk-In Usage	Pass-By Trips
Residential	10%	0%
Commercial	10%	20%
Office (to be removed)	10%	0%
Car Wash (to be removed)	0%	20%

Source: Crain and Associates, Trip Generation Assessment for the 9500 W. Pico Boulevard Residential Project, City of Los Angeles, August 14, 2020 (see Appendix G to this IS/ND).

The results of the Project trip generation calculations, including adjustments for internal capture, transit/bicycle/walk-in, and pass-by trips are summarized in Table 4.31. As shown in Table 4.31, it is estimated that the net Proposed Project would generate a net decrease of approximately 23 AM and a decrease of 7 PM peak-hour trips at area intersections.

Per the TAG, a Transportation Assessment is required when a project is likely to add 250 or more net daily vehicle trips to the local street system. Given that the Proposed Project is estimated to generate two (2) net daily vehicle trips to the local street system on a typical weekday, the Proposed Project is not expected to result in significant impacts to the surrounding transportation system. Therefore, neither a Transportation Assessment nor further analysis of transportation impacts is required for the Proposed Project. The Proposed Project would not generate more than 250 net daily trips and would not meet the first screening criteria requiring additional VMT analysis or Transportation Assessment. Thus, the Proposed Project is not expected to have a significant VMT impact, and impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant. A significant impact may occur if the Proposed Project includes new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project site access or other features were designed in such a way as to create hazard conditions. The Proposed Project would not include unusual or hazardous design features.

Table 4.31
Project Trip Generation Estimates

Land Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total [b]
Proposed Uses							
Apartment (ITE 221)	95 du	9	25	34	26	16	42
Affordable Units	13 du	3	4	7	3	3	6
High-Turnover Sit-Down Restaurant (ITE 932)	4,500 sf	25	20	45	27	17	44
Subtotal Proposed Trips:		***37***	***49***	***86***	***56***	***36***	***92***
Internal Trips [a]							
Apartment		(1)	(4)	(5)	(3)	(3)	(6)
Affordable Units		0	(1)	(1)	0	(1)	(1)
High-Turnover Sit-Down Restaurant		(5)	(1)	(6)	(4)	(3)	(7)
Subtotal Internal Trips:		***(6)***	***(6)***	***(12)***	***(7)***	***(7)***	***(14)***
Transit/Walk-in Trips							
Apartment	10%	(1)	(2)	(3)	(2)	(2)	(4)
Affordable Units	10%	0	(1)	(1)	0	(1)	(1)
High-Turnover Sit-Down Restaurant	10%	(2)	(2)	(4)	(2)	(2)	(4)
Subtotal Transit/Walk-in Trips:		***(3)***	***(5)***	***(8)***	***(4)***	***(5)***	***(9)***
Total Driveway/Adjusted Internal Trips:		***28***	***38***	***66***	***45***	***24***	***69***
Pass-by Trips							
Apartment	0%	0	0	0	0	0	0
Affordable Units	0%	0	0	0	0	0	0
High-Turnover Sit-Down Restaurant	20%	(4)	(3)	(7)	(4)	(3)	(7)
Subtotal Pass-by Trips:		***(4)***	***(3)***	***(7)***	***(4)***	***(3)***	***(7)***
Total Area Intersection Trips (Proposed Uses):		**24**	**35**	**59**	**41**	**21**	**62**
Existing Trip Generation (to be removed)							
Office (ITE 710)	7.236 ksf	7	1	8	1	7	8
Car Wash (ITE 948)	1 tunnel	18	18	36	39	39	79
Subtotal Existing Trips:		***25***	***19***	***44***	***40***	***46***	***86***
Transit/Walk-in Trips							
Office	10%	(1)	0	(1)	0	(1)	(1)
Car Wash	0%	0	0	0	0	0	0
Subtotal Transit/Walk-in Trips:		***(1)***	***0***	***(1)***	***0***	***(1)***	***(1)***
Total Driveway/Adjusted Internal Trips:		***24***	***19***	***43***	***40***	***45***	***85***
Pass-by Trips							
Office	0%	0	0	0	0	0	0
Car Wash	20%	(4)	(3)	(7)	(8)	(8)	(16)
Subtotal Pass-by Trips:		***(4)***	***(3)***	***(7)***	***(8)***	***(8)***	***(16)***
Total Area Intersection Trips (Existing Uses):		***20***	***16***	***36***	***32***	***37***	***69***
Net Project Trip Generation							
Total Driveway/Adjacent Intersection Trips:		**4**	**19**	**23**	**5**	**-21**	**-16**
Total Area Intersection Trips (Net Project):		**4**	**19**	**23**	**9**	**-16**	**-7**

Notes:

[a] *Unconstrained internal person trip capture rates for trip origins and trip destinations from the ITE Trip Generation Handbook(3rd Edition, 2017) assumed for vehicle trip capture between the proposed and existing project uses. The lower internal trip total from the separate trip origin and trip destination calculations was utilized for each pair of land uses sharing trips.*

Source: Crain and Associates, Trip Generation Assessment for the 9500 W. Pico Boulevard Mixed-Use Project, City of Los Angeles, August 14, 2020 (see Appendix G to this IS/ND).

Current vehicular access is provided by two driveways along Pico Boulevard, two driveways along Beverly Drive, and the alleyway, which provides access to the office building on the Project Site. The Proposed Project would provide one full-access driveway from Beverly Drive, which provides direct access to the subterranean parking garage. The width of the driveways would conform to LADOT minimum standards for a multi-family residential driveway and include a single inbound and single outbound travel lane. The circulation aisle widths of the parking areas are designed to allow adequate and safe circulation of vehicles without significant conflicts and conform to LADOT parking aisle width standards. The Proposed Project would not introduce new driveways with vehicular access to the Project Site, since a vehicular driveway exists where the Proposed Project's driveway is proposed. Therefore, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses and impacts would be less than significant.

d) Result in inadequate emergency access?

Less Than Significant Impact. A significant impact may occur if the project design would not provide emergency access meeting the requirements of the LAFD, or in any other way threatened the ability of emergency vehicles to access and serve the Project Site or adjacent uses. As previously discussed in Section VIII(g), the Project Site is not located in a disaster route according to the Los Angeles West Area Disaster Route Map of Los Angeles County.[66] Additionally, based on the City of Los Angeles Safety Element, the Project Site is not located on an identified disaster route or an adopted emergency response or evacuation plan.[67] Development of the Project Site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access or travel upon public rights-of-way. Further, the Proposed Project would be developed in a manner that satisfies the emergency response requirements of the LAFD. There are no hazardous design features included in the access design or site plan for the Proposed Project that could impede emergency access. Furthermore, the Proposed Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Therefore, the Proposed Project would not be expected to result in inadequate emergency access, and impacts would be less than significant.

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[66] *Los Angeles County Department of Public Works, City of Los Angeles West Area Disaster Route Map, August 13, 2008.*

[67] *City of Los Angeles, Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, April 1995.*

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would result in an increase in average daily vehicle trips and peak hour vehicle trips in the West Los Angeles Community Plan Area. In accordance with the methodology outlined in the City's TAG, long-term, or cumulative, traffic effects are determined through a consistency check with SCAG's RTP/SCS. The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and GHG reduction targets. As such, projects that are consistent with this plan in terms of development, location, density, and intensity are part of the regional solution for meeting air pollution and GHG goals. Projects that are deemed to be consistent would have a less than significant cumulative impact on VMT. Development in a location where the RTP/SCS does not specify any development may indicate a significant impact on transportation.

However, as noted in the City's TAG, for projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., VMT per capita or VMT per employee) in the analysis, a less than significant project impact conclusion is sufficient in demonstrating there is no cumulative VMT impact.[68] This is because projects that fall under the City's efficiency-based impact thresholds are already shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS. As noted in Question XVII(b), above, the Proposed Project's increase in VMT would be less than the threshold for a significant impact to occur, and the Proposed Project's contribution to cumulative VMT impacts is less than significant and would not be cumulatively considerable. Additionally, similar related projects would most likely be infill development, and thus would similarly promote transit use, reduce VMT, and not conflict with a program, plan, ordinance or policy addressing the circulation system. Further, all subsequent related projects would be individually evaluated, and any potential traffic impacts would be mitigated on a case-by-case basis, if necessary. Thus, the Proposed Project's cumulative traffic impacts, in connection with other related projects, would be less than significant. Therefore, the Proposed Project's cumulative transportation impact is considered less than significant.

XVIII. Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

[68] *City of Los Angeles Department of Transportation, Transportation Assessment Guidelines, page 2-10, July 2020.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less Than Significant Impact. As discussed in response to Checklist Question V.b (Cultural Resources, Archeological Resources), a records search was conducted with the South Central Coastal Information Center (SCCIC) to identify whether any known historic built resources, archaeological resources or archaeological survey areas occur on the Project Site or within the Project Site vicinity. The SCCIC records search (dated October 15, 2019 and provided in Appendix H.1 to this IS/ND) identified no archaeological resources within the Project Site boundaries. The archaeological sensitivity of the Project Site is unknown because there are no previous studies for the Project Site. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the Project Site area, buried resources could potentially be unearthed during project activities. As noted above, the Proposed Project would require excavations to a maximum depth of approximately 22 feet below grade for the two levels of subterranean parking. As such, it is possible that unknown tribal cultural resources could be discovered during construction of the Proposed Project, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur.

Public Resources Code Section 21084.2 establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." A project would cause a substantial

adverse change in the significance of a tribal cultural resource with cultural value to a California Native American tribe if such resource is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or if such resource is determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Public Resources Code 5024.1(c) states that "[a] resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

As discussed in response to Checklist Question V(b) (Cultural Resources, Archeological Resources), the Project Site and immediately surrounding areas do not contain any known archaeological sites or archaeological survey areas.[69] The Project Site is located in a highly urbanized area of the West Los Angeles Community Plan Area of the City of Los Angeles, and has been partially disturbed by past development activities along with associated control/maintenance of the existing buildings. The Proposed Project would involve the grading of 21,040 cy of soil export. Thus, the potential exists for the accidental discovery of archaeological materials. Because the presence or absence of such materials cannot be determined until the site is excavated, it is recommended that the City's standard condition of approval for addressing inadvertent discoveries of tribal cultural resources be incorporated into the Proposed Project's approval. The City's standard condition of approval requires that upon any discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the Proposed Project and the Department of City Planning. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbing activities, all such activities shall temporarily cease on the Project Site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth in the City's standard conditions of approval. With the implementation of regulatory compliance measures described in Section V(b) and the City's standard conditions of approval for

[69] *City of Los Angeles Department of City Planning, Environmental and Public Facilities Maps: Prehistoric and Historic Archaeological Sites and Survey Areas in the City of Los Angeles, September 1996.*

addressing inadvertent discoveries of archaeological or tribal cultural resources, potential impacts to tribal cultural resources would be less than significant without mitigation.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact. The Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. Pursuant to the procedures imposed by AB 52, pre-consultation request letters were sent on January 14, 2021 to local Native American Tribal representatives who are on file with the Department of City Planning as having requested to be notified of future development projects. The City of Los Angeles received one response and request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation on February 4, 2021; however, upon further evaluation of the Proposed Project, this tribe stated on March 23, 2021 that no further consultation or discussion is necessary regarding the Proposed Project.

A Sacred Lands File Search (SLFS) was also conducted with the Native American Heritage Commission (NAHC), a State-level agency established in 1976 which identifies, catalogs, and protects Native American cultural resources -- ancient places of special religious or social significance to Native Americans and known ancient graves and cemeteries of Native Americans on private and public lands in California. The NAHC is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural resources on public lands, overseeing the treatment and disposition of inadvertently discovered Native American human remains and burial items, and administering the California Native American Graves Protection and Repatriation Act (CalNAGPRA), among many other powers and duties. The SLFS yielded a positive result, with a recommendation to contact the Gabrieleno/Tongva San Gabriel Band of Mission Indians tribe for further information. However, this tribe did not request a consultation; the City of Los Angeles also sent a follow-up email and telephone call, with no responses.

As the Project Site is located within the ancestral tribal territory of the Gabrieleno Band of Mission Indians – Kizh Nation, it is unlikely that any other tribe would have significant information indicating substantial evidence of potential impacts to cultural or tribal resources. Based on the Project Site's prior soil disturbance and lack of any known Native American resources or cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native

American Tribe is considered low. With the regulatory compliance measures referenced above, impacts to tribal cultural resources remain less than significant during Project construction.

Cumulative Impacts

Less Than Significant Impact. As indicated above, the Project Site does not contain any known tribal cultural resources, nor did search results by the SCCIC or the Assembly Bill 52 consultation process provide substantial evidence as to the presence of tribal cultural resources on site. Additionally, compliance with standard conditions of approval and regulatory requirements would ensure potential impacts from inadvertent discovery would be reduced to a less-than-significant level. It is unknown whether or not any of the properties on which the related projects are located contain tribal cultural resources. However, similar to the Proposed Project, each of the related projects would be required to follow the regulatory requirements of Assembly Bill 52, as applicable, which includes notifying tribes to solicit consultation and to analyze and mitigate potential impact of tribal cultural resources. Any related project sites that contain tribal cultural resources would be required to comply with conditions of approval and/or site specific mitigation measures to avoid or substantially lessen potential impacts. Therefore, cumulative impacts would be less than significant.

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact may occur if a project would increase demands upon infrastructure to such a degree that the construction or relocation of facilities currently serving the Project Site would result in significant environmental impacts. The determination of whether a project results in a significant impact on water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities shall be made considering the following factors: (a) the total estimated demand for the project; (b) whether sufficient capacity exists in the infrastructure that would serve the project, taking into account the anticipated conditions at project buildout; and (c) whether improvements or upgrades necessary to serve the project would result in significant environmental impacts.

Water Treatment Facilities and Existing Infrastructure

The Los Angeles Department of Water and Power (LADWP) ensures the reliability and quality of water supply through an extensive distribution system that includes more than 7,200 miles of pipes, more than 100 storage tanks and reservoirs within the City, and eight storage reservoirs along the Los Angeles Aqueducts. Much of the water flows north to south, entering Los Angeles at the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area. The LAAFP has the capacity to treat approximately 600 million gallons per day (mgd). [70] In 2017, the LADWP's water system supplied 4 million customers with nearly 160 billion gallons of treated water, resulting in an

[70] *U.S. Department of Energy, website: https://betterbuildingssolutioncenter.energy.gov/showcase-projects/los-angeles-aqueduct-filtration-plant-modernization—-oxygen-plant-replacement, accessed August 2019.*

average daily water demand of approximately 438 mgd. Therefore, the LAAFP has a remaining capacity of treating approximately 162 mgd, which may fluctuate depending on the season.[71]

As shown in Table 4.32, the Proposed Project would generate a net decrease in water demand of approximately 26,387 gallons per day (gpd) of water, since the Proposed Project would replace an existing car wash, which typically has a high water demand. Additionally, because the Proposed Project's housing and population growth is within SCAG's forecast, the Proposed Project's increased water demand would not measurably reduce the LAAFP's capacity. Therefore, no new or expanded water treatment facilities would be required. With respect to water treatment facilities, the Proposed Project would have a less-than-significant impact.

Based on correspondence with LADWP, water mains that serve the Project Site include an existing 8-inch diameter pipe along Beverly Drive, a 6-inch diameter pipe along Pico Boulevard, and a 6-inch diameter pipe along Reeves Street. There are no known water service problems or deficiencies in the area. LADWP concluded that LADWP should be able to provide the domestic needs of the proposed Project from the existing water service. LADWP cannot determine the impact on the existing water system until the fire demands of the Proposed Project are known. Until that determination has been made, LADWP would assess the need for additional facilities, if needed.[72] Although no further upgrades are anticipated at this time, in the event that water main and/or other infrastructure upgrades are required for the proposed development, such infrastructure improvements would be conducted within the right-of-way easements serving the Project Site area, and would not create a significant impact to the physical environment. This is largely due to the fact that (a) any disruption of service would be of a short-term nature, (b) the replacement of the water mains would be within public rights-of-way, and (c) any foreseeable infrastructure improvements would be limited to the immediate project vicinity. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. Therefore, potential impacts resulting from water infrastructure improvements would be less than significant.

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[71] *Los Angeles Department of Water and Power, Water, L.A.'s Drinking Water Quality Report, website: http://www.ladwp.com/, accessed August 2019.*

[72] *Los Angeles Department of Water and Power, Water and Electricity Connection Services Request, 9500 Pico Mixed-Use Project, March 30, 2020 (See Appendix K to this IS/ND).*

Table 4.32
Proposed Project Estimated Water Demand

Type of Use	Size	Water Demand Rate (gpd/unit) [a]	Total Water Demand (gpd)
Existing Conditions (To Be Removed)			
Car Wash (1 tunnel)	900 vehicles	43 gpv	38,700 [b]
Office	7,236 sf	0.12 gpd/sf	868
		Total Existing Water Demand:	***39,568***
Proposed Project			
Residential: Studio	35 du	75 gpd/du	2,625
Residential: One-bedroom	51 du	110 gpd/du	5,610
Residential: Two-bedroom	16 du	150 gpd/du	2,400
Residential: Three-bedroom	6 du	190 gpd/du	1,140
Restaurant (1,000 sf)	45 seats	30 gpd/seat	1,350
Retail	2,250 sf	0.025 gpd/sf	56
		Total Proposed Project Water Demand:	***13,181***
		Less Existing Water Demand:	*-39,568*
		NET Project Site Water Demand:	**-26,387**

Notes: du= dwelling units; sf=square feet; gpd= gallons per day; gpv = gallons per vehicle

[a] *Consumption Rates based on City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer Generation Factor for Residential and Commercial Categories table, effective April 6, 2012. It is assumed that all water usage would convert to wastewater.*

[b] *Consumption from car wash assumes 43 gallons per vehicle and 900 trips per day from Transportation Report. Source for average gpv: International Car Wash Association, Water use in the Professional Car Wash Industry, September 2002.*

[c] *Restaurant assumes 2/3 of area would be designated for seating area (approximately 15 square feet per seat) and 1/3 area designated for back-of-house and kitchen space.*

Parker Environmental Consultants, 2020.

Wastewater Treatment Facilities and Existing Infrastructure

A project would normally have a significant wastewater impact if: (a) the project would cause a measurable increase in wastewater flows to a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or (b) the project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General plan and its elements.

The Los Angeles Bureau of Sanitation (BOS) provides sewer service to the Proposed Project Site area. Sewage from the Project Site is conveyed via sewer infrastructure to the Hyperion Water Reclamation Plant (HWRP). The Hyperion Water Reclamation Plant treats an average daily flow of 275 million gallons per day (mgd) on a dry weather day. Because the amount of wastewater entering the HWRP can double on rainy days, the plant was designed to

accommodate both dry and wet weather days with a maximum daily flow of 450 mgd and a peak wet weather flow of 800 mgd.[73] This equals a remaining capacity of 175 mgd of wastewater able to be treated at the HWRP. As shown in Table 4.33 below, the Proposed Project would generate a net decrease of approximately 26,387 gpd of wastewater, compared to existing conditions.

Table 4.33
Proposed Project Estimated Wastewater Generation

Type of Use	Size	Wastewater Demand Rate (gpd/unit) [a]	Total Wastewater Demand (gpd)
Existing Conditions (to be removed)			
Car Wash (1 tunnel)	900 vehicles	43 gpv	38,700 [b]
Office	7,236 sf	0.12 gpd/sf	868
		Total Existing Wastewater Generation:	***39,568***
Proposed Project			
Residential: Studio	35 du	75 gpd/du	2,625
Residential: One-bedroom	51 du	110 gpd/du	5,610
Residential: Two-bedroom	16 du	150 gpd/du	2,400
Residential: Three-bedroom	6 du	190 gpd/du	1,140
Restaurant (1,000 sf)	45 seats	30 gpd/seat	1,350
Retail	2,250 sf	0.025 gpd/sf	56
		Total Proposed Project Wastewater Generation:	***13,181***
		Less Existing Wastewater Generation:	*-39,568*
		NET Project Site Wastewater Generation:	**-26,387**

Notes: du= dwelling units; sf=square feet; gpd= gallons per day; gpv = gallons per vehicle

[a] *Consumption Rates based on City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer Generation Factor for Residential and Commercial Categories table, effective April 6, 2012.*

[b] *Consumption from car wash assumes 43 gallons per vehicle and 900 trips per day from Transportation Report. Source for average gpv: International Car Wash Association, Water use in the Professional Car Wash Industry, September 2002.*

Parker Environmental Consultants, 2020.

Based on the Bureau of Sanitation Wastewater Services Information Letter, the sewer lines serving the Project Site are adequate to serve the Proposed Project.[74] The Applicant would be required to submit a SCAR to verify the anticipated sewer flows and points of connection and to assess the condition and capacity of the sewer lines receiving additional sewer flows from the Proposed Project. Through the rules and regulations established in the City of Los Angeles Sewer Allocation Ordinance (Ord. 166,060), the Bureau of Sanitation (BOS) will re-verify the

[73] *City of Los Angeles Department of Public Works, Bureau of Sanitation, Hyperion Water Reclamation Plant, website: https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=t4yrq0jkq_4&_afrLoop=10780400868530458#!, accessed August 2019.*

[74] *Bureau of Sanitation, 9500 Pico Mixed-Use Project – Request for Wastewater Services Information, February 12, 2020 (see Appendix K to this IS/ND).*

gauging of the sewer lines and make the appropriate decisions on how best to connect to the local sewer lines at the time of construction. If it is later determined that the local sewer system has insufficient capacity to serve the Proposed Project, the Applicant would be required to replace or build new sewer lines to a point in the sewer system with sufficient capacity to accommodate the Proposed Project's increased flows. Any infrastructure improvements to update or expand the sewer lines in the Project vicinity, if necessary, would be limited to trenching, excavating and backfilling the sewer lines beneath the public right-of-way. Such construction activities would be localized in nature and would generally involve partial lane closures for a relatively short duration of time typically lasting a few days to a few weeks. Impacts to sewer capacity and infrastructure would be less than significant. Therefore, impacts to sewer capacity and infrastructure would be less than significant.

Stormwater Drainage Facilities

As described in Question X(c), the Proposed Project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. The Proposed Project would be required to demonstrate compliance with Low Impact Development (LID) standards and retain or treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. The Proposed Project Site is currently developed with a car wash, food stand, and office building. Runoff from the Project Site currently is and would continue to be directed towards existing storm drains in the Project vicinity. As stated previously in response to Checklist Question X(a), the Project shall comply with NPDES requirements and the LID regulations, and implement Best Management Practices (BMPs) during the construction and operation of the Proposed Project.

The appropriate design and application of BMPs devices and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. Thus, development of the Proposed Project would not create or contribute to runoff water, which may exceed the capacity of existing or planned stormwater drainage systems. Therefore, Project impacts to stormwater drainage facilities would be considered less than significant.

Electricity Infrastructure

Based on correspondence with LADWP, there are four underground 34.5 kilovolt (kV) circuits that run adjacent to the Project Site along Pico Boulevard, one underground 4.8 kV circuit that runs adjacent to the Project Site along Reeves Street and the alleyway in the rear of the property, and one overhead 4.8 kV circuit that runs adjacent to the Project along Reeves Street and the alleyway in the rear of the property.[75] The Proposed project would require on-site transportation and may require underground line extensions on public streets. The projected increase in electrical demand due to the Proposed Project would not have an adverse impact on its electrical system. Depending on the exact location and size of the requested services (to be

[75] *Los Angeles Department of Water and Power, Water and Electricity Connection Services Request, 9500 Pico Mixed-Use Project, March 30, 2020 (See Appendix K to this IS/ND).*

determined as site plans are finalized), the Project Applicant may be financially responsible for some infrastructure improvements necessary to serve the Proposed Project (e.g. installation of electric power facilities or service connections or adding a line extension on the public street). New service connections may occasionally result in temporary disruptions in electrical services for existing customers. However, no outages or short outage is anticipated to occur when connecting the Proposed Project.

Additionally, as discussed in Question VI(a) above, electric service is available and would be provided to the Project Site. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for the Proposed Project would be part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system. The LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model. In planning sufficient future resources, the LADWP's Power SLTRP incorporates the estimated power requirement for the Proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs. Based on Appendix A of LADWP's 2017 SLTRP, LADWP forecasts that its total energy sales in the 2022-2023 fiscal year (the Proposed Project's buildout year) would be 22,802 GWh of electricity. As such, the Proposed Project's estimated annual usage 579,386 kWh would be a small fraction of one percent of LADWP's projected sales for 2023. Electricity supplies from LADWP are adequate to serve the Proposed Project, and any improvements to existing infrastructure would not be expected to result in any significant secondary environmental effects. Therefore, the Proposed Project impacts to local and regional electricity supplies and existing electrical facilities would be less than significant.

Natural Gas

The Southern California Gas Company manages the pipelines adjacent to the Project Site. If problems/deficiencies were to exist, appropriate actions (e.g. pressure betterments, natural gas supplies) would need to be initiated to solve problems. It is anticipated that the SCG would be able to meet the natural gas demands of the Proposed Project; however, a natural gas survey of equipment would be completed to identify if the current infrastructure would sustain the demand for the Proposed Project. Further, since natural gas supplies vary with time, the Southern California Gas Company's ability to accommodate Proposed Project's demand for natural gas supplies can only be evaluated when the Proposed Project is approved.

Since the Proposed Project is located in an area already served by existing natural gas infrastructure, the Proposed Project would not require extensive infrastructure improvements to serve the Project Site. It is not anticipated that any new natural gas distribution pipelines or infrastructure facilities would be constructed or expanded as a result of the Proposed Project. The Proposed Project would however, require local infrastructure improvements to connect to the existing infrastructure serving the Project area. "Hooking-up" disruptions cannot be determined until the actual natural gas demand is known. However, impacts associated with

utility upgrades or additional connections would be temporary in nature and would not require new supply facilities.

As estimated above in Section VI, Energy, the Proposed Project's net natural gas demands are estimated to be approximately 967,393 cubic feet (cf) per year. The natural gas consumption of almost 1 million cubic feet per year would represent a very small fraction of one percent of the SCG's existing natural gas storage capacity and therefore, would be well within the SCG's existing natural gas storage capacity of 112.5 billion cubic feet as of 2018. The operation of the Proposed Project would not result in the increase in demand for natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities. Therefore, the proposed Project would result in a less than significant impact to natural gas infrastructure capacity.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact may occur if a project would increase water consumption to such a degree that new water sources would need to be identified. The determination of whether the Proposed Project results in a significant impact on water shall be made considering the following factors: (a) the total estimated water demand for the project; (b) whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout; (c) the amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and (d) the degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

The City's water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District (MWD) of Southern California, which is obtained from the Colorado River Aqueduct. The MWD utilizes a land-use based planning tool that allocates projected demographic data from the SCAG into water service areas for each of MWD's member agencies. The 2015 Urban Water Management Plan (UWMP), which estimates future demand based on population and growth estimated reported in SCAG's RTP/SCS, projects a total water demand and supply of 675,685 AFY in 2040. With its current water supplies, planned future water conservation, and planned future water supplies, LADWP will be able to reliably provide water to its customers through the 25-year planning period covered by the 2015 UWMP. Through various conservation strategies, the LADWP will be able to reduce the City's water demand during dry years to respond to any reductions to water supplies during multiple dry years.

As shown in Table 4.32, the Proposed Project would decrease the water consumption at the Project Site, when compared to existing conditions. Through the 2015 UWMP, the LADWP has demonstrated that it can provide adequate water supplies for the City through the year 2040, with implementation of conservation strategies and proper supply management. Accordingly, the Proposed Project's anticipated water demand has been accounted for and would not exceed

the water demand estimates of the City's 2015 UWMP. Thus, the Proposed Project would have a less-than-significant impact on water demand.

In addition, high efficiency water closets, high efficiency urinals, water saving showerheads, and low-flow faucets must be installed in new construction. The flow rates of new plumbing fixtures must comply with the most stringent of the following: Los Angeles City Ordinance No. 184,248, Los Angeles Ordinance No. 184,692, the 2020 Los Angeles Plumbing Code, the 2019 California Green Building Standards Code (CAL Green) and the 2020 Los Angeles Green Building Code. With respect to landscaping, the Proposed Project would be required to comply with Los Angeles City Ordinance No. 170978 and the City of Los Angeles Irrigation Guidelines, which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

The City of Los Angeles has enacted legislation to address the water supply shortages caused by the recent statewide drought. Los Angeles City Ordinance No. 181,288 (Emergency Water Conservation Plan) imposes phased water rationing during drought conditions and imposes penalties for users that do not comply. When water rationing is in effect, landscape irrigation is prohibited between the hours of 9:00 AM and 4:00 PM. Specific watering days and maximum irrigation rates are also defined in this ordinance. Compliance with the regulatory compliance measures identified above would reduce the Proposed Project's demands for potable water resources to a less than significant level.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project, related projects and the cumulative growth throughout the City of Los Angeles, would further increase the demand for potable water within the City of Los Angeles. Through the 2015 Urban Water Management Plan, the LADWP has demonstrated that it can provide adequate water supplies for the City of Los Angeles through the year 2040, with implementation of conservation strategies and proper supply management. This estimate is based in part on demographic projections obtained for the LADWP service area from the Metropolitan Water District (MWD). The MWD utilizes a land-use based planning tool that allocates projected demographic data from the Southern California Association of Governments (SCAG) into water service areas for each of MWD's member agencies. MWD's demographic projections use data reported in SCAG's RTP/SCS. As discussed previously in Section XIV, Population and Housing, the Proposed Project's population and employment growth is consistent with SCAG's growth projections for the City of Los Angeles subregion. As such, the additional water demands generated by the Proposed Project and similar subsequent projects are accounted for in the 2015 Urban Water Management Plan. Therefore, cumulative impacts with regards to water supply will be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. A project would normally have a significant wastewater impact if: (a) the project would cause a measurable increase in wastewater flows to a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or (b) the project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements. As stated in Checklist Question XIX(b), above, the sewage flow will ultimately be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the Proposed Project.[76] Therefore, impacts would be less than significant.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would further increase regional demands on HWRP's capacity.

Local Wastewater Generation

Similar to the Proposed Project, each related project would be required to submit a SCAR and obtain approval by the Department of Public Works to ensure adequate sewer capacity for each related project. Since all subsequent projects, like the Proposed Project, would require approval from the Bureau of Sanitation, signifying that the sewer lines serving the Project Site have adequate capacity, the Proposed Project and future similar projects would not be expected to contribute to a local cumulative impact. Locally, the Proposed Project would not be cumulatively considerable.

Regional Wastewater Generation

The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the HWRP's service to the City of Los Angeles and surrounding area. However, it is anticipated that the 175 mgd of available capacity in the HWRP would not be significantly reduced with the cumulative wastewater generation from the related projects and Proposed Project. As such, cumulative impacts with respect to wastewater demand would be less than significant.

[76] *City of Los Angeles Department of Public Works, Bureau of Sanitation, Hyperion Treatment Plant, website: https://www.lacitysan.org, accessed August 2019.*

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The determination of whether a project results in a significant impact on solid waste shall be made considering the following factors: (a) amount of projected waste generation, diversion, and disposal during demolition, construction, and operation of the project, considering proposed design and operational features that could reduce typical waste generation rates; (b) need for additional solid waste collection route, or recycling or disposal facility to adequately handle project-generated waste; and (c) whether the project conflicts with solid waste policies and objectives in the Source Reduction and Recycling Element (SRRE) or its updates, the Solid Waste Management Policy Plan (SWMPP), Framework Element of the Curbside Recycling Program, including consideration of the land use-specific waste diversion goals contained in Volume 4 of the SRRE.

Solid waste generated within the City is disposed of at privately owned landfill facilities throughout Los Angeles County. While the Bureau of Sanitation provides waste collection services to single-family and some small multi-family developments, private haulers provide waste collection services for most multi-family residential and commercial developments within the City. Solid waste transported by both public and private haulers is recycled, reused, transformed at a waste-to-energy facility, or disposed of at a landfill. Under the City's RENEW LA Plan, adopted in February 2006, the City committed to reaching Zero Waste. The goal of Zero Waste as defined by the RENEW LA Plan is to reduce, reuse, recycle, or convert the resources currently going to disposal so as to achieve an overall diversion rate of 90 percent or more by the year 2025 and becoming a Zero Waste city by 2030.[77] State law (AB 341) currently requires at least 50% solid waste diversion and establishes a state-wide goal of not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020. As of 2012, the City of Los Angeles achieved a landfill diversion rate of 76.4%, based upon the calculation methodology adopted by the State of California.[78]

Moreover, state law requires mandatory commercial recycling in all businesses and multi-family complexes and imposes additional reporting requirements on local agencies, including the City of Los Angeles. In order to meet these requirements and goals, the City has established an exclusive, competitive franchise system for the collection, transportation and processing of commercial and multi-family solid waste that will aid the City in meeting its diversion goals by, among other things: (i) requiring franchisees to meet diversion targets; (ii) increasing the capacity for partnership between the City and solid waste haulers; (iii) allowing the City to establish consistent methods for diversion of recyclables and organics; (iv) increasing the City's ability to track diversion, which will enable required reporting and monitoring of state mandated

[77] *City of Los Angeles, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013, Final Adoption, April 2015.*

[78] *City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, March 2013.*

commercial and multi-family recycling; (v) increasing the City's ability to ensure diversion quality in the processing facilities handling its waste and recyclables; and (vi) increasing the City's capacity to enforce compliance with federal, state, county, and local standards.

In 2017, the City of Los Angeles entered into exclusive franchise agreements with waste haulers to provide solid waste, commingled recyclables, and organics collection, transfer, disposal and processing services to commercial and multifamily establishments in the City. The companies that were awarded the contract for each franchise secured a dedicated waste stream, increasing the financial viability to develop new organic waste processing and conversion technology facilities in the vicinity of the City of Los Angeles. The Project Site is located within the West Los Angeles Commercial Waste Franchise Zone, which is serviced under contract to Athens Services. Under the existing contract, the service provider is required to deliver solid waste resources collected to the following certified facilities: the Athens Sun Valley Materials Recovery Facility, located at 11121 Pendleton Street and the Chiquita Canyon Landfill, located at 29201 Henry Mayo Drive. All solid waste is disposed to the Athens Sun Valley Materials Recovery Facility. Then all trash and non-recyclables materials are transferred to a landfill that accepts non-recyclable waste. It is assumed that the Proposed Project's solid waste would be disposed of at the Chiquita Canyon Landfill. The Chiquita Canyon Landfill has a remaining capacity of 59.7 million tons and has an estimated remaining life of 29 years.[79]

The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility. Debris from demolition of any asphalt surface parking located on the Project Site would be recycled/recovered and would not be deposited in area landfills. Based on the calculations provided in Table 4.34, it is estimated that the proposed construction activities would generate approximately 1,768 tons of debris during the demolition and construction process that would be exported to a landfill located within the City. In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, the Applicant's contractor would be required to obtain an AB 939 Compliance Permit from the Bureau of Sanitation certifying the delivery of the construction and demolition waste to a certified construction and demolition waste processing facility.

[79] *County of Los Angeles, Department of Public Works, Countywide Integrated Waste Management Plan, 2018 Annual Report, December 2019.*

Table 4.34
Estimated Construction and Demolition Debris

Construction Activity	Size	Rate [a]	Generated Waste (tons)
Demolition			
Commercial/Office	14,483 sf	155 lbs/sf	1,122
Asphalt	15,000 sf [b]	2,400 lbs/cy	333
		Total Demolition Debris:	***1,455***
Construction			
Residential	93,621 sf	4.38 lbs/sf	205
Commercial	3,250 sf	3.89 lbs/sf	6
Parking, Storage, and Utility	52,595 sf	3.89 lbs/sf	102
		Total Construction Debris:	***313***
		Total Construction and Demolition Debris:	**1,768**

Notes: sf= square feet; cy = cubic yards
[a] *USEPA Report No EPA530-98-010, Characterization of Building Related Construction and Demolition Debris in the United States, July 1998.*
[b] *It is assumed existing asphalt would be approximately ½-foot beneath grade.*
Source: Parker Environmental Consultants, 2020.

As shown in Table 4.35, below, Estimated Operational Solid Waste Generation, the Proposed Project's net increase in solid waste generation during operation of the Proposed Project would be 1,037 pounds per day or approximately 189 tons per year. However, this estimate is conservative, as it does not factor in any recycling or waste diversion programs. The Proposed Project's solid waste would be handled by private waste collection services. The amount of solid waste generated by the Proposed Project is within the available capacities at area landfills and Project impacts to regional landfill capacity would be less than significant. In compliance with AB 341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB 341.

The Proposed Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure and is within the available capacities of area landfills. Therefore, the Proposed Project's impacts to solid waste generation would be less than significant.

Table 4.35
Expected Operational Solid Waste Generation

Type of Use	Size [a]	Solid Waste Generation Rate [b] (lbs/unit/day)	Total Solid Waste Generated (lbs/day)
Existing Conditions (to be removed)			
Car Wash (7,247 sf)	7 emp	10.53 lbs/employee	74
General Office (7,236 sf)	29 emp	10.53 lbs/employee	305
Subtotal Existing Solid Waste Generation:			***379***
Proposed Project			
Residential	108 du	12.23 lbs/du/day	1,321
Commercial/Retail	9 emp	10.53 lbs/employee	95
Subtotal Project Solid Waste Generation:			***1,416***
Less Existing Solid Waste Generation:			*-379*
Net Total Project Solid Waste Generation:			**1,037**

Notes: du = dwelling unit; sf = square feet; emp = employee
[a] *Employee generation for existing and proposed uses are based on LADOT's City of Los Angeles VMT Calculator Documentation, Version 1.3, Table 1, May 2020.*
[b] *L.A. CEQA Thresholds Guide, page M.3-2. Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill.*
Source: Parker Environmental Consultants, 2020.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. In addition, AB 1327 provided for the development of the California Solid Waste Reuse and Recycling Access Act of 1991, which requires the adoption of an ordinance by any local agency governing the provision of adequate areas for the collection and loading of recyclable materials in development projects. Furthermore, Assembly Bill 341 (AB 341), which became effective on July 1, 2012, requires businesses and public entities that generate four cubic yards or more of waste per week and multi-family dwellings with five or more units, to recycle. The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills and expand opportunities for recycling in California. In addition, in March 2006, the Los Angeles City Council adopted RENEW LA, a 20-year plan with the primary goal of shifting from waste disposal to resource recovery within the City, resulting in "zero waste" by 2030. The "blueprint" of the plan builds on the key elements of existing reduction and recycling programs and infrastructure, and combines them with new systems and conversion technologies to achieve resource recovery (without combustion) in the form of traditional recyclables, soil amendments, renewable fuels, chemicals, and energy. The plan also calls for reductions in the quantity and

environmental impacts of residue material disposed in landfills. More recently, in October 2014, Governor Jerry Brown signed AB 1826, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste generated per week. Specifically, beginning April 1, 2016, businesses that generate eight cubic yards of organic waste per week shall arrange for organic waste recycling services. In addition, beginning January 1, 2017, businesses that generate four cubic yards of organic waste per week shall arrange for organic waste recycling services. Mandatory recycling of organic waste is the next step toward achieving California's recycling and greenhouse gas emission goals. Organic waste such as green materials and food materials are recyclable through composting and mulching, and through anaerobic digestion, which can produce renewable energy and fuel. Reducing the amount of organic materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 (California Global Warming Solutions Act of 2006) Scoping Plan.

The Proposed Project would be consistent with the applicable regulations associated with solid waste. Specifically, the Proposed Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that development projects include an on-site recycling area or room of specified size. The Proposed Project would also comply with AB 939, AB 341, AB 1826 and City waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. Since the Proposed Project would comply with federal, State, and local statutes and regulations related to solid waste, impacts would be less than significant and no mitigation measures are required.

Cumulative Impacts

Less Than Significant Impact. Development of the Proposed Project in conjunction with the related projects would further increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing landfills serving the City of Los Angeles. Based on the 2018 Los Angeles County Countywide Integrated Waste Management Plan (CoIWMP) Annual Report, the countywide cumulative need for Class III landfill disposal capacity of approximately 176.1 million tons in the year 2033 will exceed the 2018 remaining permitted Class III landfill capacity of 163.4 million tons.[80] However, solutions to resolve the regional solid waste disposal needs beyond 2030 are continuously being investigated at the state, regional, and local levels. The regional scenario analyses presented in the Countywide Integrated Waste Management Plan – Los Angeles County – Countywide Summary Plan and Citing Element (adopted December 2016) demonstrate that the County could meet its disposal capacity needs by promoting extended producer responsibility, continuing to enhance diversion programs and increasing the Countywide diversion rate, and developing conversion and other alternative technologies. Additionally, by successfully permitting and developing all proposed in-County landfill expansions, utilizing available or planned out-of-County disposal facilities, and developing

[80] *County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2018 Annual Report, page 39, December 2019.*

infrastructure to facilitate exportation of waste to out-of-County landfills, the County may further ensure adequate disposal capacity is available throughout the planning period. Thus, cumulative impacts with respect to regional solid waste impacts would be less than significant.

Furthermore, it should be noted that the City of Los Angeles Solid Waste Management Plan (AB 939) sets forth strategies that would provide adequate landfill capacity through 2037 to accommodate anticipated growth. The Bureau of Sanitation has projected the need for waste disposal capacity based on SCAG's regional population growth projections. The growth associated with the Proposed Project is within those projections. Furthermore, projects within the City of Los Angeles must comply with the City's SRRE.

As of 2012 the City of Los Angeles achieved a landfill diversion rate of 76.4%, based upon the calculation methodology adopted by the State of California.[81] Waste diversion rates are required to increase to 75 percent by 2025 and through on-going development of waste management infrastructure over the last decade and innovative source reduction, reuse, recycling and composting programs have been implemented. The City is also developing programs to ultimately meet a goal of zero waste by 2030. Thus, the Proposed Project's contribution to cumulative impacts would continue to decrease as future projects become even more sustainable and increase waste diversion rates in accordance with City goals. Moreover, as with the Proposed Project, other related projects would participate in regional source reduction and recycling programs significantly reducing the amount of solid waste deposited in area landfills. Therefore, the Proposed Project's contribution to cumulative solid waste impacts would be less than cumulatively considerable, and cumulative impacts with respect to solid waste would be less than significant.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

[81] *City of Los Angeles, Bureau of Sanitation, Zero Waste Progress Report, March 2013.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Responses a through d: No Impact. A potential significant impact upon wildfire hazards could occur if the Project Site were to be located on state responsibility areas or lands classified as very high fire hazard severity zones. Lands subject to this provision have been designated by the City of Los Angeles Fire Department pursuant to Government Code 51178 that were identified and recommended to local agencies by the Director of Forestry and Fire Protection based on criteria that includes fuel loading, slope, fire weather, and other relevant factors. These areas must comply with the Brush Clearance Requirements of the Fire Code. The Very High Fire Hazard Severity Zone (VHFHSZ) was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone." The Proposed Project Site is not located within a state responsibility area or land classified as a very high fire hazard severity zone. Therefore, this checklist question is not applicable to the Proposed Project and no impact would occur.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of California history or prehistory?				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. A significant impact would occur only if the Proposed Project results in potentially significant impacts for any of the above issues. The Proposed Project is located in a densely populated urban area and would have no significant impacts with respect to biological resources or California's history or pre-history. As noted in the analysis above, the site is developed with a car wash and office building and does not support any substantial habitat of a fish or wildlife species. Vegetation on the site is limited to ornamental trees on-site. Compliance with standard regulatory compliance measures and standard conditions of approval would reduce to a less than significant impact level the potential impacts upon migratory bird species associated with the proposed tree removals, should construction commence during the breeding season.

Additionally, although no known direct impacts to historic resources are anticipated, implementation of the standard conditions of approval discussed above and compliance with existing regulations would ensure any impacts upon cultural resources are reduced to a less than significant level in the unlikely event any such historic, or archaeological materials are accidentally discovered during the construction process.

With respect to paleontological resources, excavations that extend down below five feet may encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the area of the Proposed Project, therefore, should be monitored closely to

quickly and professionally recover any fossil remains discovered while not impeding development. With adherence to regulatory compliance measures and standard conditions of approval discussed above, any impacts to paleontological resources would be reduced to a less-than-significant level. Therefore, with implementation of standard conditions of approval and adherence to regulatory compliance measures, the Proposed Project would not have the potential to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. A significant impact may occur if the Proposed Project, in conjunction with other related projects in the area of the Project Site, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. As concluded in the cumulative impact analysis provided under each Checklist Question above, the Proposed Project's incremental contribution to cumulative impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, utilities, tribal cultural resources, and wildland fire hazards would be less than significant. As such, the Proposed Project's contribution to cumulative impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Proposed Project would not have significant environmental effects on human beings, either directly or indirectly after mitigation.

Section 5. Preparers and Persons Consulted

Lead Agency

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 750
Los Angeles, California 90012

More Song, Planning Assistant

Project Applicant

TRG 9500 W Pico, LLC
11150 . Olympic Boulevard, Suite 975
Los Angeles, CA 90064

Daniel Shore

Environmental Consultant

Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Shane E. Parker, President
Elise Lorenzana-Cronkrite, Senior Environmental Planner
Adrianna Gjonaj, Environmental Planner
Rachel Mills-Coyne, Assistant Environmental Planner
Ryan Morrison, Intern

Entitlements Consultant

Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

Jessica Hencier

Architect

Abramson Architects
8924 Lindblade Street
Culver City, CA 90232

Landscape Architect

Courtland Studio, LLC
505 E. Colorado Boulevard, Mezz C
Pasadena, CA 91101

Paul Lewis, Licensed Landscape Architect

Geotechnical Engineers

Feffer Geological Consulting, Inc.
1990 S. Bundy Drive, Suite 400
Los Angeles, CA 90025

Joshua R. Feffer, Principal Engineering Geologist
Dan Daneshfar, Principal Engineer

Environmental Engineers

Partner Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, CA 90501

Charles Tallinger, Relationship Manager

Methane Consultants

Brownfield Subslab
5655 Lindero Canyon Road, #106-3
Westlake Village, CA 91362

Charles McCormick, Professional Engineer

Traffic Consultant

Crain & Associates
300 Corporate Pointe, Suite 470
Culver City, CA 90230

Ryan Kelly, Senior Transportation Engineer

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2. Acronyms and Abbreviations

AAM	Annual Arithmetic Mean
AB	Assembly Bill
ACM	Asbestos-containing materials
AEP	Association of Environmental Professionals
AFY	Acre-feet per year
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society of Testing and Materials
ASTs	above-ground storage tanks
ATCS	Adaptive Traffic Control System
Basin	South Coast Air Basin
BMPs	Best Management Practices
C/D	construction/demolition
CAA	Clean Air Act
CAAQS	California ambient air quality standards
Caltrans	California Department of Transportation
Cal/EPA	California Environmental Protection Agency
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code (2007)
CCAA	California Clean Air Act
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
Cf	Cubic feet
CFC	Chlorofluorocarbons
CGS	California Geological Survey
CH_4	Methane
CHMIRS	California Hazardous Material Incident Report System
CiSWMPP	City of Los Angeles Solid Waste Management Policy Plan
CIWMA	California Integrated Waste Management Act
CLARTS	Central Los Angeles Refuse Transfer Station
CMP	Congestion Management Plan
CNEL	Community Noise Exposure Level
CO	carbon monoxide
CO_2	carbon dioxide
CO2e	carbon dioxide equivalent
COHb	carboxyhemoglobin
COPC	Chemical of Potential Concern
CORRACTS	Corrective Action Treatment, Storage, and Disposal Facilities
CPA	Community Plan Area
CPT	cone penetrometer test
CPU	Crime Prevention Unit
CRA/LA	Community Redevelopment Agency of the City of Los Angeles

CUP	conditional use permit
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yards
dB	decibel
dBA	A-weighted decibel scale
d/D	flow level
DHS	California Department of Health and Services
DOGGR	California Department of Conservation Division of Oil, Gas, and Geothermal Resources
DWP	Department of Water and Power
DWR	California Department of Water Resources
du	dwelling unit
EIR	Environmental Impact Report
EMS	Emergency Medical Service
EOO	Emergency Operations Organization
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
EZ	Los Angeles State Enterprise Zone
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTIP	Federal Transportation Improvement Program
GBCI	Green Building Certification Institute
GHG	greenhouse gas
gpd	gallons per day
gpm	gallons per minute
GWP	Global Warming Potential
HFC	hydrofluorocarbons
HQTA	High-Quality Transit Areas
HSA	Hyperion Service Area
HTP	Hyperion Treatment Plant
HVAC	Heating, Ventilation and Air Conditioning
I-101	Hollywood Freeway
ISO	Interim Control Ordinance
ITE	Institute of Transportation Engineers
km	kilometers
kV	kilovolt
kWh	kilowatt-hours
LAA	Los Angeles Aqueduct
LAAFP	Los Angeles Aqueduct Filtration Plant
LABC	City of Los Angeles Building Code
LABS	Los Angeles Department of Public Works Bureau of Sanitation
LADBS	Los Angeles Department of Building and Safety
LADOT	Los Angeles Department of Transportation
LADRP	Los Angeles Department of Recreation and Parks
LADWP	Los Angeles Department of Water and Power
LAFD	Los Angeles Fire Department
LAMC	Los Angeles Municipal Code

LAPD	Los Angeles Police Department
LAPL	Los Angeles Public Library
LARWQCB	Los Angeles Regional Water Quality Control Board
LAUSD	Los Angeles Unified School District
LBP	Lead-based paint
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
L_{dn}	day-night average noise level
LEED	Leadership in Energy and Environmental Design
L_{eq}	equivalent energy noise level/ambient noise level
LID	Low Impact Development
LOS	Level of Service
LST	localized significance thresholds
LUST	leaking underground storage tank
LUTP	Land Use/Transportation Policy
MBTA	Migratory Bird Treaty Act
MCE	Maximum Considered Earthquake
MEP	maximum extent practicable
MERV	Minimum Efficiency Reporting Value
Metro	Los Angeles County Metropolitan Transit Authority
mgd	million gallons per day
mi	miles
MPO	Metropolitan Planning Organization
MS4	medium and large municipal separate storm sewer systems
msl	mean sea level
mm	millimeters
M_{max}	maximum moment magnitude
MTA	Metropolitan Transportation Authority
MWD	Metropolitan Water District
MWh	Mega-Watt hours
N_2O	nitrous oxide
NAAQS	National ambient air quality standards
NAHC	Native American Heritage Commision
NFRAP	No Further Remedial Action Planned Sites
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
O_3	Ozone
OAL	California Office of Administrative Law
OPR	Office of Planning and Research
Pb	lead
PCB	polychlorinated biphenyl
PCE	tetrachloroethylene
PEC	Potential environmental concern
PFC	perfluorocarbons
PGA	peak horizontal ground acceleration
PM	particulate matter
PM_{10}	respirable particulate matter

$PM_{2.5}$	fine particulate matter
ppd	pounds per day
ppm	parts per million
PSI	pounds per square inch
PUC	Public Utilities Commission (also see CPUC)
PWS	Public water suppliers
RCP	Regional Comprehensive Plan
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation Recovery Act
RD	Reporting District
REC	Recognized Environmental Condition
ROG	Reactive Organic Gases
ROWD	Report of Waste Discharge
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCG	Southern California Gas Company
SCH	State Clearinghouse
sf	square feet
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigation and Cleanup
SO_2	sulfur dioxide
SO_4	sulfates
SOx	sulfur oxides
SOPA	Society of Professional Archeologist
SPT	Standard Penetration Test
SR-110	Harbor Freeway
SRA	source receptor area
SRRE	Source Reduction and Recycling Element
SUSMP	Standard Urban Storm Water Mitigation Plan
SWAT	Solid Waste Assessment Test
SWF/LF	Solid Waste Information System
SWFP	Solid Waste Facility Permit
SWMP	Stormwater Management Plan
SWMPP	Solid Waste Management Policy Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TAC	Toxic Air Contaminants
TCM	transportation control measures
TDM	Transportation Demand Management Plan
TFAR	Transfer of Floor Area Rights
TIA	Traffic Impact Assessment
TOD	Transit Oriented District
TPH	total petroleum hydrocarbons

TSD	Treatment, Storage, and Disposal
TSP	Transportation Specific Plan
ULSD	Ultra Low Sulfur Diesel
US-101	Hollywood Freeway
U.S.EPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Council
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
V/C	Volume-to-Capacity
VCP	Voluntary Cleanup Plan
VdB	Vibration decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VRF	Variable Refrigerant Flow Air-conditioning
WE	Water Efficiency
WMA	Watershed Management Area
WMUDS	Waste Management Unit Database System
WSA	Water Supply Assessment
µg/m3	micrograms per cubic meter
ZIMAS	Zoning Information and Map Access System

APPENDIX A: AIR QUALITY MODELING WORKSHEETS

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9500 Pico Mixed-Use Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	134.00	Space	0.00	52,595.00	0
Quality Restaurant	1.00	1000sqft	0.00	1,000.00	0
Apartments Mid Rise	108.00	Dwelling Unit	0.59	93,621.00	291
Regional Shopping Center	2.25	1000sqft	0.00	2,250.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data provided by Site Plans dated July 2020

Construction Phase - Assumes 24-month construction schedule.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Assumes 14 cy haul truck capacity.

Demolition - Demolish approxx 14,483 sf building demo and 15,000 sf asphalt.

Grading - Assumes 21,040 cy soil export for 2-level subterranean parking garage.

Woodstoves - No woodstoves or fireplaces proposed.

Sequestration -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - 2019 Title 24 approximately 7% more efficient than 2016 Title 24

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - Trips rates adjusted based on Transportation Assessment and LADOT VMT Calculator.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	5.00	87.00
tblConstructionPhase	NumDays	100.00	345.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	2.00	66.00
tblConstructionPhase	PhaseEndDate	6/15/2021	12/30/2022
tblConstructionPhase	PhaseEndDate	6/8/2021	8/30/2022

tblConstructionPhase	PhaseEndDate	1/15/2021	2/2/2021
tblConstructionPhase	PhaseEndDate	1/19/2021	5/5/2021
tblConstructionPhase	PhaseStartDate	6/9/2021	9/1/2022
tblConstructionPhase	PhaseStartDate	1/20/2021	5/5/2021
tblConstructionPhase	PhaseStartDate	1/16/2021	2/3/2021
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	91.80	0.00
tblFireplaces	NumberNoFireplace	10.80	0.00
tblFireplaces	NumberWood	5.40	0.00
tblGrading	AcresOfGrading	33.00	0.60
tblGrading	MaterialExported	0.00	21,040.00
tblLandUse	LandUseSquareFeet	53,600.00	52,595.00
tblLandUse	LandUseSquareFeet	108,000.00	93,621.00
tblLandUse	LotAcreage	1.21	0.00
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	2.84	0.59
tblLandUse	LotAcreage	0.05	0.00
tblLandUse	Population	309.00	291.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders

tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Pavers
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblSequestration	NumberOfNewTrees	0.00	27.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	10.00
tblTripsAndVMT	HaulingTripLength	20.00	33.00
tblTripsAndVMT	HaulingTripNumber	2,630.00	3,006.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.65
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	0.00	840.00
tblVehicleTrips	SU_TR	72.16	0.00

tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	0.00	840.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	0.00	840.00
tblWoodstoves	NumberCatalytic	5.40	0.00
tblWoodstoves	NumberNoncatalytic	5.40	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2038	50.1932	36.9462	0.1206	3.5420	1.6413	5.1833	1.1625	1.5407	2.7032	0.0000	12,335.2565	12,335.2565	1.6472	0.0000	12,376.4357
2022	8.2245	16.2691	19.4852	0.0412	1.2633	0.7417	2.0050	0.3381	0.6954	1.0335	0.0000	4,037.7858	4,037.7858	0.6797	0.0000	4,054.7790
Maximum	**8.2245**	**50.1932**	**36.9462**	**0.1206**	**3.5420**	**1.6413**	**5.1833**	**1.1625**	**1.5407**	**2.7032**	**0.0000**	**12,335.2565**	**12,335.2565**	**1.6472**	**0.0000**	**12,376.4357**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2038	50.1932	36.9462	0.1206	3.1028	1.6413	4.7442	0.9313	1.5407	2.4721	0.0000	12,335.2565	12,335.2565	1.6472	0.0000	12,376.4357
2022	8.2245	16.2691	19.4852	0.0412	1.2633	0.7417	2.0050	0.3381	0.6954	1.0335	0.0000	4,037.7858	4,037.7858	0.6797	0.0000	4,054.7790
Maximum	**8.2245**	**50.1932**	**36.9462**	**0.1206**	**3.1028**	**1.6413**	**4.7442**	**0.9313**	**1.5407**	**2.4721**	**0.0000**	**12,335.2565**	**12,335.2565**	**1.6472**	**0.0000**	**12,376.4357**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**9.14**	**0.00**	**6.11**	**15.40**	**0.00**	**6.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616
Energy	0.0363	0.3143	0.1599	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.4156	396.4156	7.6000e-003	7.2700e-003	398.7713
Mobile	1.1087	5.0742	12.8815	0.0493	4.3235	0.0361	4.3597	1.1568	0.0336	1.1904		5,027.2828	5,027.2828	0.2427		5,033.3504
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.3448**	**9.1607**	**24.0598**	**0.0557**	**4.3235**	**0.2313**	**4.5548**	**1.1568**	**0.2288**	**1.3855**	**0.0000**	**5,859.5294**	**5,859.5294**	**0.3247**	**7.2700e-003**	**5,869.8116**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616
Energy	0.0353	0.3051	0.1556	1.9200e-003		0.0244	0.0244		0.0244	0.0244		384.7001	384.7001	7.3700e-003	7.0500e-003	386.9862
Mobile	1.1087	5.0742	12.8815	0.0493	4.3235	0.0361	4.3597	1.1568	0.0336	1.1904		5,027.2828	5,027.2828	0.2427		5,033.3504
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.3437**	**9.1515**	**24.0555**	**0.0556**	**4.3235**	**0.2306**	**4.5541**	**1.1568**	**0.2280**	**1.3848**	**0.0000**	**5,847.8139**	**5,847.8139**	**0.3244**	**7.0500e-003**	**5,858.0265**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.02**	**0.10**	**0.02**	**0.11**	**0.00**	**0.32**	**0.02**	**0.00**	**0.33**	**0.05**	**0.00**	**0.20**	**0.20**	**0.07**	**3.03**	**0.20**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	2/2/2021	5	22	
2	Grading	Grading	2/3/2021	5/5/2021	5	66	
3	Building Construction	Building Construction	5/5/2021	8/30/2022	5	345	
4	Architectural Coating	Architectural Coating	9/1/2022	12/30/2022	5	87	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.6

Acres of Paving: 0

Residential Indoor: 189,583; Residential Outdoor: 63,194; Non-Residential Indoor: 4,875; Non-Residential Outdoor: 1,625; Striped Parking Area: 3,156 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Rollers	1	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	134.00	14.70	6.90	10.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	3,006.00	14.70	6.90	33.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	101.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.3192	0.0000	1.3192	0.1997	0.0000	0.1997			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**1.3192**	**0.4073**	**1.7265**	**0.1997**	**0.3886**	**0.5883**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0283	1.0572	0.2202	2.5800e-003	0.0533	2.5700e-003	0.0559	0.0146	2.4600e-003	0.0171		279.6284	279.6284	0.0237		280.2206
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0461	0.0300	0.3385	1.0400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		103.5668	103.5668	2.7800e-003		103.6362
Total	**0.0744**	**1.0871**	**0.5587**	**3.6200e-003**	**0.1651**	**3.3900e-003**	**0.1685**	**0.0443**	**3.2200e-003**	**0.0475**		**383.1952**	**383.1952**	**0.0265**		**383.8568**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5936	0.0000	0.5936	0.0899	0.0000	0.0899			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.5936**	**0.4073**	**1.0010**	**0.0899**	**0.3886**	**0.4785**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0283	1.0572	0.2202	2.5800e-003	0.0533	2.5700e-003	0.0559	0.0146	2.4600e-003	0.0171		279.6284	279.6284	0.0237		280.2206
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0461	0.0300	0.3385	1.0400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		103.5668	103.5668	2.7800e-003		103.6362
Total	**0.0744**	**1.0871**	**0.5587**	**3.6200e-003**	**0.1651**	**3.3900e-003**	**0.1685**	**0.0443**	**3.2200e-003**	**0.0475**		**383.1952**	**383.1952**	**0.0265**		**383.8568**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7985	0.0000	0.7985	0.4203	0.0000	0.4203			0.0000			0.0000
Off-Road	1.4784	15.3230	12.6189	0.0238		0.6994	0.6994		0.6573	0.6573		2,289.7762	2,289.7762	0.5833		2,304.3586
Total	**1.4784**	**15.3230**	**12.6189**	**0.0238**	**0.7985**	**0.6994**	**1.4979**	**0.4203**	**0.6573**	**1.0776**		**2,289.7762**	**2,289.7762**	**0.5833**		**2,304.3586**

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5071	16.5402	3.8820	0.0537	1.3125	0.0584	1.3710	0.3596	0.0559	0.4156		5,810.8273	5,810.8273	0.3740		5,820.1764
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0692	0.0450	0.5078	1.5600e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		155.3502	155.3502	4.1600e-003		155.4543
Total	**0.5763**	**16.5852**	**4.3898**	**0.0552**	**1.4802**	**0.0597**	**1.5399**	**0.4041**	**0.0571**	**0.4612**		**5,966.1775**	**5,966.1775**	**0.3781**		**5,975.6306**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3593	0.0000	0.3593	0.1891	0.0000	0.1891			0.0000			0.0000
Off-Road	1.4784	15.3230	12.6189	0.0238		0.6994	0.6994		0.6573	0.6573	0.0000	2,289.7762	2,289.7762	0.5833		2,304.3586
Total	**1.4784**	**15.3230**	**12.6189**	**0.0238**	**0.3593**	**0.6994**	**1.0587**	**0.1891**	**0.6573**	**0.8464**	**0.0000**	**2,289.7762**	**2,289.7762**	**0.5833**		**2,304.3586**

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5071	16.5402	3.8820	0.0537	1.3125	0.0584	1.3710	0.3596	0.0559	0.4156		5,810.8273	5,810.8273	0.3740		5,820.1764
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0692	0.0450	0.5078	1.5600e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		155.3502	155.3502	4.1600e-003		155.4543
Total	**0.5763**	**16.5852**	**4.3898**	**0.0552**	**1.4802**	**0.0597**	**1.5399**	**0.4041**	**0.0571**	**0.4612**		**5,966.1775**	**5,966.1775**	**0.3781**		**5,975.6306**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6218	15.9859	15.9864	0.0259		0.8698	0.8698		0.8148	0.8148		2,477.7228	2,477.7228	0.6205		2,493.2364
Total	**1.6218**	**15.9859**	**15.9864**	**0.0259**		**0.8698**	**0.8698**		**0.8148**	**0.8148**		**2,477.7228**	**2,477.7228**	**0.6205**		**2,493.2364**

3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0615	1.9965	0.5319	5.2100e-003	0.1344	4.1600e-003	0.1386	0.0387	3.9800e-003	0.0427		555.5554	555.5554	0.0372		556.4847
Worker	0.4658	0.3027	3.4193	0.0105	1.1289	8.3100e-003	1.1373	0.2994	7.6500e-003	0.3071		1,046.0246	1,046.0246	0.0280		1,046.7254
Total	**0.5273**	**2.2992**	**3.9511**	**0.0157**	**1.2633**	**0.0125**	**1.2758**	**0.3381**	**0.0116**	**0.3497**		**1,601.5800**	**1,601.5800**	**0.0652**		**1,603.2101**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6218	15.9859	15.9864	0.0259		0.8698	0.8698		0.8148	0.8148	0.0000	2,477.7228	2,477.7228	0.6205		2,493.2364
Total	**1.6218**	**15.9859**	**15.9864**	**0.0259**		**0.8698**	**0.8698**		**0.8148**	**0.8148**	**0.0000**	**2,477.7228**	**2,477.7228**	**0.6205**		**2,493.2364**

3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0615	1.9965	0.5319	5.2100e-003	0.1344	4.1600e-003	0.1386	0.0387	3.9800e-003	0.0427		555.5554	555.5554	0.0372		556.4847
Worker	0.4658	0.3027	3.4193	0.0105	1.1289	8.3100e-003	1.1373	0.2994	7.6500e-003	0.3071		1,046.0246	1,046.0246	0.0280		1,046.7254
Total	**0.5273**	**2.2992**	**3.9511**	**0.0157**	**1.2633**	**0.0125**	**1.2758**	**0.3381**	**0.0116**	**0.3497**		**1,601.5800**	**1,601.5800**	**0.0652**		**1,603.2101**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4439	14.1022	15.8262	0.0259		0.7300	0.7300		0.6845	0.6845		2,478.6561	2,478.6561	0.6187		2,494.1224
Total	**1.4439**	**14.1022**	**15.8262**	**0.0259**		**0.7300**	**0.7300**		**0.6845**	**0.6845**		**2,478.6561**	**2,478.6561**	**0.6187**		**2,494.1224**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0577	1.8936	0.5029	5.1600e-003	0.1344	3.6100e-003	0.1380	0.0387	3.4500e-003	0.0421		550.6079	550.6079	0.0358		551.5018
Worker	0.4381	0.2733	3.1560	0.0101	1.1289	8.0700e-003	1.1370	0.2994	7.4300e-003	0.3068		1,008.5219	1,008.5219	0.0253		1,009.1548
Total	**0.4958**	**2.1669**	**3.6589**	**0.0153**	**1.2633**	**0.0117**	**1.2750**	**0.3381**	**0.0109**	**0.3490**		**1,559.1298**	**1,559.1298**	**0.0611**		**1,560.6566**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4439	14.1022	15.8262	0.0259		0.7300	0.7300		0.6845	0.6845	0.0000	2,478.6561	2,478.6561	0.6187		2,494.1224
Total	**1.4439**	**14.1022**	**15.8262**	**0.0259**		**0.7300**	**0.7300**		**0.6845**	**0.6845**	**0.0000**	**2,478.6561**	**2,478.6561**	**0.6187**		**2,494.1224**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0577	1.8936	0.5029	5.1600e-003	0.1344	3.6100e-003	0.1380	0.0387	3.4500e-003	0.0421		550.6079	550.6079	0.0358		551.5018
Worker	0.4381	0.2733	3.1560	0.0101	1.1289	8.0700e-003	1.1370	0.2994	7.4300e-003	0.3068		1,008.5219	1,008.5219	0.0253		1,009.1548
Total	**0.4958**	**2.1669**	**3.6589**	**0.0153**	**1.2633**	**0.0117**	**1.2750**	**0.3381**	**0.0109**	**0.3490**		**1,559.1298**	**1,559.1298**	**0.0611**		**1,560.6566**

3.5 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.2479					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8899	6.7480	9.4296	0.0152		0.3475	0.3475		0.3459	0.3459		1,449.1434	1,449.1434	0.1779		1,453.5903
Total	**8.1378**	**6.7480**	**9.4296**	**0.0152**		**0.3475**	**0.3475**		**0.3459**	**0.3459**		**1,449.1434**	**1,449.1434**	**0.1779**		**1,453.5903**

3.5 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0868	0.0541	0.6250	2.0000e-003	0.2236	1.6000e-003	0.2252	0.0593	1.4700e-003	0.0608		199.7073	199.7073	5.0100e-003		199.8326
Total	**0.0868**	**0.0541**	**0.6250**	**2.0000e-003**	**0.2236**	**1.6000e-003**	**0.2252**	**0.0593**	**1.4700e-003**	**0.0608**		**199.7073**	**199.7073**	**5.0100e-003**		**199.8326**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.2479					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8899	6.7480	9.4296	0.0152		0.3475	0.3475		0.3459	0.3459	0.0000	1,449.1434	1,449.1434	0.1779		1,453.5903
Total	**8.1378**	**6.7480**	**9.4296**	**0.0152**		**0.3475**	**0.3475**		**0.3459**	**0.3459**	**0.0000**	**1,449.1434**	**1,449.1434**	**0.1779**		**1,453.5903**

3.5 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0868	0.0541	0.6250	2.0000e-003	0.2236	1.6000e-003	0.2252	0.0593	1.4700e-003	0.0608		199.7073	199.7073	5.0100e-003		199.8326
Total	**0.0868**	**0.0541**	**0.6250**	**2.0000e-003**	**0.2236**	**1.6000e-003**	**0.2252**	**0.0593**	**1.4700e-003**	**0.0608**		**199.7073**	**199.7073**	**5.0100e-003**		**199.8326**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1087	5.0742	12.8815	0.0493	4.3235	0.0361	4.3597	1.1568	0.0336	1.1904		5,027.2828	5,027.2828	0.2427		5,033.3504
Unmitigated	1.1087	5.0742	12.8815	0.0493	4.3235	0.0361	4.3597	1.1568	0.0336	1.1904		5,027.2828	5,027.2828	0.2427		5,033.3504

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
User Defined Commercial	840.00	840.00	840.00	2,033,304	2,033,304
Total	840.00	840.00	840.00	2,033,304	2,033,304

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.65	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Enclosed Parking with Elevator	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Quality Restaurant	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Regional Shopping Center	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
User Defined Commercial	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0353	0.3051	0.1556	1.9200e-003		0.0244	0.0244		0.0244	0.0244		384.7001	384.7001	7.3700e-003	7.0500e-003	386.9862
NaturalGas Unmitigated	0.0363	0.3143	0.1599	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.4156	396.4156	7.6000e-003	7.2700e-003	398.7713

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2727.2	0.0294	0.2513	0.1070	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.8476	320.8476	6.1500e-003	5.8800e-003	322.7542
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	632.219	6.8200e-003	0.0620	0.0521	3.7000e-004		4.7100e-003	4.7100e-003		4.7100e-003	4.7100e-003		74.3787	74.3787	1.4300e-003	1.3600e-003	74.8207
Regional Shopping Center	10.1096	1.1000e-004	9.9000e-004	8.3000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.1894	1.1894	2.0000e-005	2.0000e-005	1.1964
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0363**	**0.3143**	**0.1599**	**1.9800e-003**		**0.0251**	**0.0251**		**0.0251**	**0.0251**		**396.4156**	**396.4156**	**7.6000e-003**	**7.2600e-003**	**398.7713**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.63636	0.0284	0.2430	0.1034	1.5500e-003		0.0196	0.0196		0.0196	0.0196		310.1601	310.1601	5.9400e-003	5.6900e-003	312.0033
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.623976	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4090	73.4090	1.4100e-003	1.3500e-003	73.8452
Regional Shopping Center	0.00961336	1.0000e-004	9.4000e-004	7.9000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		1.1310	1.1310	2.0000e-005	2.0000e-005	1.1377
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0353**	**0.3051**	**0.1556**	**1.9300e-003**		**0.0244**	**0.0244**		**0.0244**	**0.0244**		**384.7001**	**384.7001**	**7.3700e-003**	**7.0600e-003**	**386.9862**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616
Unmitigated	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2698	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494		16.0739	16.0739	0.0155		16.4616
Total	**2.3792**	**0.1029**	**8.9262**	**4.7000e-004**		**0.0494**	**0.0494**		**0.0494**	**0.0494**	**0.0000**	**16.0739**	**16.0739**	**0.0155**	**0.0000**	**16.4616**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2698	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494		16.0739	16.0739	0.0155		16.4616
Total	**2.3792**	**0.1029**	**8.9262**	**4.7000e-004**		**0.0494**	**0.0494**		**0.0494**	**0.0494**	**0.0000**	**16.0739**	**16.0739**	**0.0155**	**0.0000**	**16.4616**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**0.8205**	**3.6694**	**2.0922**	**3.9400e-003**		**0.1207**	**0.1207**		**0.1207**	**0.1207**		**419.7571**	**419.7571**	**0.0589**		**421.2283**

11.0 Vegetation

9500 Pico Mixed-Use Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	134.00	Space	0.00	52,595.00	0
Quality Restaurant	1.00	1000sqft	0.00	1,000.00	0
Apartments Mid Rise	108.00	Dwelling Unit	0.59	93,621.00	291
Regional Shopping Center	2.25	1000sqft	0.00	2,250.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data provided by Site Plans dated July 2020

Construction Phase - Assumes 24-month construction schedule.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Assumes 14 cy haul truck capacity.

Demolition - Demolish approxx 14,483 sf building demo and 15,000 sf asphalt.

Grading - Assumes 21,040 cy soil export for 2-level subterranean parking garage.

Woodstoves - No woodstoves or fireplaces proposed.

Sequestration -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - 2019 Title 24 approximately 7% more efficient than 2016 Title 24

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - Trips rates adjusted based on Transportation Assessment and LADOT VMT Calculator.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	5.00	87.00
tblConstructionPhase	NumDays	100.00	345.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	2.00	66.00
tblConstructionPhase	PhaseEndDate	6/15/2021	12/30/2022
tblConstructionPhase	PhaseEndDate	6/8/2021	8/30/2022

tblConstructionPhase	PhaseEndDate	1/15/2021	2/2/2021
tblConstructionPhase	PhaseEndDate	1/19/2021	5/5/2021
tblConstructionPhase	PhaseStartDate	6/9/2021	9/1/2022
tblConstructionPhase	PhaseStartDate	1/20/2021	5/5/2021
tblConstructionPhase	PhaseStartDate	1/16/2021	2/3/2021
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	91.80	0.00
tblFireplaces	NumberNoFireplace	10.80	0.00
tblFireplaces	NumberWood	5.40	0.00
tblGrading	AcresOfGrading	33.00	0.60
tblGrading	MaterialExported	0.00	21,040.00
tblLandUse	LandUseSquareFeet	53,600.00	52,595.00
tblLandUse	LandUseSquareFeet	108,000.00	93,621.00
tblLandUse	LotAcreage	1.21	0.00
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	2.84	0.59
tblLandUse	LotAcreage	0.05	0.00
tblLandUse	Population	309.00	291.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders

tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Pavers
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblSequestration	NumberOfNewTrees	0.00	27.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	10.00
tblTripsAndVMT	HaulingTripLength	20.00	33.00
tblTripsAndVMT	HaulingTripNumber	2,630.00	3,006.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.65
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	0.00	840.00
tblVehicleTrips	SU_TR	72.16	0.00

tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	0.00	840.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	0.00	840.00
tblWoodstoves	NumberCatalytic	5.40	0.00
tblWoodstoves	NumberNoncatalytic	5.40	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.1460	49.8351	37.1613	0.1223	3.5420	1.6406	5.1826	1.1625	1.5401	2.7026	0.0000	12,504.9210	12,504.9210	1.6364	0.0000	12,545.8299
2022	8.2169	16.2532	19.7938	0.0421	1.2633	0.7416	2.0049	0.3381	0.6953	1.0333	0.0000	4,124.1814	4,124.1814	0.6792	0.0000	4,141.1602
Maximum	**8.2169**	**49.8351**	**37.1613**	**0.1223**	**3.5420**	**1.6406**	**5.1826**	**1.1625**	**1.5401**	**2.7026**	**0.0000**	**12,504.9210**	**12,504.9210**	**1.6364**	**0.0000**	**12,545.8299**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.1460	49.8351	37.1613	0.1223	3.1028	1.6406	4.7435	0.9313	1.5401	2.4714	0.0000	12,504.9210	12,504.9210	1.6364	0.0000	12,545.8299
2022	8.2169	16.2532	19.7938	0.0421	1.2633	0.7416	2.0049	0.3381	0.6953	1.0333	0.0000	4,124.1814	4,124.1814	0.6792	0.0000	4,141.1602
Maximum	**8.2169**	**49.8351**	**37.1613**	**0.1223**	**3.1028**	**1.6406**	**4.7435**	**0.9313**	**1.5401**	**2.4714**	**0.0000**	**12,504.9210**	**12,504.9210**	**1.6364**	**0.0000**	**12,545.8299**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**9.14**	**0.00**	**6.11**	**15.40**	**0.00**	**6.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616
Energy	0.0363	0.3143	0.1599	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.4156	396.4156	7.6000e-003	7.2700e-003	398.7713
Mobile	1.1744	5.0079	13.6240	0.0521	4.3235	0.0359	4.3594	1.1568	0.0334	1.1901		5,312.2713	5,312.2713	0.2414		5,318.3056
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.4105**	**9.0944**	**24.8023**	**0.0585**	**4.3235**	**0.2311**	**4.5546**	**1.1568**	**0.2286**	**1.3853**	**0.0000**	**6,144.5179**	**6,144.5179**	**0.3233**	**7.2700e-003**	**6,154.7668**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616
Energy	0.0353	0.3051	0.1556	1.9200e-003		0.0244	0.0244		0.0244	0.0244		384.7001	384.7001	7.3700e-003	7.0500e-003	386.9862
Mobile	1.1744	5.0079	13.6240	0.0521	4.3235	0.0359	4.3594	1.1568	0.0334	1.1901		5,312.2713	5,312.2713	0.2414		5,318.3056
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**4.4094**	**9.0852**	**24.7980**	**0.0584**	**4.3235**	**0.2303**	**4.5539**	**1.1568**	**0.2278**	**1.3846**	**0.0000**	**6,132.8024**	**6,132.8024**	**0.3231**	**7.0500e-003**	**6,142.9817**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.02**	**0.10**	**0.02**	**0.10**	**0.00**	**0.32**	**0.02**	**0.00**	**0.33**	**0.05**	**0.00**	**0.19**	**0.19**	**0.07**	**3.03**	**0.19**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	2/2/2021	5	22	
2	Grading	Grading	2/3/2021	5/5/2021	5	66	
3	Building Construction	Building Construction	5/5/2021	8/30/2022	5	345	
4	Architectural Coating	Architectural Coating	9/1/2022	12/30/2022	5	87	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.6

Acres of Paving: 0

Residential Indoor: 189,583; Residential Outdoor: 63,194; Non-Residential Indoor: 4,875; Non-Residential Outdoor: 1,625; Striped Parking Area: 3,156 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Rollers	1	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	134.00	14.70	6.90	10.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	3,006.00	14.70	6.90	33.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	101.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.3192	0.0000	1.3192	0.1997	0.0000	0.1997			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**1.3192**	**0.4073**	**1.7265**	**0.1997**	**0.3886**	**0.5883**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0270	1.0592	0.1954	2.6700e-003	0.0533	2.4900e-003	0.0558	0.0146	2.3900e-003	0.0170		288.9745	288.9745	0.0223		289.5309
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	**0.0692**	**1.0865**	**0.5721**	**3.7800e-003**	**0.1651**	**3.3100e-003**	**0.1684**	**0.0443**	**3.1500e-003**	**0.0474**		**399.7148**	**399.7148**	**0.0252**		**400.3457**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5936	0.0000	0.5936	0.0899	0.0000	0.0899			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.5936**	**0.4073**	**1.0010**	**0.0899**	**0.3886**	**0.4785**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0270	1.0592	0.1954	2.6700e-003	0.0533	2.4900e-003	0.0558	0.0146	2.3900e-003	0.0170		288.9745	288.9745	0.0223		289.5309
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	**0.0692**	**1.0865**	**0.5721**	**3.7800e-003**	**0.1651**	**3.3100e-003**	**0.1684**	**0.0443**	**3.1500e-003**	**0.0474**		**399.7148**	**399.7148**	**0.0252**		**400.3457**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7985	0.0000	0.7985	0.4203	0.0000	0.4203			0.0000			0.0000
Off-Road	1.4784	15.3230	12.6189	0.0238		0.6994	0.6994		0.6573	0.6573		2,289.7762	2,289.7762	0.5833		2,304.3586
Total	**1.4784**	**15.3230**	**12.6189**	**0.0238**	**0.7985**	**0.6994**	**1.4979**	**0.4203**	**0.6573**	**1.0776**		**2,289.7762**	**2,289.7762**	**0.5833**		**2,304.3586**

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4977	16.2058	3.7107	0.0543	1.3125	0.0579	1.3704	0.3596	0.0554	0.4150		5,880.7134	5,880.7134	0.3634		5,889.7974
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
Total	**0.5611**	**16.2469**	**4.2758**	**0.0560**	**1.4802**	**0.0591**	**1.5393**	**0.4041**	**0.0565**	**0.4606**		**6,046.8239**	**6,046.8239**	**0.3678**		**6,056.0196**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3593	0.0000	0.3593	0.1891	0.0000	0.1891			0.0000			0.0000
Off-Road	1.4784	15.3230	12.6189	0.0238		0.6994	0.6994		0.6573	0.6573	0.0000	2,289.7762	2,289.7762	0.5833		2,304.3586
Total	**1.4784**	**15.3230**	**12.6189**	**0.0238**	**0.3593**	**0.6994**	**1.0587**	**0.1891**	**0.6573**	**0.8464**	**0.0000**	**2,289.7762**	**2,289.7762**	**0.5833**		**2,304.3586**

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4977	16.2058	3.7107	0.0543	1.3125	0.0579	1.3704	0.3596	0.0554	0.4150		5,880.7134	5,880.7134	0.3634		5,889.7974
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
Total	**0.5611**	**16.2469**	**4.2758**	**0.0560**	**1.4802**	**0.0591**	**1.5393**	**0.4041**	**0.0565**	**0.4606**		**6,046.8239**	**6,046.8239**	**0.3678**		**6,056.0196**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6218	15.9859	15.9864	0.0259		0.8698	0.8698		0.8148	0.8148		2,477.7228	2,477.7228	0.6205		2,493.2364
Total	**1.6218**	**15.9859**	**15.9864**	**0.0259**		**0.8698**	**0.8698**		**0.8148**	**0.8148**		**2,477.7228**	**2,477.7228**	**0.6205**		**2,493.2364**

3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0584	2.0029	0.4753	5.3600e-003	0.1344	4.0300e-003	0.1384	0.0387	3.8600e-003	0.0426		572.1208	572.1208	0.0346		572.9860
Worker	0.4263	0.2765	3.8049	0.0112	1.1289	8.3100e-003	1.1373	0.2994	7.6500e-003	0.3071		1,118.4774	1,118.4774	0.0301		1,119.2293
Total	**0.4848**	**2.2794**	**4.2802**	**0.0166**	**1.2633**	**0.0123**	**1.2757**	**0.3381**	**0.0115**	**0.3496**		**1,690.5981**	**1,690.5981**	**0.0647**		**1,692.2153**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6218	15.9859	15.9864	0.0259		0.8698	0.8698		0.8148	0.8148	0.0000	2,477.7228	2,477.7228	0.6205		2,493.2364
Total	**1.6218**	**15.9859**	**15.9864**	**0.0259**		**0.8698**	**0.8698**		**0.8148**	**0.8148**	**0.0000**	**2,477.7228**	**2,477.7228**	**0.6205**		**2,493.2364**

3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0584	2.0029	0.4753	5.3600e-003	0.1344	4.0300e-003	0.1384	0.0387	3.8600e-003	0.0426		572.1208	572.1208	0.0346		572.9860
Worker	0.4263	0.2765	3.8049	0.0112	1.1289	8.3100e-003	1.1373	0.2994	7.6500e-003	0.3071		1,118.4774	1,118.4774	0.0301		1,119.2293
Total	**0.4848**	**2.2794**	**4.2802**	**0.0166**	**1.2633**	**0.0123**	**1.2757**	**0.3381**	**0.0115**	**0.3496**		**1,690.5981**	**1,690.5981**	**0.0647**		**1,692.2153**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4439	14.1022	15.8262	0.0259		0.7300	0.7300		0.6845	0.6845		2,478.6561	2,478.6561	0.6187		2,494.1224
Total	**1.4439**	**14.1022**	**15.8262**	**0.0259**		**0.7300**	**0.7300**		**0.6845**	**0.6845**		**2,478.6561**	**2,478.6561**	**0.6187**		**2,494.1224**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0548	1.9012	0.4492	5.3100e-003	0.1344	3.4900e-003	0.1379	0.0387	3.3400e-003	0.0420		567.1242	567.1242	0.0333		567.9571
Worker	0.3999	0.2498	3.5184	0.0108	1.1289	8.0700e-003	1.1370	0.2994	7.4300e-003	0.3068		1,078.4012	1,078.4012	0.0272		1,079.0808
Total	**0.4547**	**2.1510**	**3.9676**	**0.0161**	**1.2633**	**0.0116**	**1.2749**	**0.3381**	**0.0108**	**0.3489**		**1,645.5253**	**1,645.5253**	**0.0605**		**1,647.0378**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4439	14.1022	15.8262	0.0259		0.7300	0.7300		0.6845	0.6845	0.0000	2,478.6561	2,478.6561	0.6187		2,494.1224
Total	**1.4439**	**14.1022**	**15.8262**	**0.0259**		**0.7300**	**0.7300**		**0.6845**	**0.6845**	**0.0000**	**2,478.6561**	**2,478.6561**	**0.6187**		**2,494.1224**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0548	1.9012	0.4492	5.3100e-003	0.1344	3.4900e-003	0.1379	0.0387	3.3400e-003	0.0420		567.1242	567.1242	0.0333		567.9571
Worker	0.3999	0.2498	3.5184	0.0108	1.1289	8.0700e-003	1.1370	0.2994	7.4300e-003	0.3068		1,078.4012	1,078.4012	0.0272		1,079.0808
Total	**0.4547**	**2.1510**	**3.9676**	**0.0161**	**1.2633**	**0.0116**	**1.2749**	**0.3381**	**0.0108**	**0.3489**		**1,645.5253**	**1,645.5253**	**0.0605**		**1,647.0378**

3.5 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.2479					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8899	6.7480	9.4296	0.0152		0.3475	0.3475		0.3459	0.3459		1,449.1434	1,449.1434	0.1779		1,453.5903
Total	**8.1378**	**6.7480**	**9.4296**	**0.0152**		**0.3475**	**0.3475**		**0.3459**	**0.3459**		**1,449.1434**	**1,449.1434**	**0.1779**		**1,453.5903**

3.5 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0792	0.0495	0.6967	2.1400e-003	0.2236	1.6000e-003	0.2252	0.0593	1.4700e-003	0.0608		213.5448	213.5448	5.3800e-003		213.6794
Total	**0.0792**	**0.0495**	**0.6967**	**2.1400e-003**	**0.2236**	**1.6000e-003**	**0.2252**	**0.0593**	**1.4700e-003**	**0.0608**		**213.5448**	**213.5448**	**5.3800e-003**		**213.6794**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.2479					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8899	6.7480	9.4296	0.0152		0.3475	0.3475		0.3459	0.3459	0.0000	1,449.1434	1,449.1434	0.1779		1,453.5903
Total	**8.1378**	**6.7480**	**9.4296**	**0.0152**		**0.3475**	**0.3475**		**0.3459**	**0.3459**	**0.0000**	**1,449.1434**	**1,449.1434**	**0.1779**		**1,453.5903**

3.5 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0792	0.0495	0.6967	2.1400e-003	0.2236	1.6000e-003	0.2252	0.0593	1.4700e-003	0.0608		213.5448	213.5448	5.3800e-003		213.6794
Total	**0.0792**	**0.0495**	**0.6967**	**2.1400e-003**	**0.2236**	**1.6000e-003**	**0.2252**	**0.0593**	**1.4700e-003**	**0.0608**		**213.5448**	**213.5448**	**5.3800e-003**		**213.6794**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1744	5.0079	13.6240	0.0521	4.3235	0.0359	4.3594	1.1568	0.0334	1.1901		5,312.2713	5,312.2713	0.2414		5,318.3056
Unmitigated	1.1744	5.0079	13.6240	0.0521	4.3235	0.0359	4.3594	1.1568	0.0334	1.1901		5,312.2713	5,312.2713	0.2414		5,318.3056

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
User Defined Commercial	840.00	840.00	840.00	2,033,304	2,033,304
Total	840.00	840.00	840.00	2,033,304	2,033,304

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.65	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Enclosed Parking with Elevator	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Quality Restaurant	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Regional Shopping Center	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
User Defined Commercial	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0353	0.3051	0.1556	1.9200e-003		0.0244	0.0244		0.0244	0.0244		384.7001	384.7001	7.3700e-003	7.0500e-003	386.9862
NaturalGas Unmitigated	0.0363	0.3143	0.1599	1.9800e-003		0.0251	0.0251		0.0251	0.0251		396.4156	396.4156	7.6000e-003	7.2700e-003	398.7713

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2727.2	0.0294	0.2513	0.1070	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.8476	320.8476	6.1500e-003	5.8800e-003	322.7542
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	632.219	6.8200e-003	0.0620	0.0521	3.7000e-004		4.7100e-003	4.7100e-003		4.7100e-003	4.7100e-003		74.3787	74.3787	1.4300e-003	1.3600e-003	74.8207
Regional Shopping Center	10.1096	1.1000e-004	9.9000e-004	8.3000e-004	1.0000e-005		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		1.1894	1.1894	2.0000e-005	2.0000e-005	1.1964
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0363**	**0.3143**	**0.1599**	**1.9800e-003**		**0.0251**	**0.0251**		**0.0251**	**0.0251**		**396.4156**	**396.4156**	**7.6000e-003**	**7.2600e-003**	**398.7713**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.63636	0.0284	0.2430	0.1034	1.5500e-003		0.0196	0.0196		0.0196	0.0196		310.1601	310.1601	5.9400e-003	5.6900e-003	312.0033
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.623976	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4090	73.4090	1.4100e-003	1.3500e-003	73.8452
Regional Shopping Center	0.00961336	1.0000e-004	9.4000e-004	7.9000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		1.1310	1.1310	2.0000e-005	2.0000e-005	1.1377
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0353**	**0.3051**	**0.1556**	**1.9300e-003**		**0.0244**	**0.0244**		**0.0244**	**0.0244**		**384.7001**	**384.7001**	**7.3700e-003**	**7.0600e-003**	**386.9862**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616
Unmitigated	2.3792	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494	0.0000	16.0739	16.0739	0.0155	0.0000	16.4616

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2698	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494		16.0739	16.0739	0.0155		16.4616
Total	**2.3792**	**0.1029**	**8.9262**	**4.7000e-004**		**0.0494**	**0.0494**		**0.0494**	**0.0494**	**0.0000**	**16.0739**	**16.0739**	**0.0155**	**0.0000**	**16.4616**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1728					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2698	0.1029	8.9262	4.7000e-004		0.0494	0.0494		0.0494	0.0494		16.0739	16.0739	0.0155		16.4616
Total	**2.3792**	**0.1029**	**8.9262**	**4.7000e-004**		**0.0494**	**0.0494**		**0.0494**	**0.0494**	**0.0000**	**16.0739**	**16.0739**	**0.0155**	**0.0000**	**16.4616**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	**0.8205**	**3.6694**	**2.0922**	**3.9400e-003**		**0.1207**	**0.1207**		**0.1207**	**0.1207**		**419.7571**	**419.7571**	**0.0589**		**421.2283**

11.0 Vegetation

9500 Pico Blvd - Existing Conditions Only

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.24	1000sqft	0.00	7,236.00	0
Automobile Care Center	7.25	1000sqft	0.60	7,247.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing: 7,247 sf car wash and 7,236 sf office building

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITIONS SCENARIO.

Off-road Equipment -

Vehicle Trips - Trip rates based on Traffic Assessment and LADOT VMT Calculator.

Energy Use - Assumes historical Title 24 for Existing Conditions Scenario.

9500 Pico Blvd - Existing Conditions Only - South Coast AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	10.00
tblConstructionPhase	PhaseEndDate	7/2/2020	2/27/2020
tblLandUse	LandUseSquareFeet	7,240.00	7,236.00
tblLandUse	LandUseSquareFeet	7,250.00	7,247.00
tblLandUse	LotAcreage	0.17	0.00
tblLandUse	LotAcreage	0.17	0.60
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.11
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00

tblVehicleTrips	PR_TP	21.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	0.00	838.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	0.00	838.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	0.00	838.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.8933	9.0786	7.6272	0.0124	0.0687	0.5239	0.5925	0.0185	0.4820	0.5005	0.0000	1,209.7989	1,209.7989	0.3620	0.0000	1,218.8479
Maximum	**0.8933**	**9.0786**	**7.6272**	**0.0124**	**0.0687**	**0.5239**	**0.5925**	**0.0185**	**0.4820**	**0.5005**	**0.0000**	**1,209.7989**	**1,209.7989**	**0.3620**	**0.0000**	**1,218.8479**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.8933	9.0786	7.6272	0.0124	0.0687	0.5239	0.5925	0.0185	0.4820	0.5005	0.0000	1,209.7989	1,209.7989	0.3620	0.0000	1,218.8479
Maximum	**0.8933**	**9.0786**	**7.6272**	**0.0124**	**0.0687**	**0.5239**	**0.5925**	**0.0185**	**0.4820**	**0.5005**	**0.0000**	**1,209.7989**	**1,209.7989**	**0.3620**	**0.0000**	**1,218.8479**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Energy	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112
Mobile	1.4480	7.4653	17.1994	0.0570	4.6115	0.0595	4.6710	1.2340	0.0559	1.2898		5,798.7120	5,798.7120	0.3162		5,806.6169
Total	**1.7786**	**7.5280**	**17.2537**	**0.0574**	**4.6115**	**0.0643**	**4.6758**	**1.2340**	**0.0607**	**1.2946**		**5,873.9793**	**5,873.9793**	**0.3177**	**1.3800e-003**	**5,882.3318**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Energy	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112
Mobile	1.4480	7.4653	17.1994	0.0570	4.6115	0.0595	4.6710	1.2340	0.0559	1.2898		5,798.7120	5,798.7120	0.3162		5,806.6169
Total	**1.7786**	**7.5280**	**17.2537**	**0.0574**	**4.6115**	**0.0643**	**4.6758**	**1.2340**	**0.0607**	**1.2946**		**5,873.9793**	**5,873.9793**	**0.3177**	**1.3800e-003**	**5,882.3318**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	2/14/2020	2/27/2020	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 IGNORE Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**		**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.8800e-003	0.2097	0.0557	5.0000e-004	0.0128	1.0600e-003	0.0139	3.6900e-003	1.0100e-003	4.6900e-003		53.3026	53.3026	3.7000e-003		53.3951
Worker	0.0247	0.0167	0.1840	5.4000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152		53.5183	53.5183	1.5300e-003		53.5566
Total	**0.0316**	**0.2263**	**0.2398**	**1.0400e-003**	**0.0687**	**1.4800e-003**	**0.0702**	**0.0185**	**1.4000e-003**	**0.0199**		**106.8208**	**106.8208**	**5.2300e-003**		**106.9517**

3.2 IGNORE Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**	**0.0000**	**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.8800e-003	0.2097	0.0557	5.0000e-004	0.0128	1.0600e-003	0.0139	3.6900e-003	1.0100e-003	4.6900e-003		53.3026	53.3026	3.7000e-003		53.3951
Worker	0.0247	0.0167	0.1840	5.4000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152		53.5183	53.5183	1.5300e-003		53.5566
Total	**0.0316**	**0.2263**	**0.2398**	**1.0400e-003**	**0.0687**	**1.4800e-003**	**0.0702**	**0.0185**	**1.4000e-003**	**0.0199**		**106.8208**	**106.8208**	**5.2300e-003**		**106.9517**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4480	7.4653	17.1994	0.0570	4.6115	0.0595	4.6710	1.2340	0.0559	1.2898		5,798.7120	5,798.7120	0.3162		5,806.6169
Unmitigated	1.4480	7.4653	17.1994	0.0570	4.6115	0.0595	4.6710	1.2340	0.0559	1.2898		5,798.7120	5,798.7120	0.3162		5,806.6169

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	838.00	838.00	838.00	2,168,778	2,168,778
Total	838.00	838.00	838.00	2,168,778	2,168,778

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.11	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
User Defined Commercial	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112
NaturalGas Unmitigated	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	393.125	4.2400e-003	0.0385	0.0324	2.3000e-004		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		46.2500	46.2500	8.9000e-004	8.5000e-004	46.5248
General Office Building	246.619	2.6600e-003	0.0242	0.0203	1.5000e-004		1.8400e-003	1.8400e-003		1.8400e-003	1.8400e-003		29.0140	29.0140	5.6000e-004	5.3000e-004	29.1864
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.9000e-003**	**0.0627**	**0.0527**	**3.8000e-004**		**4.7700e-003**	**4.7700e-003**		**4.7700e-003**	**4.7700e-003**		**75.2640**	**75.2640**	**1.4500e-003**	**1.3800e-003**	**75.7112**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	0.393125	4.2400e-003	0.0385	0.0324	2.3000e-004		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		46.2500	46.2500	8.9000e-004	8.5000e-004	46.5248
General Office Building	0.246619	2.6600e-003	0.0242	0.0203	1.5000e-004		1.8400e-003	1.8400e-003		1.8400e-003	1.8400e-003		29.0140	29.0140	5.6000e-004	5.3000e-004	29.1864
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.9000e-003**	**0.0627**	**0.0527**	**3.8000e-004**		**4.7700e-003**	**4.7700e-003**		**4.7700e-003**	**4.7700e-003**		**75.2640**	**75.2640**	**1.4500e-003**	**1.3800e-003**	**75.7112**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Unmitigated	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5000e-004	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Total	**0.3237**	**1.0000e-005**	**1.5900e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.3900e-003**	**3.3900e-003**	**1.0000e-005**		**3.6200e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5000e-004	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Total	**0.3237**	**1.0000e-005**	**1.5900e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.3900e-003**	**3.3900e-003**	**1.0000e-005**		**3.6200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

9500 Pico Blvd - Existing Conditions Only

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.24	1000sqft	0.00	7,236.00	0
Automobile Care Center	7.25	1000sqft	0.60	7,247.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing: 7,247 sf car wash and 7,236 sf office building

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITIONS SCENARIO.

Off-road Equipment -

Vehicle Trips - Trip rates based on Traffic Assessment and LADOT VMT Calculator.

Energy Use - Assumes historical Title 24 for Existing Conditions Scenario.

9500 Pico Blvd - Existing Conditions Only - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	10.00
tblConstructionPhase	PhaseEndDate	7/2/2020	2/27/2020
tblLandUse	LandUseSquareFeet	7,240.00	7,236.00
tblLandUse	LandUseSquareFeet	7,250.00	7,247.00
tblLandUse	LotAcreage	0.17	0.00
tblLandUse	LotAcreage	0.17	0.60
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.11
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00

tblVehicleTrips	PR_TP	21.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	0.00	838.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	0.00	838.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	0.00	838.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.8909	9.0774	7.6419	0.0125	0.0687	0.5238	0.5925	0.0185	0.4820	0.5005	0.0000	1,215.0886	1,215.0886	0.3618	0.0000	1,224.1341
Maximum	**0.8909**	**9.0774**	**7.6419**	**0.0125**	**0.0687**	**0.5238**	**0.5925**	**0.0185**	**0.4820**	**0.5005**	**0.0000**	**1,215.0886**	**1,215.0886**	**0.3618**	**0.0000**	**1,224.1341**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	0.8909	9.0774	7.6419	0.0125	0.0687	0.5238	0.5925	0.0185	0.4820	0.5005	0.0000	1,215.0886	1,215.0886	0.3618	0.0000	1,224.1341
Maximum	**0.8909**	**9.0774**	**7.6419**	**0.0125**	**0.0687**	**0.5238**	**0.5925**	**0.0185**	**0.4820**	**0.5005**	**0.0000**	**1,215.0886**	**1,215.0886**	**0.3618**	**0.0000**	**1,224.1341**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Energy	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112
Mobile	1.5222	7.3343	18.1384	0.0603	4.6115	0.0591	4.6706	1.2340	0.0555	1.2894		6,130.0110	6,130.0110	0.3150		6,137.8850
Total	**1.8528**	**7.3970**	**18.1926**	**0.0607**	**4.6115**	**0.0639**	**4.6754**	**1.2340**	**0.0603**	**1.2942**		**6,205.2783**	**6,205.2783**	**0.3164**	**1.3800e-003**	**6,213.5998**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Energy	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112
Mobile	1.5222	7.3343	18.1384	0.0603	4.6115	0.0591	4.6706	1.2340	0.0555	1.2894		6,130.0110	6,130.0110	0.3150		6,137.8850
Total	**1.8528**	**7.3970**	**18.1926**	**0.0607**	**4.6115**	**0.0639**	**4.6754**	**1.2340**	**0.0603**	**1.2942**		**6,205.2783**	**6,205.2783**	**0.3164**	**1.3800e-003**	**6,213.5998**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	2/14/2020	2/27/2020	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 IGNORE Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**		**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.5700e-003	0.2099	0.0500	5.1000e-004	0.0128	1.0400e-003	0.0138	3.6900e-003	9.9000e-004	4.6800e-003		54.8897	54.8897	3.4500e-003		54.9759
Worker	0.0226	0.0152	0.2044	5.7000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152		57.2209	57.2209	1.6500e-003		57.2620
Total	**0.0292**	**0.2251**	**0.2544**	**1.0800e-003**	**0.0687**	**1.4600e-003**	**0.0702**	**0.0185**	**1.3800e-003**	**0.0199**		**112.1106**	**112.1106**	**5.1000e-003**		**112.2379**

3.2 IGNORE Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**	**0.0000**	**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.5700e-003	0.2099	0.0500	5.1000e-004	0.0128	1.0400e-003	0.0138	3.6900e-003	9.9000e-004	4.6800e-003		54.8897	54.8897	3.4500e-003		54.9759
Worker	0.0226	0.0152	0.2044	5.7000e-004	0.0559	4.2000e-004	0.0563	0.0148	3.9000e-004	0.0152		57.2209	57.2209	1.6500e-003		57.2620
Total	**0.0292**	**0.2251**	**0.2544**	**1.0800e-003**	**0.0687**	**1.4600e-003**	**0.0702**	**0.0185**	**1.3800e-003**	**0.0199**		**112.1106**	**112.1106**	**5.1000e-003**		**112.2379**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5222	7.3343	18.1384	0.0603	4.6115	0.0591	4.6706	1.2340	0.0555	1.2894		6,130.0110	6,130.0110	0.3150		6,137.8850
Unmitigated	1.5222	7.3343	18.1384	0.0603	4.6115	0.0591	4.6706	1.2340	0.0555	1.2894		6,130.0110	6,130.0110	0.3150		6,137.8850

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	838.00	838.00	838.00	2,168,778	2,168,778
Total	838.00	838.00	838.00	2,168,778	2,168,778

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.11	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
User Defined Commercial	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112
NaturalGas Unmitigated	6.9000e-003	0.0627	0.0527	3.8000e-004		4.7700e-003	4.7700e-003		4.7700e-003	4.7700e-003		75.2640	75.2640	1.4400e-003	1.3800e-003	75.7112

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	393.125	4.2400e-003	0.0385	0.0324	2.3000e-004		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		46.2500	46.2500	8.9000e-004	8.5000e-004	46.5248
General Office Building	246.619	2.6600e-003	0.0242	0.0203	1.5000e-004		1.8400e-003	1.8400e-003		1.8400e-003	1.8400e-003		29.0140	29.0140	5.6000e-004	5.3000e-004	29.1864
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.9000e-003**	**0.0627**	**0.0527**	**3.8000e-004**		**4.7700e-003**	**4.7700e-003**		**4.7700e-003**	**4.7700e-003**		**75.2640**	**75.2640**	**1.4500e-003**	**1.3800e-003**	**75.7112**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Automobile Care Center	0.393125	4.2400e-003	0.0385	0.0324	2.3000e-004		2.9300e-003	2.9300e-003		2.9300e-003	2.9300e-003		46.2500	46.2500	8.9000e-004	8.5000e-004	46.5248
General Office Building	0.246619	2.6600e-003	0.0242	0.0203	1.5000e-004		1.8400e-003	1.8400e-003		1.8400e-003	1.8400e-003		29.0140	29.0140	5.6000e-004	5.3000e-004	29.1864
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.9000e-003**	**0.0627**	**0.0527**	**3.8000e-004**		**4.7700e-003**	**4.7700e-003**		**4.7700e-003**	**4.7700e-003**		**75.2640**	**75.2640**	**1.4500e-003**	**1.3800e-003**	**75.7112**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Unmitigated	0.3237	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5000e-004	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Total	**0.3237**	**1.0000e-005**	**1.5900e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.3900e-003**	**3.3900e-003**	**1.0000e-005**		**3.6200e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2868					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5000e-004	1.0000e-005	1.5900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		3.3900e-003	3.3900e-003	1.0000e-005		3.6200e-003
Total	**0.3237**	**1.0000e-005**	**1.5900e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**3.3900e-003**	**3.3900e-003**	**1.0000e-005**		**3.6200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX B: ENERGY CONSUMPTION WORKSHEETS

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Total Diesel Usage From Off-Road Construction Equipment

Phase	Off-Road Equipment Type	Units	Hours	HP	Load Factor	Ave. Daily Factor	Number of Days	Diesel Usage (gallons)
Demolition	Concrete/Industrial Saws	1	8	81	0.73	0.6	22	312
Demolition	Tractor/Loader/Backhoe	2	6	97	0.37	0.6	22	284
Demolition	Rubber Tired Dozer	1	1	247	0.4	0.6	22	65
Grading	Concrete/Industrial Saws	1	8	81	0.73	0.6	66	937
Grading	Excavator	1	8	158	0.38	0.6	66	951
Grading	Rubber Tired Dozer	1	8	247	0.4	0.6	66	1565
Grading	Tractor/Loader/Backhoe	2	6	97	0.37	0.6	66	853
Grading	Grader	1	8	187	0.41	0.6	66	1214
Building Construction	Cranes	1	4	231	0.29	0.6	345	2773
Building Construction	Forklifts	2	6	89	0.2	0.6	345	2211
Building Construction	Tractor/Loader/Backhoe	2	8	97	0.37	0.6	345	5943
Building Construction	Generator Sets	1	8	84	0.74	0.6	345	5147
Building Construction	Cement and Mortar Mixers	1	8	9	0.56	0.6	345	417
Building Construction	Rollers	1	8	80	0.38	0.6	345	2517
Building Construction	Pavers	1	8	130	0.42	0.6	345	4521
Architectural Coating	Air Compressors	4	6	78	0.48	0.6	87	2345
Architectural Coating	Aerial Lifts	2	8	63	0.31	0.6	87	816
							TOTAL	**32,872**

Sources: Equipment usage (hours and total days), horsepower (HP) and load factors are per the CalEEMod Worksheets; Fuel rate calculation is per the SCAQMD Air Qulaity Handbook (1993) Table A9-3E.

Construction Worker, Vendor, and Hauling Gasoline and Diesel Consumption

Phase	Daily Trips		Days	Total Trips			Trip Length			Ave. Daily Factor	Gasoline Usage (gallons)	Diesel Usage (gallons)
	Worker	Vendor	Days	Worker	Vendor	Haul	Worker	Vendor	Haul			
Demolition	10	0	22	220	0	134	14.7	6.9	10	0.6	114	214
Grading	15	0	66	990	0	3006	14.7	6.9	33	0.6	513	15,816
Building Construction	101	21	345	34845	7245	0	14.7	6.9	0	0.6	18,068	7,970
Architectural Coatings	20	0	87	1740	0	0	14.7	6.9	0	0.6	902	-
TOTAL	**146**	**21**	**520**	**37795**	**7245**	**3140**					**19,597**	**24,000**

Notes: Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).

Electricty Usage from Watering During Construction (AQMD Rule 403: Fugitive Dust)

Phase	Watering Days	Ave. Daily Acreage Disturbed		Water Use (gallons)		Electricty (kWhr)
Demolition	22	0		-		-
Grading	66	0.6		119,592		1,163.27
Building Construction	345	0		-		-
Architectural Coating	87	0		-		-
					TOTAL	**1,163.27**

Notes:

1. Water Application Rate= 3,020 gal/acre/day per Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition).
2. kWhr equivalent = 0.01 kWhr
3. Electricity consumption per water useage = 0.009727 kWhr/gallon.

PARKER
ENVIRONMENTAL CONSULTANTS

9500 Pico Blvd Existing Conditions (to be demolished)
Operational Fuel Calculations

Land Use	Units	Average Daily Trip Rate			Annual VMT
		Weekday	Sat	Sunday	
Car Wash	7,236 sf				
General Office	7,247 sf				
	TOTAL	**838.00**	**838.00**	**838.00**	**2,168,778**

Fleet Mix	
LDA	0.549559
LDT1	0.042893
LDT2	0.201564
MDV	0.118533
LHD1	0.015569
LHD2	0.005846
MHD	0.021394
HHD	0.034255
OBUS	0.002099
UBUS	0.001828
MCY	0.004855
SBUS	0.000709
MH	0.000896

	Fleet Factor	VMT	Fuel (gallons)
Diesel	0.06	130,126.68	**20,753.86**
Gas	0.94	2,038,651.32	**71,910.10**
		2,168,778.00	

Notes:
1. Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).
2. LADOT VMT Calculator provides trips/VMT for the office building and car wash.
3. Fleet Mix provided by EMFAC 2017 Inventory, Los Angeles County, 2018.

9500 Pico Mixed-Use Project
Operational Fuel Calculations

Land Use	Units	Average Daily Trip Rate			Annual VMT
		Weekday	Sat	Sunday	
Apartments (Mid Rise)	108				-
Restaurant	1,000 sf				
Retail	2,250 sf				
VMT per CalEEMod		**840.00**	**840.00**	**840.00**	**2,033,304**

Fleet Mix	
LDA	0.549559
LDT1	0.042893
LDT2	0.201564
MDV	0.118533
LHD1	0.015569
LHD2	0.005846
MHD	0.021394
HHD	0.034255
OBUS	0.002099
UBUS	0.001828
MCY	0.004855
SBUS	0.000709
MH	0.000896

	Fleet Factor	VMT	Fuel (gallons)
Diesel	0.06	121,998.24	**19,457.45**
Gas	0.94	1,911,305.76	**67,418.19**
		2,033,304.00	

Notes:
1. Assumes an average fuel efficiency of 28.35 miles per gallon (mpg) for gasoline and 6.27 mpg for diesel per Table 7, Statewide Vehicle Fuel Economy Miles Per Gallon, 2007 California Motor Vehicle Stock Travel and Fuel Forecast (May 2008).
2. In order to accurately include Sat/Sun VMT, theweekday/weekend trips provided by Crain&Associates utilizing ITE trip rates was utilized for CalEEMod to better estimate the annual VMT.
3. Fleet Mix provided by EMFAC 2017 Inventory, Los Angeles County, 2023.

APPENDIX C: GEOTECHNICAL INVESTIGATION

Feffer Geological Consulting, Inc.,
Geotechnical Investigation, Proposed Five-Story Building Over Three Subterranean Levels, 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035,
December 6, 2018,

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FEFFER
GEOLOGICAL CONSULTING

December 6, 2018 File No: 2171-84

Yoav Sarraf
449 South Beverly Drive, 1st Floor
Beverly Hills, CA 90212

Subject: **GEOTECHNICAL INVESTIGATION**
Proposed Five-Story Building Over Three Subterranean Levels
9500-9530 W. Pico Boulevard Los Angeles, CA 90035
TRACT: 7671 LOT(S): 1-10

Dear Mr. Sarraf,

As requested, Feffer Geological Consultants performed a geotechnical investigation at the subject site. The purpose of this investigation was to evaluate the geotechnical conditions at the site in the areas of the proposed construction and to provide geotechnical parameters for design and construction.

Based on our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint provided the recommendations contained herein are incorporated into the project plans and specifications. This report should be reviewed in detail prior to proceeding further with the planned development. When final plans for the proposed construction become available, they should be forwarded to this office for review and comment.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal Engineering Geologist

Dan Daneshfar
Principal Engineer
P.E. 68377

Distribution: Addressee– (1)

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this investigation was to evaluate the existing geotechnical conditions at the subject site and to provide design and construction criteria for the proposed development.

1.2 SCOPE OF SERVICES

The scope of work performed during this investigation involved the following;

- Research and review of available pertinent geotechnical literature;
- Subsurface exploration consisting of the drilling of three borings (B1, B2, B3);
- Sampling and logging of the subsurface soils;
- Laboratory testing of selected soil samples collected from the subsurface exploration to determine the engineering properties of the underlying earth materials;
- Engineering and geologic analysis of the field and laboratory data; and
- Preparation of this report presenting our findings, conclusions, and recommendations for the proposed construction.

1.3 SITE DESCRIPTION

The subject site is located on the south side of Pico Boulevard and is bounded by Pico Boulevard to the north, Reeves Street to the west, Beverly Drive to the east, and an alleyway to the south. The site consists of ten continuous parcels in the City of Los Angeles CA (Figure 1). Existing structures on the site consist of a carwash, a one-story restaurant, a two-story building, and associated asphalt-parking areas. The subject site slopes gently to the east with ten feet of overall elevation change, which is supported by the existing structures and site retaining walls (Figure 2). The site is surrounded by existing residential and commercial developments. A recent aerial photograph of the site is shown as Figure 3. Surface drainage is by sheet flow to the south and east to the adjacent streets.

1.4 PROPOSED CONSTRUCTION

Based on the information provided to us, the project will consist of demolishing existing structures on the property and constructing a new multi-story mixed use building over three subterranean levels. A Site Plan and Cross Sections showing the proposed development are included in Appendix C.

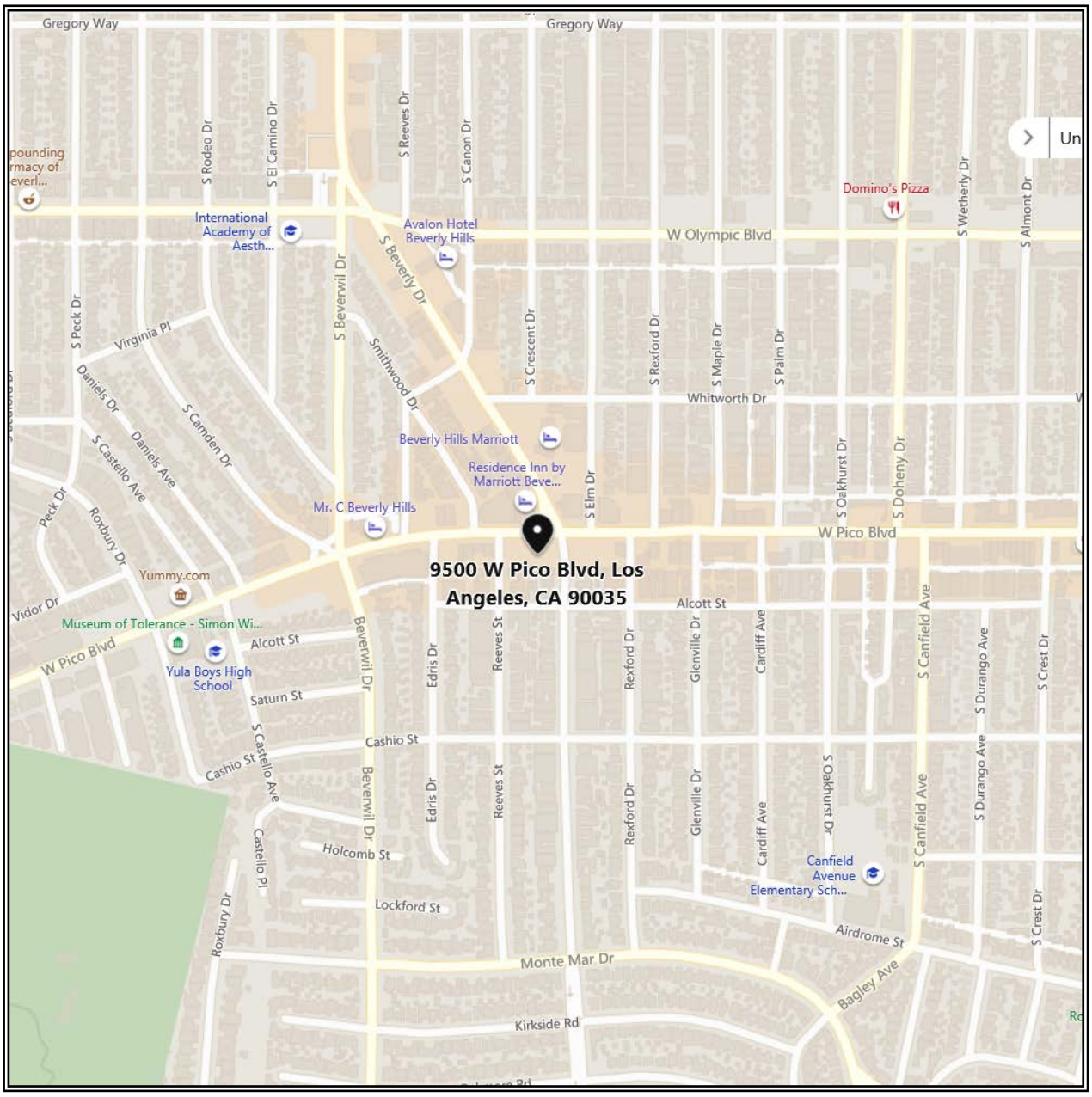


Figure 1. Location map of the subject site.

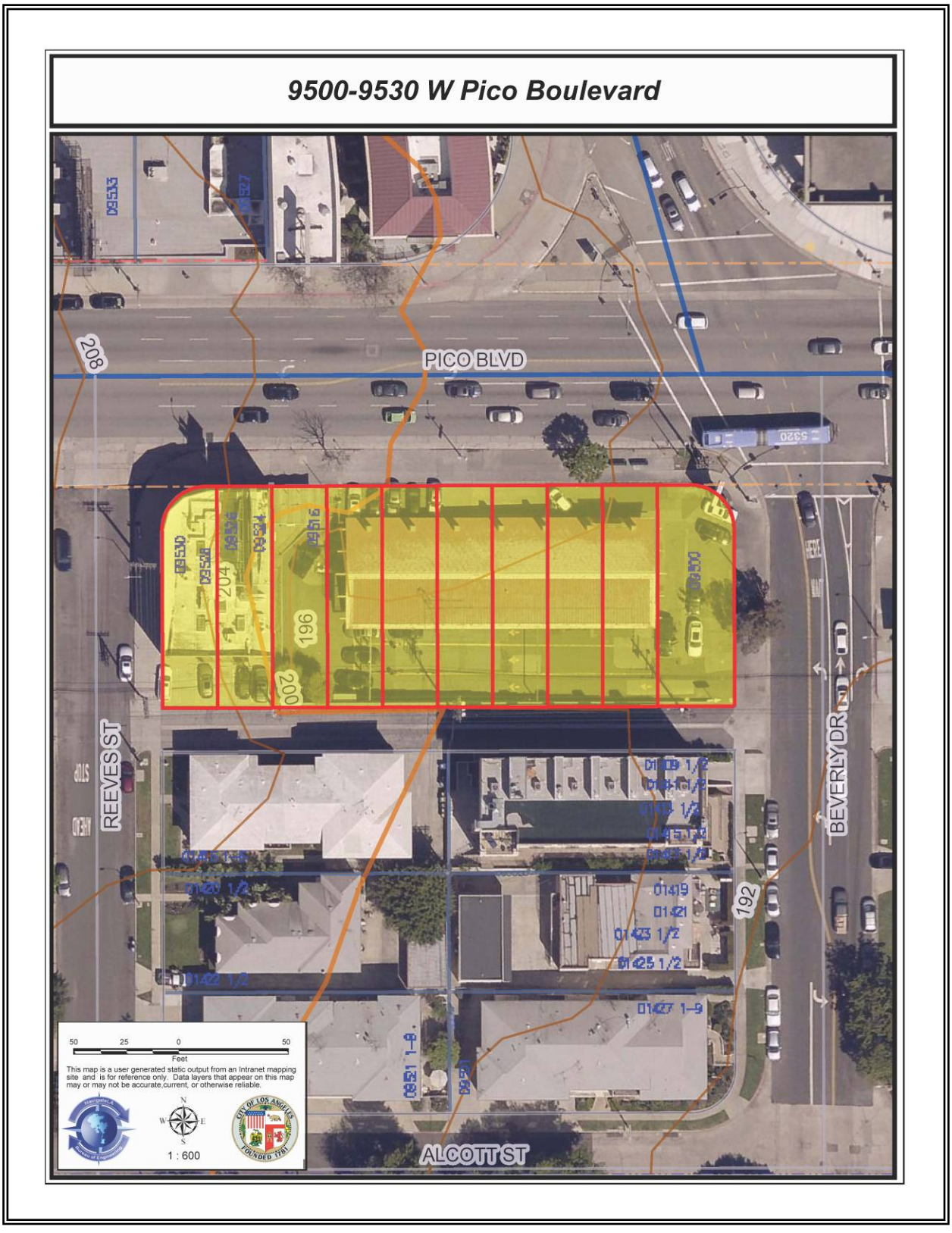


Figure 2. Aerial Photographic with Topographic overlay from Navigate LA. Subject site is highlighted.

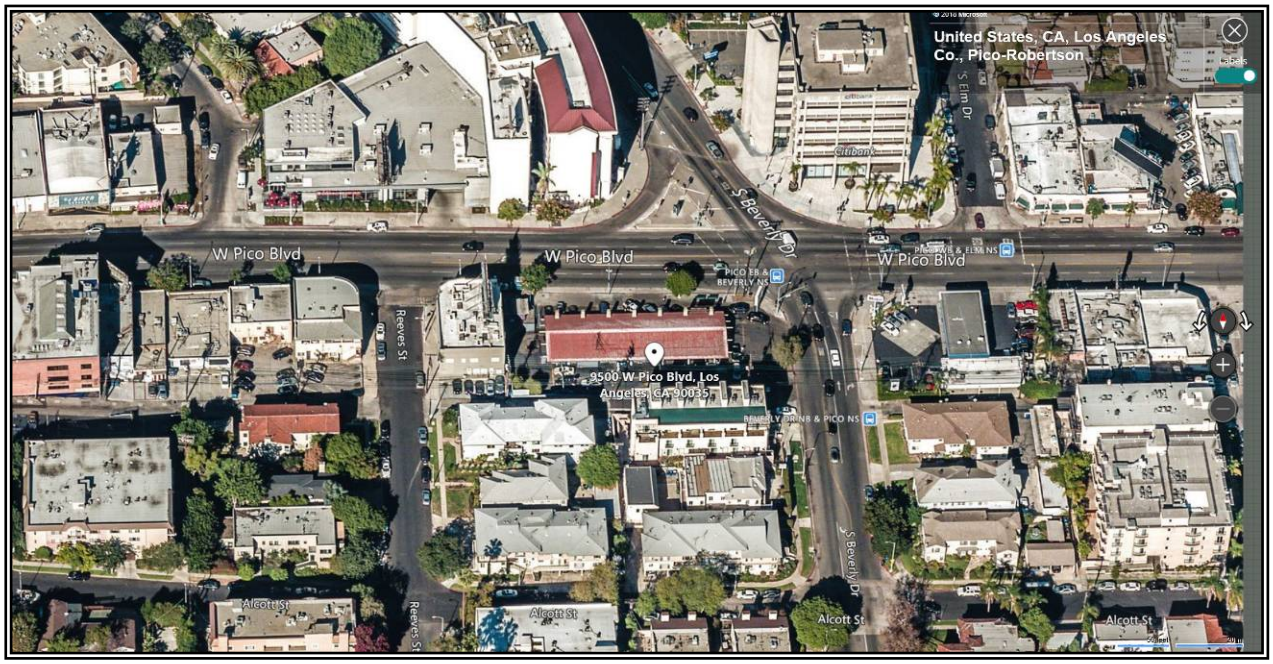


Figure 3. Oblique Aerial Photograph of subject lot and surrounding area.

1.5 DOCUMENT REVIEW

Research was done at the City of Los Angeles Department of Building and Safety. Two geotechnical documents were found for the subject site. Approved geotechnical reports for surrounding properties are included below:

9500 - 9530 Pico Boulevard -Subject Site

Compaction Report, Proposed Car Wash, 9516 West Pico Blvd, Los Angeles, CA, 90035, Dated July 30, 1964, By Donald R. Warren, Co.

City Of Los Angeles Compaction Approval Letter, Tract 7671, Lot 3-10, 9516 West Pico Blvd, Dated August 3, 1964

Donald R. Warren, Co issued a compaction report for the backfilling of UST tanks at the northeast portion of the site. The UST tanks were removed and the excavation was determined to be clean and was backfilled with controlled fill. The maximum depth of fill in the area of the abandoned US tanks was six feet. The report was approved by the city of Los Angeles grading department.

1409 South Beverly Drive

Preliminary Geological and Soils Engineering Investigation, Proposed 10-Unit, Three Story Apartment Building over Subterranean Garage, 1409 South Beverly Drive, Los Angeles, CA, 90035, Dated May 20, 2004, By GeoSystems, Inc.

City Of Los Angeles Soil Report Approval List, Log #47563, Dated April 22, 2005

Geotechnical Investigation Report, Proposed Apartment Building Project, 1409 South Beverly Drive, Los Angeles, CA, 90035, Dated June 10, 2005, By Applied Earth Sciences, Inc.

City of Los Angeles Soil Report Approval List, Log #49140, Dated August 11, 2005

Compaction Report, Newly Constructed Apartment Building, 1409 South Beverly Drive, Los Angeles, CA, 90035, Dated August 14, 2013, By Applied Earth Sciences, Inc.

Geo Systems, Inc. and Applied Earth Sciences, Inc conducted a preliminary soils engineering investigation for a proposed three-story apartment building over a subterranean level and a subsequent compaction report.

The collective subsurface investigations consisted of drilling two borings to a maximum depth of thirty feet below existing grade GS and two borings to a maximum depth of sixteen feet below existing ground surface AES and encountered fill over alluvium.

GS and AES determined that the underlying alluvium was stable, competent, and provided recommendations for new foundations to be embedded within the alluvium or a new compacted fill cap. During construction of the proposed development up to eight feet of fill was placed at below the proposed building. The reports were reviewed and approved by the City of Los Angeles.

9421, 9423 W. Alcott Street & 1416-1420 ½ South Beverly Drive

Soils Engineering Investigation Report, Proposed Five-Story Apartment Structure Over Two Levels Subterranean Parking, 9421, 9423 W. Alcott Street, 1424 S. Beverly Drive & 1416, 1416 ½, 1418, 1418 ½, 1420 and 1420 ½ South Beverly Drive, Los Angeles, California, Dated June 25, 2015, by SubSurface Designs, Inc.

City Of Los Angeles Soil Report Approval List, Log #90502, Dated October 27, 2015

SubSurface Designs, Inc. conducted a preliminary soils engineering investigation for a proposed five-story apartment building over two subterranean levels. The subsurface investigation consisted of drilling one boring to a maximum depth of thirty-six feet below existing ground and encountered fill over alluvium. SSD determined that the underlying alluvium was stable, competent, and provided recommendations for new foundations to be embedded within the alluvium or a new compacted fill cap. The report was reviewed and approved by the City of Los Angeles.

1415 South Reeves Street

Preliminary Geotechnical and Soils Report, Proposed New Multi-Family Dwelling, 1415 South Reeves Street & 9573 West Alcott Street, Los Angeles, CA, 90035, Dated July 5, 2007, By A Z Geo Technics, Inc.

City Of Los Angeles Soil Report Correction Letter, Log #61036, Dated December 7, 2007

Geotechnical Investigation Report, Proposed Multi-Unit Residential Building Project, 1415 & 1421 South Reeves Street & 9573 & 9575 West Alcott Street, Los Angeles, CA, 90035, Dated May 2, 2016, by Applied Earth Sciences, Inc.

Geology & Soils Report Approval Letter, Log # 94781, Dated September 20, 2016

Geology & Soils Report Approval Letter, Log #96360, Dated January 10, 2017

Addendum No. 1, Geotechnical Investigation Report, Proposed Multi-Unit Residential Building Project, Lots 11 And 12 of Tract 7862 (1415 and 1421 South Reeves Street) AND Lot 13 of Tract 7862 (9573 and 9575 West Alcott Street), Los Angeles, CA, 90035, Dated October 3, 2017, by Applied Earth Sciences, Inc.

Addendum Report No. 2, Lots 11 And 12 of Tract 7862 (1415 and 1421 South Reeves Street) And Lot 13 of Tract 7862 (9573 and 9575 West Alcott Street), Los Angeles, CA, 90035, Dated February 22, 2018, By Applied Earth Sciences, Inc.

A Z Geo Technics, Inc. and Applied Earth Sciences, Inc conducted a preliminary soils engineering investigation for a proposed three to four-story apartment building over subterranean levels. The collective subsurface investigations consisted of excavating two trenches to a maximum depth of fifteen feet below existing grade AZ and four borings to a maximum depth of thirty-six feet below existing ground surface AES and encountered fill over alluvium. AZ and AES determined that the underlying alluvium was stable, competent, and provided recommendations for new foundations to be embedded within the alluvium or a new compacted fill cap. The reports were reviewed and approved by the City of Los Angeles.

In summary, the investigations determined that competent marine deposits-alluvium was located at shallow to moderate depths and recommended that new foundations be founded within the marine deposits-alluvium or newly compacted fill caps. The reports were approved by the City of Los Angeles and construction either has been completed with issued Certificates of Occupancy or is ongoing.

2.0 INVESTIGATION

2.1 GENERAL

Our field investigation was performed on September 20, 2018 and consisted of a review of site conditions and exploration involving the drilling of three borings and soil sampling. Our investigation also included laboratory testing of selected soil samples. A brief summary of these various tasks are provided below.

2.2 FIELD EXPLORATION

The subsurface investigation performed at the site consisted of drilling three borings by use of a limited access hollow-stem auger drill rig. The purpose of the exploratory borings was to determine the existing subsurface conditions and to collect subsurface soil in the areas of the proposed construction and throughout the site.

The borings were drilled to a maximum depth of 41.5' below the existing ground surface.

The earth materials encountered in the borings consisted of fill over Marine Deposits and Inglewood Formation-San Pedro Sand of Quaternary age.

A review of regional geological maps[1] indicates that the material underlying the subject site is comprised Quaternary age Marine Deposits (Qom) (Figure 4).

The borings were logged by our field geologist using both visual and tactile means. Both bulk and relatively undisturbed soil samples were obtained.

The approximate location of the test pits are shown on the attached Site Plan included in Appendix C. Detailed boring logs are presented in Appendix A.

2.3 LABORATORY TESTING

Laboratory testing was performed on representative samples obtained during our field exploration. Samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations. Testing included in-place moisture and density, shear strength testing, sulfate and corrosion evaluation. A summary of the laboratory test results is included in Appendix B.

The physical properties of the soils were tested at Soil Labworks, LLC. Chemical testing was performed at HDR Schiff. The undersigned geologist and engineer have reviewed the data, concur, and accept responsibility for the use of the data therein.

[1] Dibblee, Thomas, 1991, Geologic Map of the Beverly Hills and Van Nuys (south ½) Quadrangles, Los Angeles County, California Map #DF-31.

3.0 SITE GEOLOGY, SEISMICITY, POTENTIAL HAZARDS

3.1 SITE GEOLOGY

Regional geologic maps[2] and the subsurface exploration indicated that the property is underlain by fill over Marine Deposits and Inglewood Formation-San Pedro Sand of Quaternary age. Hereafter will be referred to collectively as alluvium. Descriptions of the materials encountered in our exploratory borings are described below.

3.1.1 Artificial Fill (Af)

The fill consists of silty and clayey sand with gravel, which is mottled olive, medium brown, orange to red hue, moist, medium dense to dense. The fill was up to seven feet in thickness.

3.1.2 Quaternary Marine Deposits (Qom)

The Quaternary Marine Deposits consist of silt with trace sand to clayey silt to cemented silt, which varied in color from molted olive, orange brown, black, moist, and dense.

3.1.3 San Pedro Sands (Qsp)-Inglewood Formation (Qi):

The deposits consists of clayey sand, silt with trace sand, well cemented, laminated, containing caliche and carbon, which varied in color from molted mottled light to dark olive green, Olive, yellow, black, orange $Fe0_2$ staining, moist, and dense to hard.

3.1.4 Groundwater

Groundwater was not encountered during the recent excavations. This area of Los Angeles is not known to have a high groundwater table. Historically highest groundwater in this area of Los Angeles is estimated to be more than 40 feet below the ground surface (Plate 1.2, *Historically Highest Groundwater Contours and Borehole Log Data Locations, Beverly Hills 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Beverly Hills Quadrangle,* SHZR-023).

3.1.5 Methane

The subject site is located within a Methane Zone. An appropriate Methane Investigation should be performed in order to assess design levels and appropriate mitigation unless a Level V is assumed.

[2] Dibblee, Thomas, 1991, Geologic Map of the Beverly Hills and Van Nuys (south ½) Quadrangles, Los Angeles County, California Map #DF-31.

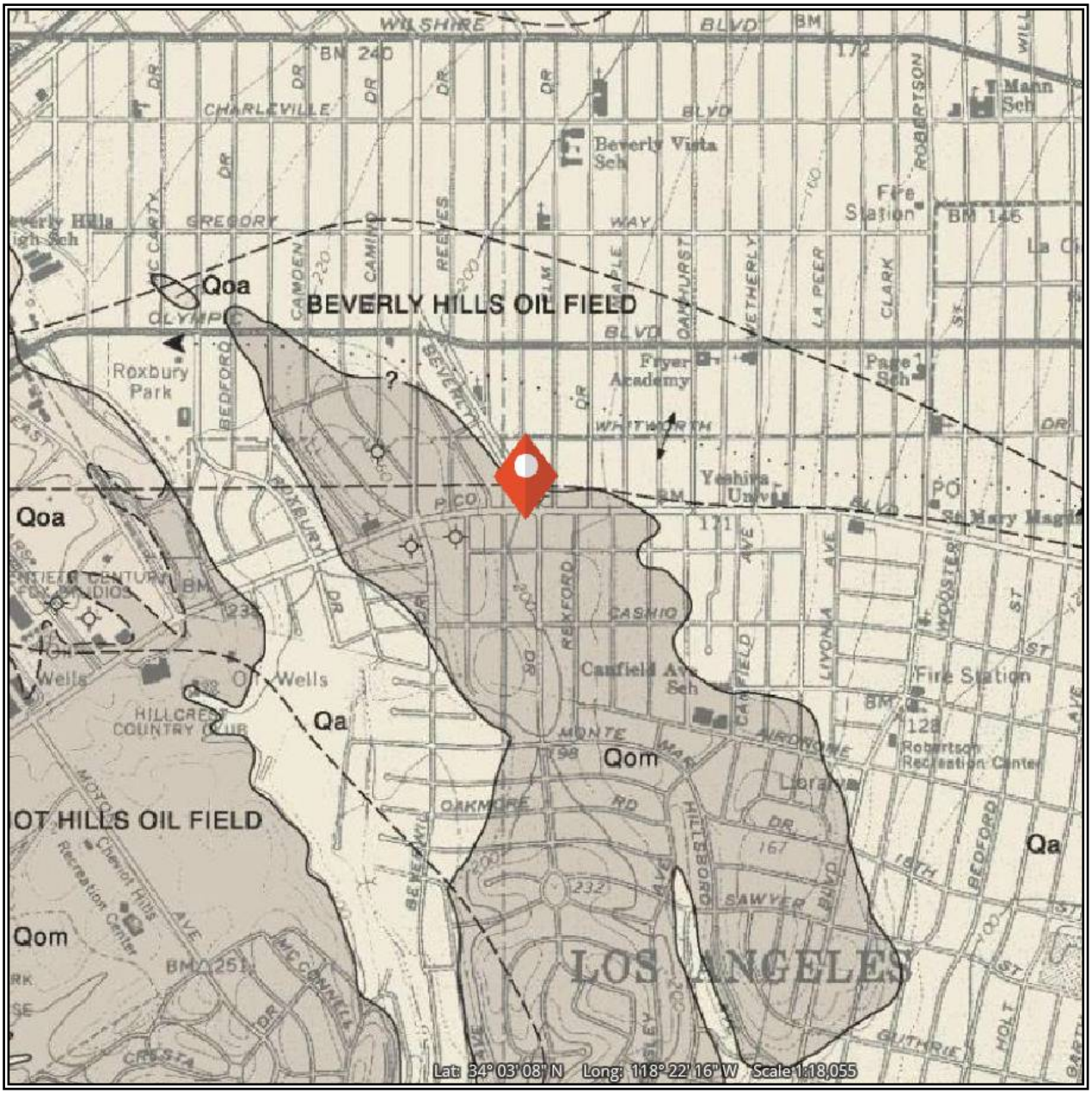


Figure 4. Dibblee, T.W., 1991, Geologic Map of the Beverly Hills and Van Nuys (southern ½) Quadrangles, Los Angeles County, California, Dibblee Foundation Map, DF #31.

3.2 SEISMICITY

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The site is located within a seismically active area, as is all of Southern California. Although we are not aware of any active faults on or within the immediate vicinity of the site, earthquakes generated on large regional faults such as the San Andreas Fault could affect the site.

The closest known potentially active fault to the site is the Santa Monica-Hollywood Fault Zones, located within 1.80 and 0.95 kilometers to the north and east respectively; and the Newport Inglewood Fault located 0.75 Kilometers to the west (Figure 5). Since no active faults cross the property, the surface rupture hazard at the site is very low.

Due to the distance from the coastline, the site is not susceptible to the effects of tsunamis and seiches.

The subject site is not located in an area designated being within an area that is potentially affected by earthquake-induced liquefaction or landsliding (*Seismic Hazard Zones-Earthquake Fault Zones Beverly Hills Quadrangle, Los Angeles County, California, 1999-2018*

3.3 2016 CALIFORNIA BUILDING CODE CONSIDERATIONS

The proposed development may be designed in accordance with seismic considerations contained in the 2016 California Building Code, Section 1613, the following parameters may be considered for design:

Mapped Spectral Response Acceleration Parameters:

	S_S	:	2.199g
	S_1	:	0.812g
Site Class:	D	:	Stiff Soil
Site Coefficients:	F_a	:	1.0
	F_v	:	1.3

Maximum Considered Earthquake Spectral Response Acceleration Parameters:

S_{MS}	:	2.199g
S_{M1}	:	1.218g

Design Spectral Response Acceleration Parameters:

S_{DS}	:	1.466g
S_{D1}	:	0.812g
PGA_M	:	0.827 g

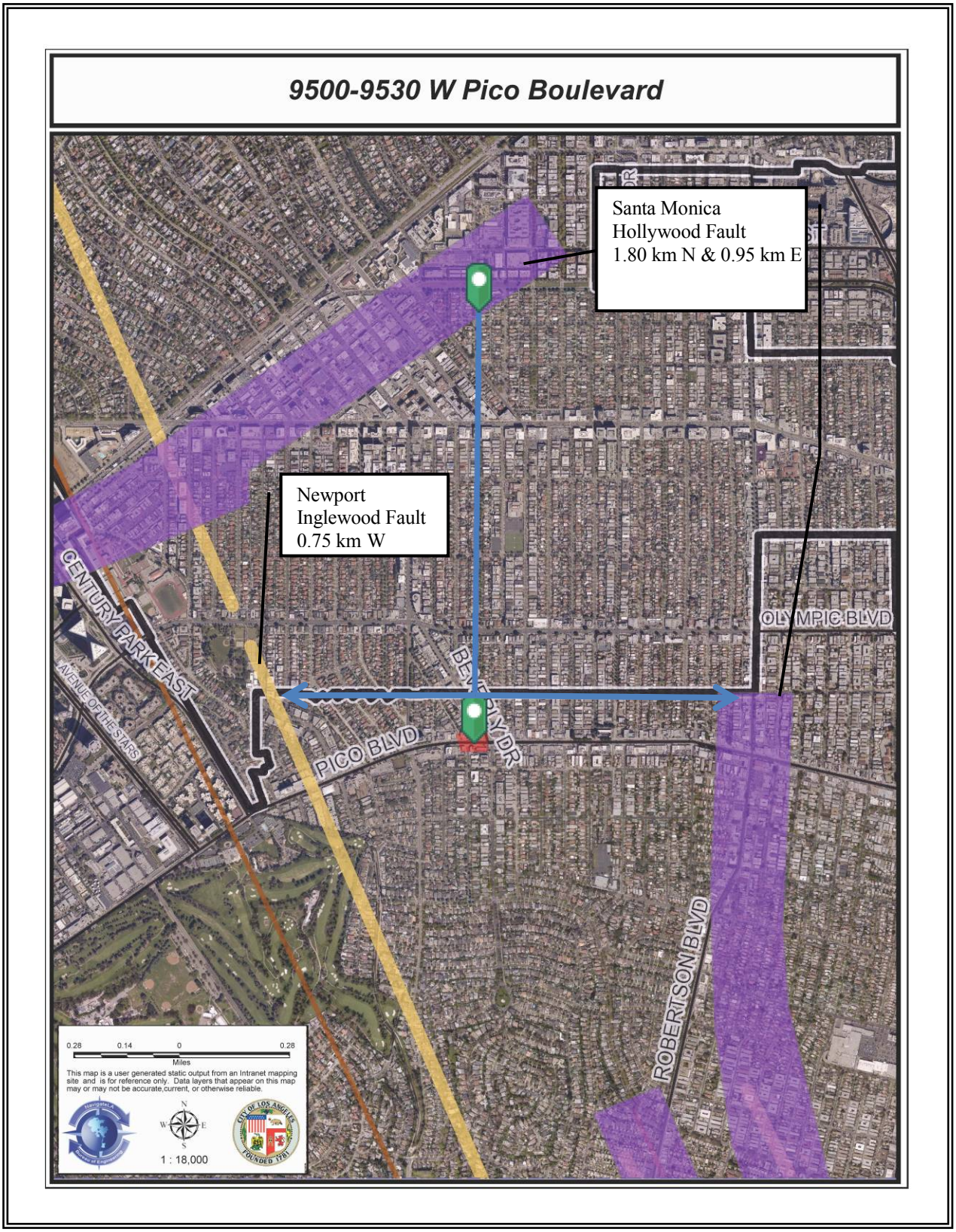


Figure 5. Navigate LA Aerial photograph with topographic & geologic hazards overlay, subject site is red. Purple-Alquist Priolo Fault Zone.

4.0 GEOTECHNICAL CONSIDERATIONS

4.1 SUBSURFACE SOIL CONDITIONS

Subsurface materials at the site consist of alluvial deposits below a layer of fill observed to be up to seven feet thick on the subject property.

Laboratory testing indicates that the alluvium at a shallow depth has a low potential for consolidation and hydrocollapse. The alluvium at the subject site is competent and capable of supporting engineered structures and appurtenances. The following paragraph provides general discussions about settlement and expansive soil activity.

4.2 SETTLEMENT

Our investigation indicated that the consolidation and hydrocollapse potential of the alluvium at the depth of the proposed construction is low. The in-situ dry densities are high for the samples taken at the foundation level and it is our experience that these soils have a very low potential for consolidation. Recommendations are presented below to mitigate the settlement hazard associated with consolidation of the near surface soils.

4.3 EXPANSIVE SOIL

The on-site, near surface soil was found to possess medium to high expansive characteristics based upon field soil classifications.

4.4 SLOPE STABILITY

The property has ten feet of overall elevation change at a gradient of less than 2:1 (horizontal to vertical) gradient. A slope stability analysis is not required for the property per City of Los Angeles Department of Building and Safety Information Bulletin P/BC 2017-49.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 BASIS

Conclusions and recommendations contained in this report are based upon information provided, information gathered, laboratory testing, engineering and geologic evaluations, experience, and judgment. Recommendations contained herein should be considered minimums consistent with industry practice. More rigorous criteria could be adopted if lower risk of future problems is desired. Where alternatives are presented, regardless of what approach is taken, some risk will remain, as is always the case. Usually the lowest risk is associated with the greatest cost.

5.2 SITE SUITABILITY

The site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the proposed development is suitable from a geotechnical standpoint.

It is our opinion that the site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation will require adherence to good construction practice, agency and code requirements, the recommendations in this report, and possible addendum recommendations made after plan review and at the time of construction.

It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

5.3 EARTHWORK

5.3.1 General

Where fill is intended for structural support, a compacted fill cap should extend at least three feet below the bottom of footings or five feet in total depth whichever is greater. If the proposed construction will require grading of the site; it should be done in accordance with good construction practice, minimum code requirements, and recommendations to follow. Grading criteria are included within Appendix D.

5.3.2 Site Preparation and Grading

Based on our understanding of the proposed development, we recommend that footings for the development be founded in firm alluvium.

Prior to the start of grading operations, utility lines within the project area, if any, should be located and marked in the field so they can be rerouted or protected during site development. All debris and perishable material should be removed from the site. Although currently not anticipated, all permanent cut and fill slopes should not be constructed steeper than 2:1.

If fill is to be placed, the upper six to eight inches of surface exposed by the excavation should be scarified; moisture conditioned to two to four percent over optimum moisture content, and compacted to 90 percent relative compaction[3]. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction will be necessary.

5.3.3 Excavation Characteristics

The borings did not encounter hard earth materials. Difficult excavation conditions are not anticipated. However, the soil at the site has some cemented soil intervals and considerable amounts of sand and gravel and caving may occur in some excavations.

[3] Relative compaction refers to the ratio of the in-place dry density of soil to the maximum dry density of the same material as obtained by the "modified proctor" (ASTM D1557-14) test procedure.

5.4 FOUNDATION SUPPORT

5.4.1 New Structures

All proposed footings shall be embedded within the competent alluvium in accordance with the recommendations below.

Foundation support for the new structures could be derived by utilizing a conventional, shallow foundation system embedded within the competent alluvium. Allowable design parameters for foundations are provided below.

Minimum depth for interior and exterior footing
(Measured from lowest adjacent grade).....2 feet
Minimum embedment into approved alluvium..... 12 inches

Minimum width .....1.25 feet

Bearing pressure
a. Sustained loads (lbs. per square foot) .....3,000 psf

Resistance to lateral loads
a. Passive soil resistance (lbs. per cubic ft.)
Within alluvium ..... 300 pcf
Maximum allowable for alluvium .....3,500 psf
b. Coefficient of sliding friction.....0.35

The allowable bearing pressures are for dead plus long-term live loads and include a factor-of-safety of at least 3.0.

Increases in the bearing value of the alluvium are allowable at a rate of 300 pounds per square foot for each additional foot of footing width to a maximum of 5,000 pounds per square foot. For bearing calculations, the weight of the concrete in the footing may be neglected.

The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. When combining passive and friction for lateral resistance, the passive component should be reduced by one third.

All continuous footings should be reinforced with a minimum of four #4 steel bars; two placed near the top and two near the bottom of the footings. Footing excavations should be cleaned of all loose soil, moistened, free of shrinkage cracks and approved by the geologist and geotechnical engineer prior to placing forms, steel or concrete.

Based on the anticipated building loads footings designed and constructed in accordance with the soil criteria included within the referenced report are expected to settle less than ¼ to ½ inch in a distance of 20 feet. Differential settlement is expected to be less than ¼ inch. The total and

differential settlements are within acceptable and allowable tolerances for conventional foundations.

5.4.2 Mat Foundation

If desired, the building can be constructed on a mat foundation. For vertical capacity, the mat may be assumed to have an allowable uniform bearing capacity of 3,000 psf. The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

For computing deflection, a subgrade modulus of 150 kips/ft^3 may be assumed. For aesthetic reasons, the deflection should not exceed ½ inch in 30 feet. The mat is not expected to experience any differential settlement.

5.4.3 Deepened Foundations - Friction Piles

If required for support of new structures, drilled, cast-in-place concrete friction piles may be used for support of structures.

Piles should be a minimum of 24 inches in diameter and a minimum of 8 feet into alluvium. Piles may be assumed fixed at three feet into alluvium. The piles may be designed for a skin friction of 800 pounds per square foot for that portion of pile in contact with the alluvium.

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the alluvium. Passive earth pressure in alluvium may be computed as an equivalent fluid having a density of 700 pounds per cubic foot.

The maximum allowable earth pressure is 8,000 pounds per square foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent.

The structural engineer should follow the Building Code for reduction factors, which are provided below for guidance.

In conformance with Section 1810.2.5 of the Building Code, piles in groups may be subject to reduced lateral and axial capacities to account for group effects.

For piles in groups, the following reduction factors may be assumed for group action. The lateral resistance should be reduced by the factor.

LATERAL RESISTANCE REDUCTION FACTORS FOR PILE GROUPS *AASTO BRIDGE DESIGN MANUAL 2012			
Pile Spacing in Direction of Loading D = Pile Diameter	Row 1 Leading Row	Row 2	Row 3 & above (Trailing Row)
7D	1.00	1.00	0.90
6.5D	1.00	0.97	0.87
5D	0.86	0.83	0.77
3D	0.75	0.55	0.40

* As amended by Caltrans GeoResearch Group

For piles in groups, the following reduction factors may be assumed for group action. The skin friction axial capacity should be reduced by the factor.

AXIAL CAPACITY REDUCTION FACTORS FOR PILE GROUPS	
Pile Spacing D = Pile Diameter	Group Efficiency
4.5D	0.80
3D	0.70
2D	0.55
1.5D	0.30

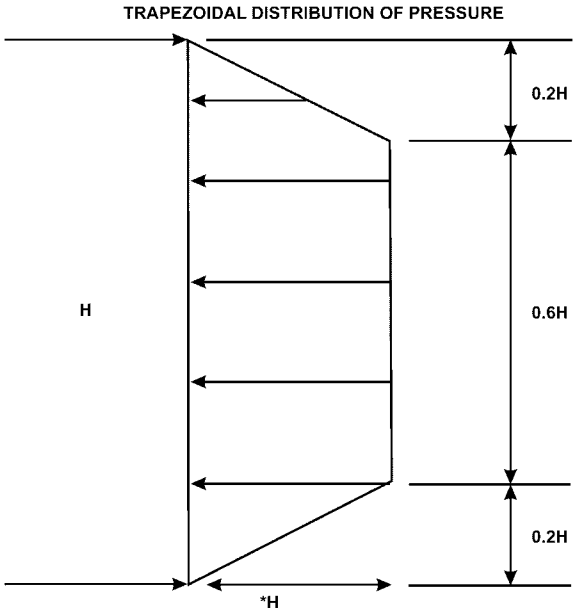
*Figure 3. NAVFAC DM 702-206

5.5 RETAINING WALLS

5.5.1 Retaining Wall

Cantilevered retaining walls up to 42 feet high that support fill, alluvium deposits, and approved retaining wall backfill, may be designed for an equivalent fluid pressure of 60 pounds per cubic foot for level backslopes.

The design at-rest earth pressure on walls is 75 pcf. Restrained/braced retaining walls that are pinned at the top by a non-yielding floor should be for the trapezoidal pressure distribution shown on the adjacent figure of 50 H. The uniform trapezoidal pressure may be assumed over the central six tenths of the wall height. The pressure may be decreased to zero at the top and



bottom of the wall.

Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾ inch crushed gravel.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

Cantilevered retaining walls higher than six feet need to consider a seismic surcharge from the Design Earthquake. According to the City of Los Angeles, the seismic surcharge should be calculated using a factor of safety of 1.0 with the PGA corresponding to ½ of 2/3rds of the PGA_M. The PGA_M is 0.827 and therefore the corresponding seismic design value is 0.28g.

A seismic surcharge for retaining walls designed for active conditions is considered. For a 42 foot high retaining wall, the static design force is equal to 52.92 kips (42ft^2 *60 pcf /2).

For a ground motion of 0.28 and a FS of 1.0, the enclosed calculations indicate an unbalanced force under seismic conditions from the Maximum Considered Earthquake is 51021.3 pounds or 51.20 kips. Since the static design force is higher than the seismic force an additional seismic surcharge need not be added.

5.5.2 Retaining Wall Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum density as determined by ASTM D 1557-14. It should be pointed out that the use of heavy compaction equipment in close proximity to retaining walls can result in excess wall movement and/or soil loadings exceeding design values. In this regard, care should be taken during backfilling operations.

5.5.3 Waterproofing

Moisture affecting retaining walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, and/or halite (common salt). Efflorescence is common to retaining walls and generally does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

As aforementioned, the architect, structural engineer, or other qualified waterproofing consultant should develop the actual waterproofing details.

5.6 TEMPORARY EXCAVATIONS

All vertical cuts shall be inspected by our office to verify geologic continuity.

Un-shored vertical cuts to a height of five feet (5') may be made in soil materials at the site. Un-shored cuts in excess of five feet (5') shall be sloped at a gradient of no steeper than 1:1 (horizontal to vertical) for the portion of the excavation above the vertical cut.

A representative of the geotechnical engineer or geologist should be present during grading to see temporary slopes. All excavations, including: caissons, footings, and utility trenches, shall be properly and adequately fenced and/or covered to ensure the safety of all those working on the project.

All temporary excavations shall be stabilized as soon as possible after the initial excavation.

5.6.1 Shoring

Shoring for the cuts should be designed for an equivalent fluid pressure of 47 pcf.

Shoring may consist of cast-in-place concrete piles with wood-lagging. Shoring piles should be a minimum of 18 inches in diameter and a minimum of 8 feet into alluvium below the base of the excavation. Piles may be assumed fixed 3 feet below the base of the excavation. For the vertical forces, piles may be designed for a skin friction of 500 pounds per square foot for that portion of pile in contact with the alluvium. Shoring piles should be spaced a maximum of 10 feet on center.

Shoring that is surcharged by traffic and/or structural loads should be designed to withstand the surcharge. Feffer Geologic is able to assist the shoring engineer in evaluating the surcharge pressure and the point of application from concentrated structural loads.

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the Older Alluvium below the base of the excavation.

Passive earth pressure may be computed as an equivalent fluid having a density of 400 pounds per cubic foot. The maximum allowable earth pressure is 4,000 pounds per square foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½ pile diameters on center may be considered isolated.

5.7.2 Earth Anchors

Tie-back anchors may be used to resist lateral loads. Pressure grouted friction anchors are recommended. For design purposes, it is assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 30 degrees with the vertical through the bottom of the excavation. Friction anchors should extend at least 15 feet beyond the potential active wedge or to a greater length if necessary to develop the desired capacities.

The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. For preliminary design purposes, it is estimated that cast-in-place gravity anchors will develop an average value of 300 pounds per square foot. Pressure grouted and post grouted anchors will develop much higher capacities. For design purposes a post grout capacity of 3,000 psf can be used for design. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least six feet on center, no reduction in the capacity of the anchors need be considered due to group action.

The anchors may be installed at angles of 20 to 40 degrees below the horizontal. Caving and sloughing of the anchor hole should be anticipated and provisions made to minimize such caving and sloughing. To minimize chances of caving and sloughing, that portion of the anchor shaft within the active wedge should be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

At least 10 percent of the initial anchors for a 24-hour 200 percent test and 10 percent additional anchors for quick 200 percent tests. The specific anchors selected for the 200 percent test should be representative and acceptable to the geotechnical engineer. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. Anchor rods of sufficient strength should be installed in these anchors to support the 200 percent test loading. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained. The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour test, the anchor deflection should not exceed 0.75 inch measured after the 200 percent test load is applied. If the anchor movement after the 200 percent load has been applied for 12 hours is less than 0.5 inch, and the movement over the previous four hours has been less than 0.1 inch, the 24-hour test may be terminated.

For the quick 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent test load has been applied should not exceed 0.25 inch during the 30-minute period.

All of the anchors should be pretested to at least 150 percent of the design load; the total deflection during the test should not exceed 12 inches. The rate of creep under the 150 percent test should not exceed 0.1 inch over a 15-minute period for the anchor to be approved for the design loading.

After a satisfactory test, each anchor should be locked-off at the design load. The locked-off load should be verified by rechecking the load in the anchor. If the locked-off load varies by more than 10 percent from the design load, the load should be reset until the anchor is locked-off within 10 percent of the design load.

The installation of the anchors and the testing of the completed anchors should be observed by a deputy grading inspector under the direction of the geotechnical engineer.

5.7.3 Lagging

Lagging will be required between piles. Due to arching in the soils, the pressure on the lagging will be less that on the shoring piles. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. The void between the lagging and the back-cut should be slurry-filled and observed by a representative of the geotechnical engineer.

A representative of the geotechnical engineer or geologist should be present during grading to see temporary slopes. All excavations, including: caissons, footings, and utility trenches, shall be properly and adequately fenced and/or covered to ensure the safety of all those working on the project.

All temporary excavations shall be stabilized as soon as possible after the initial excavation.

5.7.4 Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is estimated that the deflection could be on the order of ½ inch at the top of the shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to minimize settlement of adjacent buildings and utilities in adjacent street and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design. Where internal bracing is used, the rakers should be tightly wedged to minimize deflection. The proper installation of the raker braces and the wedging will be critical to the performance of the shoring.

5.7.5 Monitoring

Because of the depth of the excavation, some mean of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles. Also, some means of periodically checking the load on selected anchors will be necessary, where applicable.

Some movement of the shored embankments should be anticipated as a result of the relatively deep excavation. It is recommended that photographs of the existing buildings on the adjacent properties be made during construction to record any movements for use in the event of a dispute.
Monitoring of the performance of the shoring system is recommended. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all the soldier

5.8 SLAB-ON-GRADE

If a slab-on-grade is used for the interior of the building it should be a minimum of five inches thick and reinforced with No. 4 bars at 16 inches on center, both ways. The slab should be underlain by a 10-mil Visqueen plastic membrane sandwiched between two, two-inch thick layers of sand. Green Building Code requirements may take precedent and should be followed. The sand should contain sufficient fines to allow light compaction (e.g. drum roller) to an unyielding condition. The plastic Visqueen barrier should be sealed at all splices, around plumbing, and at the perimeter of slab areas. Every effort should be made to provide a continuous barrier and care should be taken to not puncture the membrane. The splices between layers should be generously staggered. The slab can be placed directly onto the alluvium or two feet of compacted fill.

5.9 EXTERIOR FLATWORK AND AUXILIARY STRUCTURES

Whenever planned, exterior flatwork should be placed directly on alluvium or over a two-foot blanket of approved compacted fill. Five-inch net sections with #4 bars at 18 inches o.c.e.w. are also advised. Control joints should be planned at not more than twelve foot spacing for larger concrete areas. Narrower areas of flatwork such as walkways should have control joints planned at not greater than 1.5 times the width of the walkway. Recommendations provided above for

interior slabs can also be used for exterior flatwork, but without a sand layer or Visqueen moisture barrier. Additionally, it is also recommended that at least 12-inch deepened footings be constructed along the edges of larger concrete areas.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of No. 4 bars bent around exterior footing reinforcement. Dowels should be extended at least two feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, 3/8-inch minimum thickness expansion joint material should be provided. Where expansion joint material is provided, it should be held down about 3/8 inch below the surface. The expansion joints should be finished with a color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

Auxiliary structures such as trash enclosures and garden walls can be placed directly on alluvium or on a two-foot blanket of compacted fill.

5.10 CONCRETE/SULFATE/CORROSIVITY

Testing of the sulfate content of the soil indicates that only low to moderate levels of sulfate concentrations were encountered in the soil and therefore specialized concrete is not required for the project. We recommend that the low permeable concrete be utilized at the site to limit moisture transmission through slab and foundation. The structural engineer should specify appropriate compressive strength and water-cement ratio. Limited use (subject to approval of mix designs) of a water reducing agent may be included to increase workability. The concrete should be properly cured to minimize risk of shrinkage cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended but could be utilized for relatively non-critical improvements (e.g., flatwork) and other improvements provided the mix designs consider limiting shrinkage.

Contractors/other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Mix designs proposed by the contractor should be considered subject to review by the project engineer.

5.11 SOIL CORROSIVITY

According to testing of the site soils, the soils should be expected to be only slightly corrosive to ferrous metals. It is recommended that a consulting corrosion engineer be retained in order to determine the most appropriate protection measures for the project site.

Recommendations that the corrosion engineer may require include the following:

- All steel and wire concrete reinforcement should have at least 3 inches of concrete cover where cast against soil.

- Below-grade ferrous metals should be given a high-quality protective coating, such as plastic tape, extruded polyethylene, hot-applied coal tar enamel, or fusion-bonded epoxy.

- On any type of pipe, coat all bare metal appurtenances such as bolts, valves, joint harnesses, or flexible couplings with a coal tar or rubber-based mastic, coal tar epoxy, moldable sealant, wax tape, or equivalent, after assembly.

- Bond below-grade ferrous metals with non-conductive type joints for electrical continuity.

- Below-grade metals should be electrically insulated (isolated) from dissimilar metals, cement-mortar coated and concrete-encased metals, and above-grade metals, by means of insulated joints.

- Metal pipes penetrating concrete structures such as floors and walls should be provided with plastic sleeves, rubber seals, or other dielectric material to prevent pipe contact with the concrete and reinforcing steel.

- Bare copper tubing should be bedded and backfilled in clean sand at least 3 inches thick surrounding the tubing. The best corrosion control for hot water copper tubing is placement above-grade. Below-grade hot water copper tubing should be encased in impermeable, unstretched, non-shrink insulation with the joints and seams sealed.

5.12 PAVEMENT DESIGN

The following pavement sections are recommended as minimums:

Traffic Index	Asphalt Thickness	Base Thickness
Light Traffic (T.I.=5) for parking stalls and driveways	4 inches	6 inches
Heavy Traffic (T.I.= 6.5) for loading docs and large truck traffic	6 inches	9 inches

Concrete pavement sections should be a minimum of 6 inches thick and reinforced with #4 bars at 18" on center. A base of 6 inches is required below concrete pavement areas. Control joints should be planned at not more than twelve foot spacing.

All pavement should be placed on a minimum one-foot thick fill cap that is compacted to a minimum of 95% relative compaction.

5.13 DRAINAGE

Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. Two percent drainage is recommended directly away from structures. Civil Engineer design and Building Code requirements should be followed. All enclosed planters should be provided with a suitably located drain or drains and/or flooding protection in the form of weep

holes or similar. Preferably, structures should have roof gutters and downspouts tied directly to the area drainage system.

5.14 PLAN REVIEW

When detailed grading and structural plans are developed, they should be forwarded to this office for review and comment.

5.15 AGENCY REVIEW

All soil, geologic, and structural aspects of the proposed development are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable.

5.16 SUPPLEMENTAL CONSULTING

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required by the governing agencies, the more site reviews requested, the lower the risk of future site problems. The following site reviews are advised, some of which will probably be required by the agencies.

Preconstruction/pregrading meeting	Advised
Cut and/or shoring observation	Required
Periodic geotechnical observations and testing during grading	Required
Reinforcement for all foundations	Advised
Slab subgrade moisture barrier membrane	Advised
Slab subgrade rock placement	Advised
Presaturation checks for all slabs in primary structure areas	Required
Presaturation checks for all slabs for appurtenant structures	Advised
Slab steel placement, primary and appurtenant structures	Advised
Compaction of utility trench backfill	Advised

Unless otherwise agreed to in writing, all supplemental consulting services will be provided on an as-needed, time-and-expense, fee schedule basis.

5.17 PROJECT SAFETY

The contractor is the party responsible for providing a safe site. This consultant will not direct the contractor's operations and cannot be responsible for the safety of personnel other than his own representatives on site. The contractor should notify the owner if he is aware of and/or anticipates unsafe conditions. If the geotechnical consultant at the time of construction considers conditions unsafe, the contractor, as well as the owner's representative, will be notified. Within this report the terminology safe or safely may have been utilized. The intent of such use is to imply low risk. Some risk will remain, however, as is always the case.

6.0 REMARKS

Only a portion of subsurface conditions have been reviewed and evaluated. Conclusions, recommendations and other information contained in this report are based upon the assumptions that subsurface conditions do not vary appreciably between and adjacent to observation points. Although no significant variation is anticipated, it must be recognized that variations can occur.

This report has been prepared for the sole use and benefit of our client. The intent of the report is to advise our client on geotechnical matters involving the proposed improvements. It should be understood that the geotechnical consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive the advice. Subsequent use of this report can only be authorized by the client. Any transferring of information or other directed use by the client should be considered "advice by the client."

Geotechnical engineering is characterized by uncertainty. Geotechnical engineering is often described as an inexact science or art. Conclusions and recommendations presented herein are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions and recommendations presented should be considered "advice." Other consultants could arrive at different conclusions and recommendations. Typically, "minimum" recommendations have been presented. Although some risk will always remain, lower risk of future problems would usually result if more restrictive criteria were adopted. Final decisions on matters presented are the responsibility of the client and/or the governing agencies. No warranties in any respect are made as to the performance of the project.

APPENDIX 'A'

Subsurface
Investigation Logs

LOG OF EXPLORATORY BORING

Job Number: 2071-74
Project: Sarraf, Yoav

Date Performed: 9/20/18

Boring No:1
Boring Location: Concrete Driveway-Parking
9500-9530 W. Pico Blvd, Los Angeles, CA
Drill Type: CME 75 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				5" Concrete 3" Base **Artificial Fill (Af):** Silty sand with gravel	Medium brown, orange to red hue	Medium Dense	Moist
5	12/16/16	R		Clayey sand with gravel Color change to olive spoils	Molted brown, olive orange hue	Dense	Moist
10	9/16/20	R		**Quaternary Marine Deposits (Qom):** Silt trace sand Color change to green spoils	Molted olive, orange brown, black	Dense	Moist
15	12/22/35	R		**Inglewood Formation (Qi):** Silt trace sand, laminated, petroleum odor	Mottled light dark green	Dense	Moist
20	14/20/22	R		Silt to fine grained sand, lamination	Mottled orange, green	Dense	Moist
25	13/15/23	R		Grades into clayey sand, some lamination	Green, orange brown, brown	Dense	Moist
30	27/50 for 5"	R		Silty medium grained sand, clay binder	Mottled orange, brown, olive	Dense	Moist
35				End At 31.5', Artificial Fill To 7', No Water, No Caving			
40							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 2071-74
Project: Sarraf, Yoav

Date Performed: 9/20/18

Boring No: 2
Boring Location: A/C Parking
9500-9530 W. Pico Blvd, Los Angeles, CA
Drill Type: CME 75 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				5" Asphalt 3" Base Artificial Fill (Af): Clayey silt	Brown	Medium Dense	Moist
5	7/13/28	R		Silty medium grained sand with gravel	Brown, orange brown, olive	Dense	Moist
				Quaternary Marine Deposits (Qom):			
10	12/18/22	R		Clayey silt to cemented silt, carbon	Orange brown, black	Dense	Moist
				Inglewood Formation (Qi):			
15	6/9/15	R		Clayey silty to silt, grades into fine grain sand, almost silt	Molted olive brown, orange brown	Dense	Moist
20	9/20/23	R		Clayey silt laminated, some cemented enclusions	Molted brown olive	Dense	Moist
				End At 21.5', Artificial Fill To 7', No Ground Water, No Caving Percolation Well Set 20' bgs Lower 10' Slotted, Upper 10' Solid			
25							
30							
35							
40							

Feffer Geological Consulting

Figure

LOG OF EXPLORATORY BORING

Job Number: 2071-74
Project: Sarraf, Yoav

Date Performed: 09/20/18

Boring No: 3
Boring Location: Concrete Pkg Rear of Bldg
9500-9530 W. Pico Blvd, Los Angeles, CA
Drill Type:CME 75 8"Hollow Stem Drill Rig

Depth in Feet	Blows per 6"	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				Artificial Fill (Af): Sandy clay	Dark Brown	Medium dense	Moist
5	4/4/5	R		Gravelly up to 3/4"sand grades into medium grained clayey sand	Brown, some yellow, mottled dark brown, red brown	Medium Dense	Moist
				Quaternary Marine Deposits (Qom):			
10	19/26/36	R		Clayey corse grained sand, carbon	Mottled brown, olive, black	Dense	Moist
15	19/34/35	R		**San Pedro Sand (Qsp):** Silty medium grain sand, very cemented, carbon	Molted brown orange, olive, black	Hard	Moist
20	9/22/35	R		Silty medium grain sand, trace clay, well cemented, carbon	Yellow brown, olive brown	Hard	Moist
25	16/22/22	R		Clayey silt with cemented layers, laminated, carbon	Orange brown, olive, black	Hard	Moist
30	8/25/43			Silt trace sand and clay, well cemented caliche, carbon	Olive, yellow, black, orange $Fe0_2$ staining	Hard	Moist
35	32/30 for 4"			Silty medium grain sand	Orang brown, brown, medium brown	Hard	Moist
40	40/20 for 4"			Gravelly corse grained sand with bedrock fragments up to 1" diameter	Orange	Hard	Moist
				End At 41.5', Artificial Fill To Approximately 7-9',No Ground Water, No Caving			

Figure

APPENDIX ‘B’

Laboratory Testing

TRANSMITTAL LETTER

DATE: November 16, 2018

ATTENTION: **Josh Feffer**

TO: Feffer Geological Consulting
1990 S. Bundy Drive, 4th Floor
Los Angeles, CA 90025

SUBJECT: Laboratory Test Data
Sarraff
Your #2943, HDR Lab #18-0719LAB

COMMENTS: Enclosed are the results for the subject project.

James T. Keegan, MD
Laboratory Services Manager

431 West Baseline Road · Claremont, CA 91711
Phone: 909.962.5485 · Fax: 909.626.3316

Table 1 - Laboratory Tests on Soil Samples

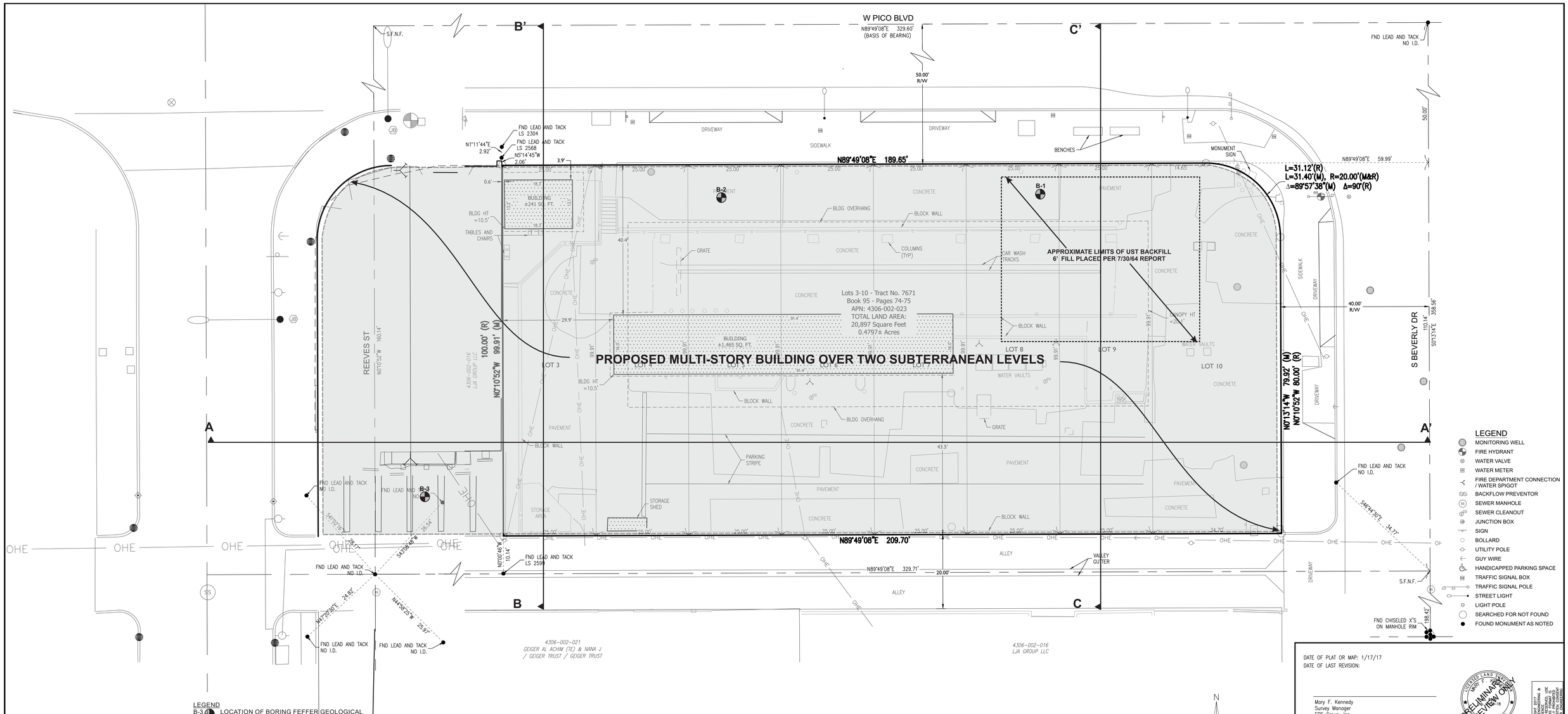
Feffer Geological Consulting
Sarraff
Your #2943, HDR Lab #18-0719LAB
16-Nov-18

Sample ID			
			B2 @ 0-10'
Resistivity		**Units**	
as-received		ohm-cm	8,400
minimum		ohm-cm	2,000
pH			7.0
Electrical Conductivity		mS/cm	0.13
Chemical Analyses			
Cations			
calcium	Ca^{2+}	mg/kg	20
magnesium	Mg^{2+}	mg/kg	7.7
sodium	Na^{1+}	mg/kg	131
potassium	K^{1+}	mg/kg	2.9
Anions			
carbonate	CO_3^{2-}	mg/kg	ND
bicarbonate	HCO_3^{1-}	mg/kg	95
fluoride	F^{1-}	mg/kg	ND
chloride	Cl^{1-}	mg/kg	14
sulfate	SO_4^{2-}	mg/kg	151
phosphate	PO_4^{3-}	mg/kg	2.4
Other Tests			
ammonium	NH_4^{1+}	mg/kg	ND
nitrate	NO_3^{1-}	mg/kg	5.1
sulfide	S^{2-}	qual	na
Redox		mV	na

Minimum resistivity per CTM 643, Chlorides per CTM 422, Sulfates per CTM 417
Electrical conductivity in millisiemens/cm and chemical analyses were made on a 1:5 soil-to-water extract.
mg/kg = milligrams per kilogram (parts per million) of dry soil.
Redox = oxidation-reduction potential in millivolts
ND = not detected
na = not analyzed

APPENDIX 'C'

Site Plan
&
Cross Sections



LEGEND

B-3 LOCATION OF BORING FEFFER GEOLOGICAL

C C' CROSS SECTION LINE

GEOLOGIC CONTACT

Qom QUATERNARY MARINE DEPOSITS

Qsp SAN PEDRO SAND

Qi INGLEWOOD FORMATION

Af ARTIFICIAL FILL

Qs SOIL

FEFFER GEOLOGICAL CONSULTING

SITE MAP

JB: 2071-84 NAME: SARRAF, YOAV BY:YMH

DATE: 12/6/18 SCALE: 1"=10' SITE: PICO BLVD 9500-9530 W.

REF: BASE MAP FROM SURVEY

DATE OF PLAT OR MAP: 1/17/17

DATE OF LAST REVISION:

Mary F. Kennedy
Survey Manager
EPS Group, Inc.
mary.kennedy@epsgroupinc.com
On Behalf of Partner Engineering and Science
Reference # 16-001.087

LICENSED LAND SURVEYOR MARY F. KENNEDY No. 8718 STATE OF CALIFORNIA

PRELIMINARY FOR REVIEW ONLY

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PARTNER Engineering and Science, Inc.

1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 714-763-4656
sshore@partneresi.com

A

A’

PROPOSED MULTI-STORY BUILDING OVER TWO SUBTERRANEAN LEVELS

Existing Building

Reeves Street

B3

Beverly Drive

Af

Af

Af

Af

? ?

? ?

? ?

QUATERNARY MARINE DEPOSITS
Qom

PROPOSED RETAINING WALLS

SAN PEDRO SAND Qsp-INGLEWOOD FORMATION Qi

240
230
220
210
200
190
180
170
160
150
140
130

FEFFER GEOLOGICAL CONSULTING

CROSS SECTION A-A’

JB: 2071-84 NAME: SARRAF, YOAV BY:YMH

DATE: 12/6/18 SCALE: 1”=10’ SITE: 9500-9530 W. PICO BLVD

REF: BASE MAP FROM SURVEY

B

B’

PROPOSED MULTI-STORY BUILDING OVER TWO SUBTERRANEAN LEVELS

240

230

220

210

200

190

180

170

160

150

140

130

PL

PL

Existing Building

B2

Alley

Pico Bouleverd

Af

Af

? ?

? ?

? ?

QUATERNARY MARINE DEPOSITS
Qom

PROPOSED RETAINING WALLS

SAN PEDRO SAND Qsp-INGLEWOOD FORMATION Qi

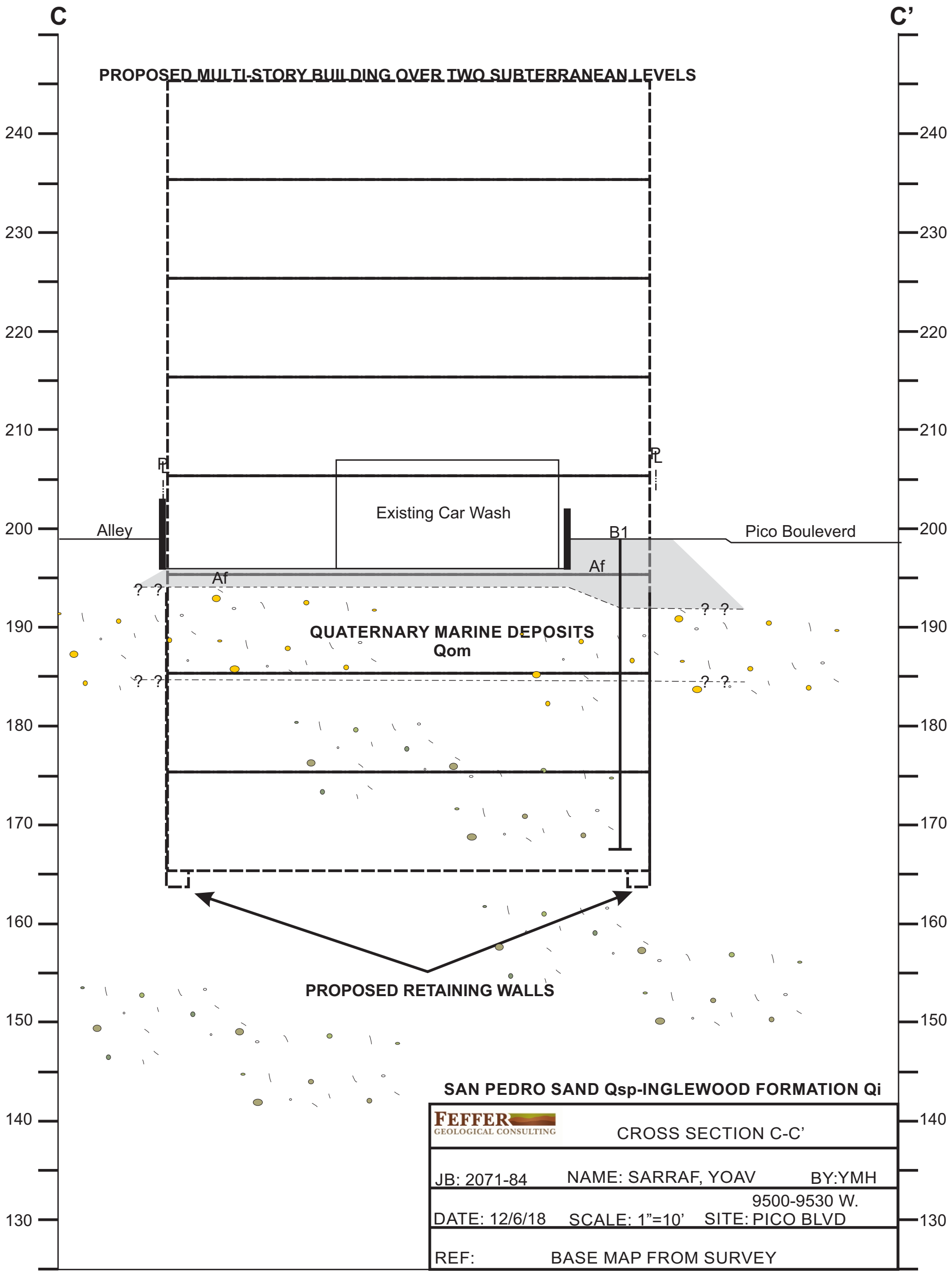
FEFFER GEOLOGICAL CONSULTING

CROSS SECTION B-B’

JB: 2071-84 NAME: SARRAF, YOAV BY:YMH

DATE: 12/6/18 SCALE: 1”=10’ SITE: 9500-9530 W. PICO BLVD

REF: BASE MAP FROM SURVEY



FEFFER GEOLOGICAL CONSULTING

CROSS SECTION C-C'

JB: 2071-84 NAME: SARRAF, YOAV BY:YMH

DATE: 12/6/18 SCALE: 1"=10' SITE: 9500-9530 W. PICO BLVD

REF: BASE MAP FROM SURVEY

APPENDIX ‘D’

Grading Specifications

STANDARD GRADING SPECIFICATIONS

These specifications present the usual and minimum requirements for grading operations performed under our supervision.

GENERAL

1) The Geotechnical Engineer and Engineering Geologist are the developer's representative on the project.

2) All clearing, site preparation or earth work performed on the project shall be conducted by the contractor under the supervision of the Geotechnical Engineer.

3) It is the contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer. The contractor shall also remove all material considered unsatisfactory by the Geotechnical Engineer.

4) It is the contractor's responsibility to have suitable and sufficient compaction equipment on the job site to handle the amount of fill being placed. If necessary, excavation equipment will be shut down to permit completion of compaction. Sufficient watering apparatus will also be provided by the contractor, with due consideration for the fill material, rate of placement and time of year.

5) A final report shall be issued by our firm outlining the contractor's conformance with these specifications.

SITE PREPARATION

1) All vegetation and deleterious materials such as rubbish shall be disposed of off-site. Soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

2) The Engineer shall locate all houses, sheds, sewage disposal systems, large trees or structures on the site or on the grading plan to the best of his knowledge prior to preparing the ground surface.

Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipe lines, or others not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3) After the ground surface to receive fill has been cleared, it shall be scarified, disced or bladed by the contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface shall then be brought to optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than twelve inches (12") in depth, the excess shall be removed and placed in lifts restricted to six inches (6").

Prior to placing fill, the ground surface to receive fill shall be inspected, tested and approved by the Geotechnical Engineer.

PLACING, SPREADING AND COMPACTION OF FILL MATERIALS

1) The selected fill material shall be placed in layers which when compacted shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

2) Where the moisture content of the fill material is below the limits specified by the Geotechnical Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

3) Where the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is adequate.

COMPACTED FILLS

1) Any material imported or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches or other matter missed during clearing shall be removed from the fill as directed by the Geotechnical Engineer.

2) Rock fragments less than six inches (6") in diameter may be utilized in the fill, provided:

a) They are not placed in concentrated pockets.

b) There is a sufficient percentage of fine-grained material to surround the rocks.

c) The distribution of the rocks is supervised by the Geotechnical Engineer.

3) Rocks greater than six inches (6") in diameter shall be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal. Details for rock disposal such as location, moisture control, percentage of rock placed, will be referred to in the "Conclusions and Recommendations" section of the geotechnical report.

If the rocks greater than six inches (6") in diameter were not anticipated in the preliminary geotechnical and geology report, rock disposal recommendations may not have been made in the "Conclusions and Recommendations" section. In this case, the contractor shall notify the Geotechnical Engineer if rocks greater than six inches (6') in diameter are encountered. The Geotechnical Engineer will than prepare a rock disposal recommendation or request that such rocks be taken off-site.

4) Representative samples of materials to be utilized as compacted fill shall be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any materials other than that previously tested is encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as possible.

Material that is spongy, subject to decay or otherwise considered unsuitable shall not be used in the compacted fill.

5) Each layer shall be compacted to a minimum of ninety percent (90%) of the maximum density in compliance with the testing method specified by the controlling governmental agency (ASTM D-1557).

If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive soil conditions, the area to receive fill compacted to less than ninety percent (90%) shall either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

6) Compaction shall be by sheeps foot roller, multi-wheeled pneumatic tire roller, or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. The final surface of the lot areas to receive slabs-on-grade should be rolled to a smooth, firm surface.

7) Field density tests shall be made by the Geotechnical Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two feet (2') of fill height provided all layers are tested. Where the sheeps foot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required ninety percent (90%) density, the particular layer or portion shall be reworked until the required density has been obtained.

8) Buildings shall not span from cut to fill. Cut areas shall be over excavated and compacted to provide a fill mat of three feet (3').

FILL SLOPES

1) All fills shall be keyed and benched through all top soil, colluvium, alluvium, or creep material into sound bedrock or firm material where the slope receiving fill exceeds a ratio of five (5) horizontal to one (1) vertical, in accordance with the recommendations of the Geotechnical Engineer.

2) The key for side hill fills shall be a minimum of fifteen feet (15') within bedrock or firm materials, unless otherwise specified in the geotechnical report.

3) Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer.

4) The Contractor will be required to obtain a minimum relative compaction of ninety percent (90%) out to the finish slope face of fill slopes, buttresses, and stabilization fills. This may be achieved by either over-building

the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

5) All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report and by the governing agency.

6) Fill-over-cut slopes shall be properly keyed through topsoil, colluvium, or creep material into rock or firm materials. The transition zone shall be stripped of all soil prior to placing fill.

CUT SLOPES

1) The Engineering Geologist shall inspect all cut slopes excavated in rock, lithified, or formation material at vertical intervals not exceeding ten feet (10').

2) If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints, or fault planes, are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer; and recommendations shall be made to treat these problems.

3) Cut slope that face in the same direction as the prevailing drainage shall be protected from slope wash by a non-erosive interceptor swale placed at the top of the slope.

4) Unless otherwise specified in the geological and geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agencies.

5) Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the Geotechnical Engineer or Engineering Geologist.

GRADING CONTROL

1) Inspection of the fill placement shall be provided by the Geotechnical Engineer during the progress of grading.

2) In general, density tests should be made at intervals not exceeding two feet (2') of fill height or every five hundred (500) cubic yards of fill placed. These criteria will vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests shall be made to verify that the required compaction is being achieved.

3) Density tests should also be made on the surface materials to receive fill as required by the Geotechnical Engineer.

4) All clean-out, processed ground to receive fill, key excavations, subdrains, and rock disposal must be inspected and approved by the Geotechnical Engineer prior to placing any fill. It shall be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection.

CONSTRUCTION CONSIDERATIONS

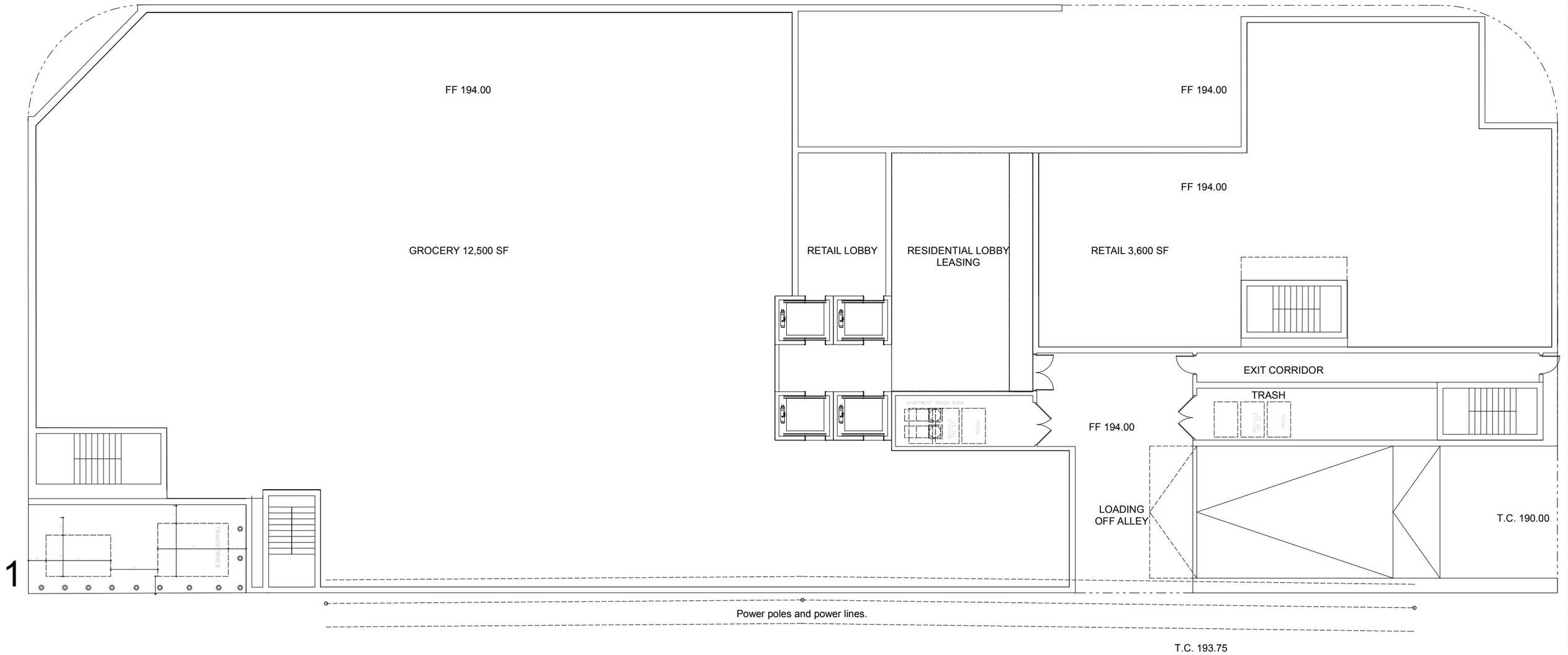
1) Erosion control measures, when necessary, shall be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

2) Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features shall be performed without the approval of the Geotechnical Engineer or Engineering Geologist.

3) Care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.

APPENDIX ‘E’

Architectural Development Plans


FF 194.00
GROCERY 12,500 SF
RETAIL LOBBY
RESIDENTIAL LOBBY
LEASING
FF 194.00
FF 194.00
RETAIL 3,600 SF
EXIT CORRIDOR
TRASH
FF 194.00
LOADING
OFF ALLEY
T.C. 190.00
TRANSFORMER
Power poles and power lines.
T.C. 193.75

1

APPENDIX 'F'

Engineering Analysis

SHORING PILE

IC: **2071-84** CONSULT: **YMH**
CLIENT: **Sarraf, Yoav**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	RETAINED LENGTH	42 feet
SHEAR DIAGRAM:	B-1	BACKSLOPE ANGLE:	0 degrees
COHESION:	250 psf	SURCHARGE:	250 pounds
PHI ANGLE:	23 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	121 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
PILE FRICTION	10 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	200.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 18.8 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	59 degrees
AREA OF TRIAL FAILURE WEDGE	507.1 square feet
TOTAL EXTERNAL SURCHARGE	4500.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	65864.4 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1159 trials
LENGTH OF FAILURE PLANE	38.8 feet
DEPTH OF TENSION CRACK	8.7 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	20.0 feet
CALCULATED THRUST ON PILE	**40567.4 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**46.0 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**47.0 pcf**

THE CALCULATION INDICATES THAT THE PROPOSED SHORING PILES MAY MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 47 POUNDS PER CUBIC FOOT. THE FLUID PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

RETAINING WALL

IC: **2071-84** CONSULT: **YMH**
CLIENT: **Sarraf, Yoav**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	WALL HEIGHT	42 feet
SHEAR DIAGRAM:	B-1	BACKSLOPE ANGLE:	0 degrees
COHESION:	250 psf	SURCHARGE:	250 pounds
PHI ANGLE:	23 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	121 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1.5	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	10 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	166.7 psf	FINAL TENSION CRACK:	20 feet
PHID = ATAN(TAN(PHI)/FS) =	15.8 degrees		
HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h)	0 %g		
VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v)	0 %g		

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	60 degrees
AREA OF TRIAL FAILURE WEDGE	493.6 square feet
TOTAL EXTERNAL SURCHARGE	4500.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	64224.4 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1159 trials
LENGTH OF FAILURE PLANE	40.0 feet
DEPTH OF TENSION CRACK	7.4 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	20.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**47288.0 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**53.6 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**60.0 pcf**

THE CALCULATION INDICATES THAT THE PROPOSED RETAINING WALL MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 60 POUNDS PER CUBIC FOOT.

RETAINING WALL

IC: **2071-84** CONSULT: **YMH**
CLIENT: **Sarraf, Yoav**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	WALL HEIGHT	42 feet
SHEAR DIAGRAM:	B-1	BACKSLOPE ANGLE:	0 degrees
COHESION:	250 psf	SURCHARGE:	250 pounds
PHI ANGLE:	23 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	121 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	10 degrees	INITIAL TENSION CRACK:	2 feet
CD (C/FS):	250.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 23.0 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0.28 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	56 degrees
AREA OF TRIAL FAILURE WEDGE	543.5 square feet
TOTAL EXTERNAL SURCHARGE	4500.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	70262.0 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1159 trials
LENGTH OF FAILURE PLANE	35.8 feet
DEPTH OF TENSION CRACK	12.3 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	20.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**51021.3 pounds**

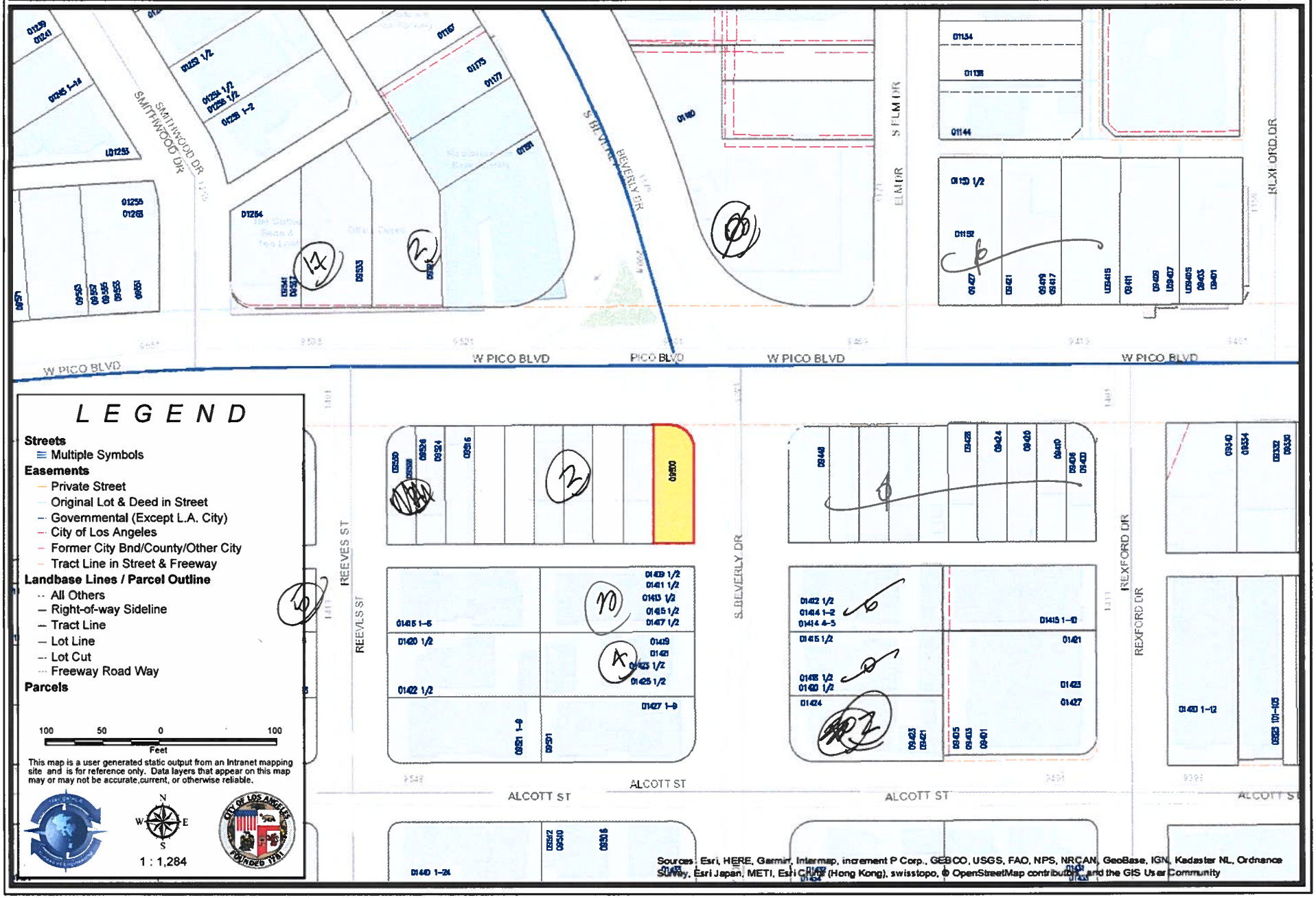
THE CALCULATION INDICATES THAT THE SEISMIC FORCE IS 51.02 KIPS WHICH IS LESS THAN THE RETAINING WALL PRESSURE. NO ADDITIONAL SEISMIC FORCE IS NEEDED.

APPENDIX 'G'

Research

See CD

9500-9530 W. Pico Blvd



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201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles,CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys,CA 91401

Assessor Number: BOOK NUMBER: 4306 PAGE NUMBER: 002 PARCEL NUMBER: 023

9500 PICO

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
GRADING	COMPACTION FILE	7/30/1964		HIST: G0037 013 0019	
GRADING	COMPACTION FILE	8/3/1964		HIST: G0037 013 0018	

Job No. F 64-925

City of Los Angeles

DEPARTMENT OF BUILDING AND SAFETY

ENGINEER'S CERTIFICATE OF COMPLIANCE

FOR 9516 West Pico Blvd.

CONSOLIDATED EARTH FILLS

LOCATION OF FILL: Tract No. 7671 Proposed car wash Lot Nos. 3-45

PROPERTY OWNER'S NAME: Crown Enterprises

OWNER'S ADDRESS: 10399 West Pico Blvd., Los Angeles, California

DATE WORK STARTED ON PROJECT: 7-21-64

DATE FILL WAS COMPLETED: 7-24-64

DATE OF CERTIFICATE: 7-30-64

TO THE SUPERINTENDENT OF BUILDING:

* I hereby certify that I have personally inspected and tested the placing of consolidated earth fill on the above-described property and the same was placed in conformity with requirements of the Los Angeles Building Code of City of Los Angeles.

DONALD R. WARREN CO.

Donald R. Warren, Civil Engineer
California Certificate No. 1166

By [signature]
California Certificate No. 72970

[illegible] West [illegible] Boulevard
Los Angeles, 12, California

* For the purpose of this Certificate [illegible] "have personally inspected and tested" shall include [illegible] work performed by any [illegible] employed by, and responsible [illegible] engineer [illegible] this certificate [illegible] full responsibility shall [illegible] engineer [illegible] is affixed [illegible]

0370130

DONALD R. WARREN CO.
ENGINEERS
930 W. SUNSET BOULEVARD
LOS ANGELES 12, CALIFORNIA
MAdison 6-0101

Job No. F64-925
Date 7-30-64
Sheet 1 of

FINAL

REPORT ON COMPACTION

Tract No. Proposed Car Wash Lots

Location 9500 W. Pico Blvd., Los Angeles, California

Client Crown Enterprises

Client's Address 10399 W. Pico Blvd., Los Angeles, California 90064

Engineer Contractor Lou Todd, Jr.

General: Type of Soil: Native Sandy clay

Imported None

Before placing fill the existing surface was stripped of vegetation, scarified, watered as required, and compacted. Inspection of the stripped surface indicated the area to be original ground. The foregoing is not a guarantee that voids or geologic weaknesses do not exist below the stripped surface. Where natural slopes existed, benches were cut into the slopes as the fills progressed, to provide a firm bond between natural ground and the compacted fill. The fill was placed in layers 6 to 8 inches in thickness, watered and compacted by

vibratory sheepsfoot rollers.

Inspections and field density tests were made by the Donald R. Warren Co. during the progress of the job. The results and estimated locations of tests and limits of compacted areas are attached as part of this report.

Recommendations: On the basis of inspection during grading, results of field density tests, and results of stability tests on the soils used, the compacted areas are considered adequate for design loads of 1000 pounds per square foot for residential footings, square or continuous, placed 12 inches below finished grade.

Special Conditions:

Underground storage tanks were removed from the site. The resulting excavation was cleaned of debris and loose soil and brought to grade with compacted fill. The maximum depth of fill is 6.0 feet.

Basic Soil Type (Without Rock)
(Laboratory)

Optimum Moisture in %	Maximum Density p.c.f.
11.5	120

Respectfully submitted

DONALD R. WARREN CO.

By

Reviewed by [signature]

Distribution:

3 - Crown Enterprises
2 - U.A. Dept. of [illegible]

0370130020

DONALD R. WARREN
ENGINEERS

Job No. 64-285

Client Crown Enterprises

Date 7-30-64

Tract No. Proposed Car Wash

Sheet 2 of

RESULTS OF FIELD DENSITY TESTS

Test No.	Date of Test	Field Moisture Percent	Field Density Lbs./Cu. Ft.	Maximum Density Lbs./Cu. Ft.	Percent Maximum
1	7-23-64	12.2	113	120	94
2	7-23-64	10.9	117	120	97
3	7-23-64	12.4	111	120	92
4	7-23-64	15.1	114	120	95

0370130021

Field Investigation: Field density tests were taken at locations shown, according to A.A.S.H.O. Standard Test Method T 147-49. Bag samples of representative fill materials were obtained for laboratory tests.

Laboratory Tests: Moisture determinations were made on sealed samples from each field test. Compaction tests were performed on representative soils according to A.S.T.M. Standard Test Method D 1557-58T.

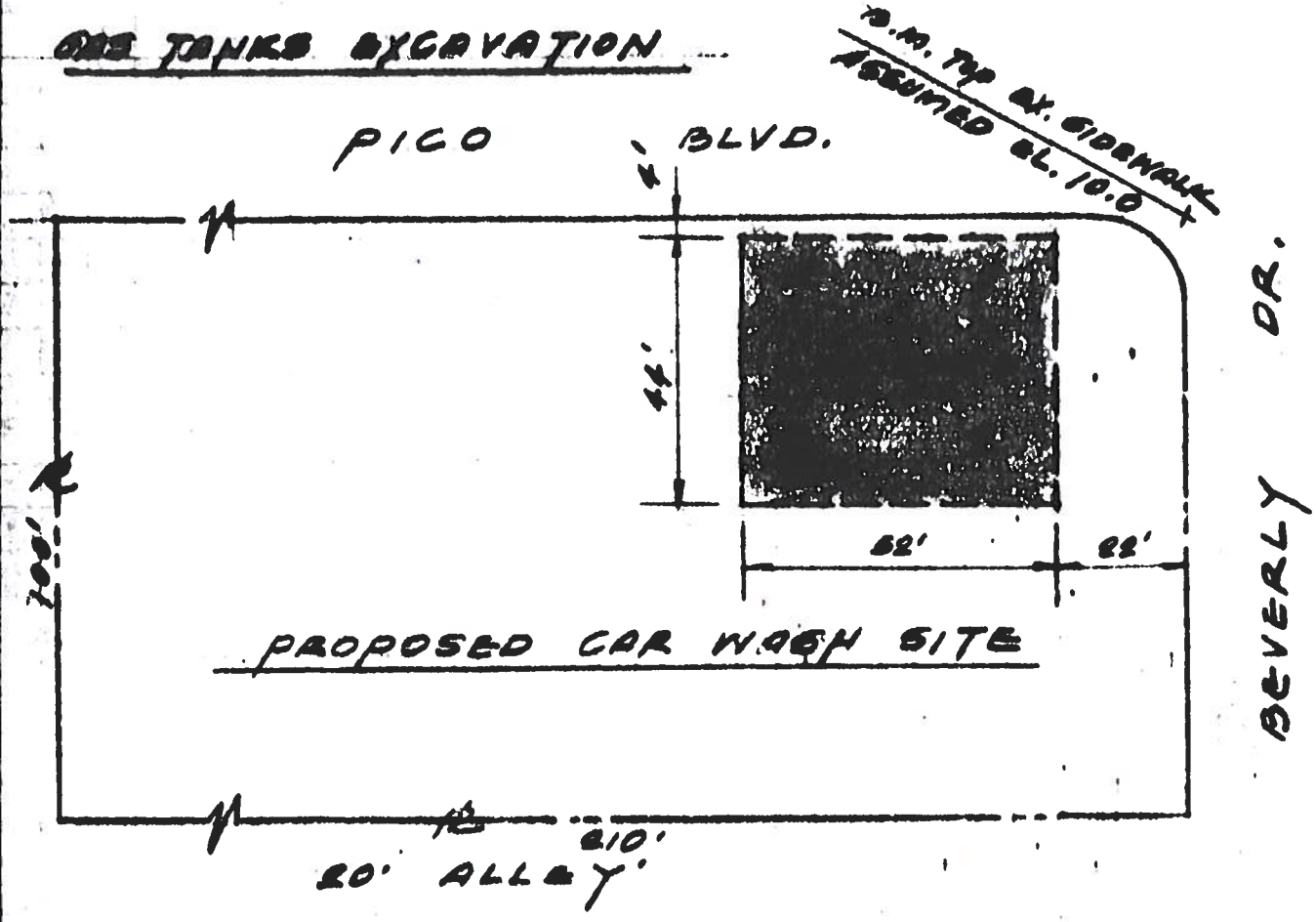
DATE JULY 22, 1964 | DONALD R. WARREN CO. ENGINEERS LOS ANGELES 12, CALIFORNIA | JOB No. F64-986

BY L.O.A./R.H. | SHEET No. 1 OF 1

SUBJECT CROWN ENTERPRISES | REFERENCE FIELD

9816 W. PICO BLVD., LOS ANGELES, CALIFORNIA

GAS TANKS EXCAVATION



± 6' MAXIMUM DEPTH OF FILL

NOTE:
THE FILL AREA, ELEVATIONS AND DIMENSIONS ARE BASED ON FIELD MEASUREMENTS, APPROXIMATE ONLY NOT A SURVEY.

LEGEND

4 ESTIMATED LOCATION OF FIELD DENSITY TEST

[redacted] ESTIMATED LIMITS OF COMPACTED FILL

0370130022

CITY OF LOS ANGELES
Department of Building and Safety
GRADING INSPECTOR'S COMPACTION RECORD

L.A. 69635 Dist. Map 5484
Permit Number

Tract 7671 Lots 3-4-5-6 1-8-9-10.

Street Location 9516 W. Pico Blvd.

Hillside _____ Flat Hillside _____ Flatland X

1. Field Compaction Approved Yes

2. Field Compaction Not Approved _____

Fill Lot No.'s 3-4-5
All lots not listed above are considered to be cut or natural.

Buttress Fill Lot No.'s None.

Required retaining wall on lot No.'s None

Lot No.'s having fill over 100 ft. deep None.

_____, to be held until _____

Sub-drain termination lot No.'s None

Additional Remarks:

Fill is fully retained on all sides

Inspector [signature] Dist. C-16

Date 8-3-64

We have copy in WLA office.

B&S B-163 R11.63

0370130 0023

CITY OF LOS ANGELES
CALIFORNIA

J. C. MONNING
GENERAL MANAGER AND
SUPERINTENDENT OF BUILDING

SAMUEL WM YORTY
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
200 CITY HALL
LOS ANGELES, CALIF. 90012
TELEPHONE NO. 624-6211

August 3, 1964

Donald R. Warren Company
930 West Sunset Boulevard
Los Angeles, California 90012

Subject: Tract 7671
Lot 3-10
Location 9516 West Pico Boulevard

Date August 3, 1964

Lots having compacted fill 3, 4, 5.

Approval is granted for compacted fill constructed on the above lots, as described in a report dated July 30, 1964.

Approval is limited to the area shown in the report and by the following requirements:

A. Footings for one-story wood frame structures may be dimensioned from Table 17-B without use of the soil bearing value.
B. Footing bearing pressure for all other structures shall not exceed a value of ~~1000~~ lbs. per sq. ft. at ~~12~~ inches minimum, below approved compacted surface.
C. Continuous footings per Code Section 91.3012 are required.
D. All footings supported partly or wholly on compacted fill shall be reinforced continuously with at least one number 4 bar at the top and bottom of the footing.
E. Slope erosion control, planting, and irrigating of fill slopes, and runoff control are required as per Code Section 91.3007.
F. Footings shall be set back 5 ft. from the top of a 1½ horizontal to 1 vertical plane projected upward from the toe of the compacted fill for a slope 20 ft. or less in vertical height. For heights exceeding 20 feet, the setback shall be increased 1 ft. for each additional 5 ft. in height over 20 ft. to a maximum of 10 feet. For slopes exceeding 100 ft. in vertical height, the setback shall be 40 feet, except as permitted in Code Section 91.3009 (c).

0 3 7 0 1 3 0 0 1 8

Superintendent of Building

By _____
R. SURRIONDO

DM# _____

B&S B-142 R8.63

9500 Pico Mixed-Use Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	134.00	Space	0.00	52,595.00	0
Quality Restaurant	1.00	1000sqft	0.00	1,000.00	0
Apartments Mid Rise	108.00	Dwelling Unit	0.59	93,621.00	291
Regional Shopping Center	2.25	1000sqft	0.00	2,250.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data provided by Site Plans dated July 2020

Construction Phase - Assumes 24-month construction schedule.

Off-road Equipment - Equipment use on worst-case day.

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Assumes 14 cy haul truck capacity.

Demolition - Demolish approxx 14,483 sf building demo and 15,000 sf asphalt.

Grading - Assumes 21,040 cy soil export for 2-level subterranean parking garage.

Woodstoves - No woodstoves or fireplaces proposed.

Sequestration -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - 2019 Title 24 approximately 7% more efficient than 2016 Title 24

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Vehicle Trips - Trips rates adjusted based on Transportation Assessment and LADOT VMT Calculator.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	5.00	87.00
tblConstructionPhase	NumDays	100.00	345.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	2.00	66.00
tblConstructionPhase	PhaseEndDate	6/15/2021	12/30/2022
tblConstructionPhase	PhaseEndDate	6/8/2021	8/30/2022

tblConstructionPhase	PhaseEndDate	1/15/2021	2/2/2021
tblConstructionPhase	PhaseEndDate	1/19/2021	5/5/2021
tblConstructionPhase	PhaseStartDate	6/9/2021	9/1/2022
tblConstructionPhase	PhaseStartDate	1/20/2021	5/5/2021
tblConstructionPhase	PhaseStartDate	1/16/2021	2/3/2021
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	91.80	0.00
tblFireplaces	NumberNoFireplace	10.80	0.00
tblFireplaces	NumberWood	5.40	0.00
tblGrading	AcresOfGrading	33.00	0.60
tblGrading	MaterialExported	0.00	21,040.00
tblLandUse	LandUseSquareFeet	53,600.00	52,595.00
tblLandUse	LandUseSquareFeet	108,000.00	93,621.00
tblLandUse	LotAcreage	1.21	0.00
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	2.84	0.59
tblLandUse	LotAcreage	0.05	0.00
tblLandUse	Population	309.00	291.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.42	0.42
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Graders

tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Pavers
tblOffRoadEquipment	OffRoadEquipmentType		Rollers
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblSequestration	NumberOfNewTrees	0.00	27.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,000.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripLength	20.00	10.00
tblTripsAndVMT	HaulingTripLength	20.00	33.00
tblTripsAndVMT	HaulingTripNumber	2,630.00	3,006.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	6.65
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	6.39	0.00
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	0.00	840.00
tblVehicleTrips	SU_TR	72.16	0.00

tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	0.00	840.00
tblVehicleTrips	WD_TR	6.65	0.00
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	0.00	840.00
tblWoodstoves	NumberCatalytic	5.40	0.00
tblWoodstoves	NumberNoncatalytic	5.40	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.2588	2.7398	2.3787	6.4200e-003	0.1980	0.1059	0.3039	0.0584	0.0994	0.1578	0.0000	586.0696	586.0696	0.0847	0.0000	588.1879
2022	0.5204	1.6986	2.1197	4.3200e-003	0.1162	0.0790	0.1952	0.0311	0.0749	0.1060	0.0000	382.3197	382.3197	0.0602	0.0000	383.8242
Maximum	**0.5204**	**2.7398**	**2.3787**	**6.4200e-003**	**0.1980**	**0.1059**	**0.3039**	**0.0584**	**0.0994**	**0.1578**	**0.0000**	**586.0696**	**586.0696**	**0.0847**	**0.0000**	**588.1879**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.2588	2.7398	2.3787	6.4200e-003	0.1755	0.1059	0.2814	0.0496	0.0994	0.1490	0.0000	586.0693	586.0693	0.0847	0.0000	588.1876
2022	0.5204	1.6986	2.1197	4.3200e-003	0.1162	0.0790	0.1952	0.0311	0.0749	0.1060	0.0000	382.3194	382.3194	0.0602	0.0000	383.8239
Maximum	**0.5204**	**2.7398**	**2.3787**	**6.4200e-003**	**0.1755**	**0.1059**	**0.2814**	**0.0496**	**0.0994**	**0.1490**	**0.0000**	**586.0693**	**586.0693**	**0.0847**	**0.0000**	**588.1876**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**7.15**	**0.00**	**4.50**	**9.86**	**0.00**	**3.35**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-4-2021	4-3-2021	0.8261	0.8261
2	4-4-2021	7-3-2021	0.8206	0.8206
3	7-4-2021	10-3-2021	0.6694	0.6694
4	10-4-2021	1-3-2022	0.6690	0.6690
5	1-4-2022	4-3-2022	0.5852	0.5852
6	4-4-2022	7-3-2022	0.5899	0.5899
7	7-4-2022	9-30-2022	0.5369	0.5369
		Highest	0.8261	0.8261

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4187	0.0129	1.1158	6.0000e-005		6.1700e-003	6.1700e-003		6.1700e-003	6.1700e-003	0.0000	1.8228	1.8228	1.7600e-003	0.0000	1.8667
Energy	6.6300e-003	0.0574	0.0292	3.6000e-004		4.5800e-003	4.5800e-003		4.5800e-003	4.5800e-003	0.0000	516.9984	516.9984	0.0119	3.4100e-003	518.3122
Mobile	0.1969	0.9385	2.3766	9.1100e-003	0.7726	6.5400e-003	0.7792	0.2070	6.0800e-003	0.2131	0.0000	843.0498	843.0498	0.0397	0.0000	844.0428
Stationary	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Waste						0.0000	0.0000		0.0000	0.0000	10.7484	0.0000	10.7484	0.6352	0.0000	26.6286
Water						0.0000	0.0000		0.0000	0.0000	2.3816	82.6431	85.0247	0.2466	6.1800e-003	93.0303
Total	**0.6320**	**1.0527**	**3.5467**	**9.5800e-003**	**0.7726**	**0.0187**	**0.7914**	**0.2070**	**0.0183**	**0.2253**	**13.1299**	**1,449.0837**	**1,462.2136**	**0.9358**	**9.5900e-003**	**1,488.4662**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4187	0.0129	1.1158	6.0000e-005		6.1700e-003	6.1700e-003		6.1700e-003	6.1700e-003	0.0000	1.8228	1.8228	1.7600e-003	0.0000	1.8667
Energy	6.4400e-003	0.0557	0.0284	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	491.7080	491.7080	0.0113	3.2600e-003	492.9625
Mobile	0.1969	0.9385	2.3766	9.1100e-003	0.7726	6.5400e-003	0.7792	0.2070	6.0800e-003	0.2131	0.0000	843.0498	843.0498	0.0397	0.0000	844.0428
Stationary	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Waste						0.0000	0.0000		0.0000	0.0000	3.2245	0.0000	3.2245	0.1906	0.0000	7.9886
Water						0.0000	0.0000		0.0000	0.0000	1.9053	66.1145	68.0198	0.1973	4.9400e-003	74.4242
Total	**0.6319**	**1.0510**	**3.5459**	**9.5700e-003**	**0.7726**	**0.0186**	**0.7912**	**0.2070**	**0.0182**	**0.2252**	**5.1298**	**1,407.2646**	**1,412.3944**	**0.4413**	**8.2000e-003**	**1,425.8704**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.03**	**0.16**	**0.02**	**0.10**	**0.00**	**0.69**	**0.02**	**0.00**	**0.71**	**0.06**	**60.93**	**2.89**	**3.41**	**52.85**	**14.49**	**4.21**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	19.1160
Total	**19.1160**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	2/2/2021	5	22	
2	Grading	Grading	2/3/2021	5/5/2021	5	66	
3	Building Construction	Building Construction	5/5/2021	8/30/2022	5	345	
4	Architectural Coating	Architectural Coating	9/1/2022	12/30/2022	5	87	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.6

Acres of Paving: 0

Residential Indoor: 189,583; Residential Outdoor: 63,194; Non-Residential Indoor: 4,875; Non-Residential Outdoor: 1,625; Striped Parking Area: 3,156 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Rollers	1	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	4	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	134.00	14.70	6.90	10.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	3,006.00	14.70	6.90	33.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	101.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0145	0.0000	0.0145	2.2000e-003	0.0000	2.2000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.7600e-003	0.0798	0.0833	1.3000e-004		4.4800e-003	4.4800e-003		4.2700e-003	4.2700e-003	0.0000	11.4503	11.4503	2.1300e-003	0.0000	11.5036
Total	**8.7600e-003**	**0.0798**	**0.0833**	**1.3000e-004**	**0.0145**	**4.4800e-003**	**0.0190**	**2.2000e-003**	**4.2700e-003**	**6.4700e-003**	**0.0000**	**11.4503**	**11.4503**	**2.1300e-003**	**0.0000**	**11.5036**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0119	2.2700e-003	3.0000e-005	5.8000e-004	3.0000e-005	6.0000e-004	1.6000e-004	3.0000e-005	1.8000e-004	0.0000	2.8445	2.8445	2.3000e-004	0.0000	2.8502
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.4000e-004	3.8300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0512	1.0512	3.0000e-005	0.0000	1.0519
Total	**7.6000e-004**	**0.0122**	**6.1000e-003**	**4.0000e-005**	**1.7900e-003**	**4.0000e-005**	**1.8200e-003**	**4.8000e-004**	**4.0000e-005**	**5.1000e-004**	**0.0000**	**3.8957**	**3.8957**	**2.6000e-004**	**0.0000**	**3.9022**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.5300e-003	0.0000	6.5300e-003	9.9000e-004	0.0000	9.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.7600e-003	0.0798	0.0833	1.3000e-004		4.4800e-003	4.4800e-003		4.2700e-003	4.2700e-003	0.0000	11.4503	11.4503	2.1300e-003	0.0000	11.5036
Total	**8.7600e-003**	**0.0798**	**0.0833**	**1.3000e-004**	**6.5300e-003**	**4.4800e-003**	**0.0110**	**9.9000e-004**	**4.2700e-003**	**5.2600e-003**	**0.0000**	**11.4503**	**11.4503**	**2.1300e-003**	**0.0000**	**11.5036**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-004	0.0119	2.2700e-003	3.0000e-005	5.8000e-004	3.0000e-005	6.0000e-004	1.6000e-004	3.0000e-005	1.8000e-004	0.0000	2.8445	2.8445	2.3000e-004	0.0000	2.8502
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.4000e-004	3.8300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0512	1.0512	3.0000e-005	0.0000	1.0519
Total	**7.6000e-004**	**0.0122**	**6.1000e-003**	**4.0000e-005**	**1.7900e-003**	**4.0000e-005**	**1.8200e-003**	**4.8000e-004**	**4.0000e-005**	**5.1000e-004**	**0.0000**	**3.8957**	**3.8957**	**2.6000e-004**	**0.0000**	**3.9022**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0264	0.0000	0.0264	0.0139	0.0000	0.0139	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0488	0.5057	0.4164	7.8000e-004		0.0231	0.0231		0.0217	0.0217	0.0000	68.5493	68.5493	0.0175	0.0000	68.9858
Total	**0.0488**	**0.5057**	**0.4164**	**7.8000e-004**	**0.0264**	**0.0231**	**0.0494**	**0.0139**	**0.0217**	**0.0356**	**0.0000**	**68.5493**	**68.5493**	**0.0175**	**0.0000**	**68.9858**

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0166	0.5552	0.1248	1.7800e-003	0.0426	1.9200e-003	0.0445	0.0117	1.8400e-003	0.0135	0.0000	175.1728	175.1728	0.0110	0.0000	175.4482
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0600e-003	1.5200e-003	0.0173	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	4.0000e-005	1.4800e-003	0.0000	4.7305	4.7305	1.3000e-004	0.0000	4.7337
Total	**0.0186**	**0.5567**	**0.1421**	**1.8300e-003**	**0.0481**	**1.9600e-003**	**0.0500**	**0.0131**	**1.8800e-003**	**0.0150**	**0.0000**	**179.9033**	**179.9033**	**0.0112**	**0.0000**	**180.1818**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0119	0.0000	0.0119	6.2400e-003	0.0000	6.2400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0488	0.5057	0.4164	7.8000e-004		0.0231	0.0231		0.0217	0.0217	0.0000	68.5492	68.5492	0.0175	0.0000	68.9857
Total	**0.0488**	**0.5057**	**0.4164**	**7.8000e-004**	**0.0119**	**0.0231**	**0.0349**	**6.2400e-003**	**0.0217**	**0.0279**	**0.0000**	**68.5492**	**68.5492**	**0.0175**	**0.0000**	**68.9857**

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0166	0.5552	0.1248	1.7800e-003	0.0426	1.9200e-003	0.0445	0.0117	1.8400e-003	0.0135	0.0000	175.1728	175.1728	0.0110	0.0000	175.4482
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0600e-003	1.5200e-003	0.0173	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	4.0000e-005	1.4800e-003	0.0000	4.7305	4.7305	1.3000e-004	0.0000	4.7337
Total	**0.0186**	**0.5567**	**0.1421**	**1.8300e-003**	**0.0481**	**1.9600e-003**	**0.0500**	**0.0131**	**1.8800e-003**	**0.0150**	**0.0000**	**179.9033**	**179.9033**	**0.0112**	**0.0000**	**180.1818**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1403	1.3828	1.3828	2.2400e-003		0.0752	0.0752		0.0705	0.0705	0.0000	194.4306	194.4306	0.0487	0.0000	195.6480
Total	**0.1403**	**1.3828**	**1.3828**	**2.2400e-003**		**0.0752**	**0.0752**		**0.0705**	**0.0705**	**0.0000**	**194.4306**	**194.4306**	**0.0487**	**0.0000**	**195.6480**

3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.1700e-003	0.1758	0.0436	4.6000e-004	0.0115	3.5000e-004	0.0118	3.3000e-003	3.4000e-004	3.6400e-003	0.0000	44.3492	44.3492	2.8000e-003	0.0000	44.4193
Worker	0.0364	0.0269	0.3045	9.2000e-004	0.0959	7.2000e-004	0.0966	0.0255	6.6000e-004	0.0261	0.0000	83.4912	83.4912	2.2400e-003	0.0000	83.5472
Total	**0.0416**	**0.2027**	**0.3480**	**1.3800e-003**	**0.1073**	**1.0700e-003**	**0.1084**	**0.0288**	**1.0000e-003**	**0.0298**	**0.0000**	**127.8405**	**127.8405**	**5.0400e-003**	**0.0000**	**127.9666**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1403	1.3828	1.3828	2.2400e-003		0.0752	0.0752		0.0705	0.0705	0.0000	194.4304	194.4304	0.0487	0.0000	195.6477
Total	**0.1403**	**1.3828**	**1.3828**	**2.2400e-003**		**0.0752**	**0.0752**		**0.0705**	**0.0705**	**0.0000**	**194.4304**	**194.4304**	**0.0487**	**0.0000**	**195.6477**

3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.1700e-003	0.1758	0.0436	4.6000e-004	0.0115	3.5000e-004	0.0118	3.3000e-003	3.4000e-004	3.6400e-003	0.0000	44.3492	44.3492	2.8000e-003	0.0000	44.4193
Worker	0.0364	0.0269	0.3045	9.2000e-004	0.0959	7.2000e-004	0.0966	0.0255	6.6000e-004	0.0261	0.0000	83.4912	83.4912	2.2400e-003	0.0000	83.5472
Total	**0.0416**	**0.2027**	**0.3480**	**1.3800e-003**	**0.1073**	**1.0700e-003**	**0.1084**	**0.0288**	**1.0000e-003**	**0.0298**	**0.0000**	**127.8405**	**127.8405**	**5.0400e-003**	**0.0000**	**127.9666**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1242	1.2128	1.3611	2.2300e-003		0.0628	0.0628		0.0589	0.0589	0.0000	193.3795	193.3795	0.0483	0.0000	194.5862
Total	**0.1242**	**1.2128**	**1.3611**	**2.2300e-003**		**0.0628**	**0.0628**		**0.0589**	**0.0589**	**0.0000**	**193.3795**	**193.3795**	**0.0483**	**0.0000**	**194.5862**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8200e-003	0.1657	0.0410	4.5000e-004	0.0114	3.0000e-004	0.0117	3.2800e-003	2.9000e-004	3.5800e-003	0.0000	43.7046	43.7046	2.6800e-003	0.0000	43.7717
Worker	0.0340	0.0242	0.2795	8.9000e-004	0.0953	6.9000e-004	0.0960	0.0253	6.4000e-004	0.0260	0.0000	80.0325	80.0325	2.0100e-003	0.0000	80.0828
Total	**0.0388**	**0.1899**	**0.3204**	**1.3400e-003**	**0.1067**	**9.9000e-004**	**0.1077**	**0.0286**	**9.3000e-004**	**0.0295**	**0.0000**	**123.7372**	**123.7372**	**4.6900e-003**	**0.0000**	**123.8545**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1242	1.2128	1.3611	2.2300e-003		0.0628	0.0628		0.0589	0.0589	0.0000	193.3793	193.3793	0.0483	0.0000	194.5859
Total	**0.1242**	**1.2128**	**1.3611**	**2.2300e-003**		**0.0628**	**0.0628**		**0.0589**	**0.0589**	**0.0000**	**193.3793**	**193.3793**	**0.0483**	**0.0000**	**194.5859**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8200e-003	0.1657	0.0410	4.5000e-004	0.0114	3.0000e-004	0.0117	3.2800e-003	2.9000e-004	3.5800e-003	0.0000	43.7046	43.7046	2.6800e-003	0.0000	43.7717
Worker	0.0340	0.0242	0.2795	8.9000e-004	0.0953	6.9000e-004	0.0960	0.0253	6.4000e-004	0.0260	0.0000	80.0325	80.0325	2.0100e-003	0.0000	80.0828
Total	**0.0388**	**0.1899**	**0.3204**	**1.3400e-003**	**0.1067**	**9.9000e-004**	**0.1077**	**0.0286**	**9.3000e-004**	**0.0295**	**0.0000**	**123.7372**	**123.7372**	**4.6900e-003**	**0.0000**	**123.8545**

3.5 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3153					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0387	0.2935	0.4102	6.6000e-004		0.0151	0.0151		0.0151	0.0151	0.0000	57.1869	57.1869	7.0200e-003	0.0000	57.3624
Total	**0.3540**	**0.2935**	**0.4102**	**6.6000e-004**		**0.0151**	**0.0151**		**0.0151**	**0.0151**	**0.0000**	**57.1869**	**57.1869**	**7.0200e-003**	**0.0000**	**57.3624**

3.5 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4100e-003	2.4200e-003	0.0280	9.0000e-005	9.5500e-003	7.0000e-005	9.6100e-003	2.5300e-003	6.0000e-005	2.6000e-003	0.0000	8.0162	8.0162	2.0000e-004	0.0000	8.0212
Total	**3.4100e-003**	**2.4200e-003**	**0.0280**	**9.0000e-005**	**9.5500e-003**	**7.0000e-005**	**9.6100e-003**	**2.5300e-003**	**6.0000e-005**	**2.6000e-003**	**0.0000**	**8.0162**	**8.0162**	**2.0000e-004**	**0.0000**	**8.0212**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3153					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0387	0.2935	0.4102	6.6000e-004		0.0151	0.0151		0.0151	0.0151	0.0000	57.1868	57.1868	7.0200e-003	0.0000	57.3623
Total	**0.3540**	**0.2935**	**0.4102**	**6.6000e-004**		**0.0151**	**0.0151**		**0.0151**	**0.0151**	**0.0000**	**57.1868**	**57.1868**	**7.0200e-003**	**0.0000**	**57.3623**

3.5 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4100e-003	2.4200e-003	0.0280	9.0000e-005	9.5500e-003	7.0000e-005	9.6100e-003	2.5300e-003	6.0000e-005	2.6000e-003	0.0000	8.0162	8.0162	2.0000e-004	0.0000	8.0212
Total	**3.4100e-003**	**2.4200e-003**	**0.0280**	**9.0000e-005**	**9.5500e-003**	**7.0000e-005**	**9.6100e-003**	**2.5300e-003**	**6.0000e-005**	**2.6000e-003**	**0.0000**	**8.0162**	**8.0162**	**2.0000e-004**	**0.0000**	**8.0212**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1969	0.9385	2.3766	9.1100e-003	0.7726	6.5400e-003	0.7792	0.2070	6.0800e-003	0.2131	0.0000	843.0498	843.0498	0.0397	0.0000	844.0428
Unmitigated	0.1969	0.9385	2.3766	9.1100e-003	0.7726	6.5400e-003	0.7792	0.2070	6.0800e-003	0.2131	0.0000	843.0498	843.0498	0.0397	0.0000	844.0428

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
User Defined Commercial	840.00	840.00	840.00	2,033,304	2,033,304
Total	840.00	840.00	840.00	2,033,304	2,033,304

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	6.65	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Enclosed Parking with Elevator	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Quality Restaurant	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
Regional Shopping Center	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868
User Defined Commercial	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

9500 Pico Mixed-Use Project - South Coast AQMD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	428.0166	428.0166	0.0101	2.0900e-003	428.8926
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	451.3674	451.3674	0.0107	2.2100e-003	452.2912
NaturalGas Mitigated	6.4400e-003	0.0557	0.0284	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	63.6914	63.6914	1.2200e-003	1.1700e-003	64.0699
NaturalGas Unmitigated	6.6300e-003	0.0574	0.0292	3.6000e-004		4.5800e-003	4.5800e-003		4.5800e-003	4.5800e-003	0.0000	65.6311	65.6311	1.2600e-003	1.2000e-003	66.0211

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	995430	5.3700e-003	0.0459	0.0195	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	53.1199	53.1199	1.0200e-003	9.7000e-004	53.4356
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	230760	1.2400e-003	0.0113	9.5000e-003	7.0000e-005		8.6000e-004	8.6000e-004		8.6000e-004	8.6000e-004	0.0000	12.3142	12.3142	2.4000e-004	2.3000e-004	12.3874
Regional Shopping Center	3690	2.0000e-005	1.8000e-004	1.5000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1969	0.1969	0.0000	0.0000	0.1981
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.6300e-003**	**0.0574**	**0.0292**	**3.6000e-004**		**4.5800e-003**	**4.5800e-003**		**4.5800e-003**	**4.5800e-003**	**0.0000**	**65.6311**	**65.6311**	**1.2600e-003**	**1.2000e-003**	**66.0211**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	962272	5.1900e-003	0.0443	0.0189	2.8000e-004		3.5800e-003	3.5800e-003		3.5800e-003	3.5800e-003	0.0000	51.3505	51.3505	9.8000e-004	9.4000e-004	51.6556
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	227751	1.2300e-003	0.0112	9.3800e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1537	12.1537	2.3000e-004	2.2000e-004	12.2259
Regional Shopping Center	3508.87	2.0000e-005	1.7000e-004	1.4000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1873	0.1873	0.0000	0.0000	0.1884
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.4400e-003**	**0.0557**	**0.0284**	**3.5000e-004**		**4.4400e-003**	**4.4400e-003**		**4.4400e-003**	**4.4400e-003**	**0.0000**	**63.6914**	**63.6914**	**1.2100e-003**	**1.1600e-003**	**64.0699**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	427689	238.2061	5.6300e-003	1.1600e-003	238.6936
Enclosed Parking with Elevator	308207	171.6593	4.0500e-003	8.4000e-004	172.0106
Quality Restaurant	44140	24.5843	5.8000e-004	1.2000e-004	24.6346
Regional Shopping Center	30375	16.9177	4.0000e-004	8.0000e-005	16.9523
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**451.3674**	**0.0107**	**2.2000e-003**	**452.2912**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	409374	228.0058	5.3800e-003	1.1100e-003	228.4724
Enclosed Parking with Elevator	287332	160.0327	3.7800e-003	7.8000e-004	160.3603
Quality Restaurant	43021.4	23.9613	5.7000e-004	1.2000e-004	24.0103
Regional Shopping Center	28757.5	16.0168	3.8000e-004	8.0000e-005	16.0496
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**428.0166**	**0.0101**	**2.0900e-003**	**428.8926**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4187	0.0129	1.1158	6.0000e-005		6.1700e-003	6.1700e-003		6.1700e-003	6.1700e-003	0.0000	1.8228	1.8228	1.7600e-003	0.0000	1.8667
Unmitigated	0.4187	0.0129	1.1158	6.0000e-005		6.1700e-003	6.1700e-003		6.1700e-003	6.1700e-003	0.0000	1.8228	1.8228	1.7600e-003	0.0000	1.8667

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3534					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0337	0.0129	1.1158	6.0000e-005		6.1700e-003	6.1700e-003		6.1700e-003	6.1700e-003	0.0000	1.8228	1.8228	1.7600e-003	0.0000	1.8667
Total	**0.4187**	**0.0129**	**1.1158**	**6.0000e-005**		**6.1700e-003**	**6.1700e-003**		**6.1700e-003**	**6.1700e-003**	**0.0000**	**1.8228**	**1.8228**	**1.7600e-003**	**0.0000**	**1.8667**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0315					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3534					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0337	0.0129	1.1158	6.0000e-005		6.1700e-003	6.1700e-003		6.1700e-003	6.1700e-003	0.0000	1.8228	1.8228	1.7600e-003	0.0000	1.8667
Total	**0.4187**	**0.0129**	**1.1158**	**6.0000e-005**		**6.1700e-003**	**6.1700e-003**		**6.1700e-003**	**6.1700e-003**	**0.0000**	**1.8228**	**1.8228**	**1.7600e-003**	**0.0000**	**1.8667**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	68.0198	0.1973	4.9400e-003	74.4242
Unmitigated	85.0247	0.2466	6.1800e-003	93.0303

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	7.03663 / 4.43614	80.7136	0.2311	5.8000e-003	88.2198
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.303534 / 0.0193745	2.4175	9.9500e-003	2.4000e-004	2.7391
Regional Shopping Center	0.166663 / 0.102148	1.8936	5.4700e-003	1.4000e-004	2.0714
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**85.0247**	**0.2466**	**6.1800e-003**	**93.0303**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.62931 / 3.54891	64.5709	0.1849	4.6400e-003	70.5758
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.242827 / 0.0154996	1.9340	7.9600e-003	2.0000e-004	2.1913
Regional Shopping Center	0.133331 / 0.0817187	1.5149	4.3800e-003	1.1000e-004	1.6571
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**68.0198**	**0.1973**	**4.9500e-003**	**74.4242**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	3.2245	0.1906	0.0000	7.9886
Unmitigated	10.7484	0.6352	0.0000	26.6286

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	49.68	10.0846	0.5960	0.0000	24.9842
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.91	0.1847	0.0109	0.0000	0.4576
Regional Shopping Center	2.36	0.4791	0.0283	0.0000	1.1869
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**10.7484**	**0.6352**	**0.0000**	**26.6286**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.904	3.0254	0.1788	0.0000	7.4952
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0.273	0.0554	3.2800e-003	0.0000	0.1373
Regional Shopping Center	0.708	0.1437	8.4900e-003	0.0000	0.3561
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**3.2245**	**0.1906**	**0.0000**	**7.9886**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	1000	0.73	Diesel

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (750 - 9999 HP)	9.8500e-003	0.0440	0.0251	5.0000e-005		1.4500e-003	1.4500e-003		1.4500e-003	1.4500e-003	0.0000	4.5696	4.5696	6.4000e-004	0.0000	4.5856
Total	**9.8500e-003**	**0.0440**	**0.0251**	**5.0000e-005**		**1.4500e-003**	**1.4500e-003**		**1.4500e-003**	**1.4500e-003**	**0.0000**	**4.5696**	**4.5696**	**6.4000e-004**	**0.0000**	**4.5856**

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	19.1160	0.0000	0.0000	19.1160

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	27	19.1160	0.0000	0.0000	19.1160
Total		**19.1160**	**0.0000**	**0.0000**	**19.1160**

9500 Pico Blvd - Existing Conditions Only

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.24	1000sqft	0.00	7,236.00	0
Automobile Care Center	7.25	1000sqft	0.60	7,247.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Existing: 7,247 sf car wash and 7,236 sf office building

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITIONS SCENARIO.

Off-road Equipment -

Vehicle Trips - Trip rates based on Traffic Assessment and LADOT VMT Calculator.

Energy Use - Assumes historical Title 24 for Existing Conditions Scenario.

9500 Pico Blvd - Existing Conditions Only - South Coast AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	100.00	10.00
tblConstructionPhase	PhaseEndDate	7/2/2020	2/27/2020
tblLandUse	LandUseSquareFeet	7,240.00	7,236.00
tblLandUse	LandUseSquareFeet	7,250.00	7,247.00
tblLandUse	LotAcreage	0.17	0.00
tblLandUse	LotAcreage	0.17	0.60
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	7.11
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00

tblVehicleTrips	PR_TP	21.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	ST_TR	0.00	838.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	SU_TR	0.00	838.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	11.03	0.00
tblVehicleTrips	WD_TR	0.00	838.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	4.4500e-003	0.0454	0.0382	6.0000e-005	3.4000e-004	2.6200e-003	2.9600e-003	9.0000e-005	2.4100e-003	2.5000e-003	0.0000	5.4959	5.4959	1.6400e-003	0.0000	5.5369
Maximum	**4.4500e-003**	**0.0454**	**0.0382**	**6.0000e-005**	**3.4000e-004**	**2.6200e-003**	**2.9600e-003**	**9.0000e-005**	**2.4100e-003**	**2.5000e-003**	**0.0000**	**5.4959**	**5.4959**	**1.6400e-003**	**0.0000**	**5.5369**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	4.4500e-003	0.0454	0.0382	6.0000e-005	3.4000e-004	2.6200e-003	2.9600e-003	9.0000e-005	2.4100e-003	2.5000e-003	0.0000	5.4959	5.4959	1.6400e-003	0.0000	5.5369
Maximum	**4.4500e-003**	**0.0454**	**0.0382**	**6.0000e-005**	**3.4000e-004**	**2.6200e-003**	**2.9600e-003**	**9.0000e-005**	**2.4100e-003**	**2.5000e-003**	**0.0000**	**5.4959**	**5.4959**	**1.6400e-003**	**0.0000**	**5.5369**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-14-2020	5-13-2020	0.0499	0.0499
		Highest	0.0499	0.0499

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0591	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.1000e-004
Energy	1.2600e-003	0.0115	9.6100e-003	7.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	124.4958	124.4958	2.8800e-003	7.8000e-004	124.7992
Mobile	0.2571	1.3833	3.1707	0.0105	0.8241	0.0108	0.8349	0.2208	0.0101	0.2310	0.0000	972.1358	972.1358	0.0518	0.0000	973.4300
Waste						0.0000	0.0000		0.0000	0.0000	6.9890	0.0000	6.9890	0.4130	0.0000	17.3149
Water						0.0000	0.0000		0.0000	0.0000	0.6246	21.7458	22.3704	0.0647	1.6200e-003	24.4703
Total	**0.3175**	**1.3947**	**3.1805**	**0.0106**	**0.8241**	**0.0117**	**0.8357**	**0.2208**	**0.0110**	**0.2318**	**7.6136**	**1,118.3778**	**1,125.9914**	**0.5324**	**2.4000e-003**	**1,140.0147**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0591	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.1000e-004
Energy	1.2600e-003	0.0115	9.6100e-003	7.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	124.4958	124.4958	2.8800e-003	7.8000e-004	124.7992
Mobile	0.2571	1.3833	3.1707	0.0105	0.8241	0.0108	0.8349	0.2208	0.0101	0.2310	0.0000	972.1358	972.1358	0.0518	0.0000	973.4300
Waste						0.0000	0.0000		0.0000	0.0000	6.9890	0.0000	6.9890	0.4130	0.0000	17.3149
Water						0.0000	0.0000		0.0000	0.0000	0.6246	21.7458	22.3704	0.0647	1.6200e-003	24.4703
Total	**0.3175**	**1.3947**	**3.1805**	**0.0106**	**0.8241**	**0.0117**	**0.8357**	**0.2208**	**0.0110**	**0.2318**	**7.6136**	**1,118.3778**	**1,125.9914**	**0.5324**	**2.4000e-003**	**1,140.0147**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	IGNORE Building Construction	Building Construction	2/14/2020	2/27/2020	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
IGNORE Building Construction	Cranes	1	4.00	231	0.29
IGNORE Building Construction	Forklifts	2	6.00	89	0.20
IGNORE Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
IGNORE Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 IGNORE Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.3100e-003	0.0443	0.0369	6.0000e-005		2.6100e-003	2.6100e-003		2.4000e-003	2.4000e-003	0.0000	5.0030	5.0030	1.6200e-003	0.0000	5.0435
Total	**4.3100e-003**	**0.0443**	**0.0369**	**6.0000e-005**		**2.6100e-003**	**2.6100e-003**		**2.4000e-003**	**2.4000e-003**	**0.0000**	**5.0030**	**5.0030**	**1.6200e-003**	**0.0000**	**5.0435**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-005	1.0700e-003	2.6000e-004	0.0000	6.0000e-005	1.0000e-005	7.0000e-005	2.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.2460	0.2460	2.0000e-005	0.0000	0.2464
Worker	1.1000e-004	9.0000e-005	9.5000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2469	0.2469	1.0000e-005	0.0000	0.2471
Total	**1.4000e-004**	**1.1600e-003**	**1.2100e-003**	**0.0000**	**3.3000e-004**	**1.0000e-005**	**3.5000e-004**	**9.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**0.4929**	**0.4929**	**3.0000e-005**	**0.0000**	**0.4935**

3.2 IGNORE Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.3100e-003	0.0443	0.0369	6.0000e-005		2.6100e-003	2.6100e-003		2.4000e-003	2.4000e-003	0.0000	5.0030	5.0030	1.6200e-003	0.0000	5.0435
Total	**4.3100e-003**	**0.0443**	**0.0369**	**6.0000e-005**		**2.6100e-003**	**2.6100e-003**		**2.4000e-003**	**2.4000e-003**	**0.0000**	**5.0030**	**5.0030**	**1.6200e-003**	**0.0000**	**5.0435**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-005	1.0700e-003	2.6000e-004	0.0000	6.0000e-005	1.0000e-005	7.0000e-005	2.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.2460	0.2460	2.0000e-005	0.0000	0.2464
Worker	1.1000e-004	9.0000e-005	9.5000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2469	0.2469	1.0000e-005	0.0000	0.2471
Total	**1.4000e-004**	**1.1600e-003**	**1.2100e-003**	**0.0000**	**3.3000e-004**	**1.0000e-005**	**3.5000e-004**	**9.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**0.4929**	**0.4929**	**3.0000e-005**	**0.0000**	**0.4935**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2571	1.3833	3.1707	0.0105	0.8241	0.0108	0.8349	0.2208	0.0101	0.2310	0.0000	972.1358	972.1358	0.0518	0.0000	973.4300
Unmitigated	0.2571	1.3833	3.1707	0.0105	0.8241	0.0108	0.8349	0.2208	0.0101	0.2310	0.0000	972.1358	972.1358	0.0518	0.0000	973.4300

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Automobile Care Center	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
User Defined Commercial	838.00	838.00	838.00	2,168,778	2,168,778
Total	838.00	838.00	838.00	2,168,778	2,168,778

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
User Defined Commercial	0.00	7.11	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
General Office Building	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956
User Defined Commercial	0.547828	0.043645	0.199892	0.122290	0.016774	0.005862	0.020637	0.032653	0.002037	0.001944	0.004777	0.000705	0.000956

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	112.0351	112.0351	2.6500e-003	5.5000e-004	112.2643
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	112.0351	112.0351	2.6500e-003	5.5000e-004	112.2643
NaturalGas Mitigated	1.2600e-003	0.0115	9.6100e-003	7.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	12.4608	12.4608	2.4000e-004	2.3000e-004	12.5348
NaturalGas Unmitigated	1.2600e-003	0.0115	9.6100e-003	7.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	12.4608	12.4608	2.4000e-004	2.3000e-004	12.5348

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	143491	7.7000e-004	7.0300e-003	5.9100e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6572	7.6572	1.5000e-004	1.4000e-004	7.7027
General Office Building	90015.8	4.9000e-004	4.4100e-003	3.7100e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.8036	4.8036	9.0000e-005	9.0000e-005	4.8321
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.2600e-003**	**0.0114**	**9.6200e-003**	**7.0000e-005**		**8.7000e-004**	**8.7000e-004**		**8.7000e-004**	**8.7000e-004**	**0.0000**	**12.4608**	**12.4608**	**2.4000e-004**	**2.3000e-004**	**12.5348**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Automobile Care Center	143491	7.7000e-004	7.0300e-003	5.9100e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6572	7.6572	1.5000e-004	1.4000e-004	7.7027
General Office Building	90015.8	4.9000e-004	4.4100e-003	3.7100e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.8036	4.8036	9.0000e-005	9.0000e-005	4.8321
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**1.2600e-003**	**0.0114**	**9.6200e-003**	**7.0000e-005**		**8.7000e-004**	**8.7000e-004**		**8.7000e-004**	**8.7000e-004**	**0.0000**	**12.4608**	**12.4608**	**2.4000e-004**	**2.3000e-004**	**12.5348**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	90877.4	50.6152	1.2000e-003	2.5000e-004	50.7188
General Office Building	110277	61.4199	1.4500e-003	3.0000e-004	61.5456
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**112.0351**	**2.6500e-003**	**5.5000e-004**	**112.2643**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Automobile Care Center	90877.4	50.6152	1.2000e-003	2.5000e-004	50.7188
General Office Building	110277	61.4199	1.4500e-003	3.0000e-004	61.5456
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**112.0351**	**2.6500e-003**	**5.5000e-004**	**112.2643**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0591	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.1000e-004
Unmitigated	0.0591	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.1000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.7100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0523					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.1000e-004
Total	**0.0591**	**0.0000**	**2.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.8000e-004**	**3.8000e-004**	**0.0000**	**0.0000**	**4.1000e-004**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.7100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0523					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.1000e-004
Total	**0.0591**	**0.0000**	**2.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.8000e-004**	**3.8000e-004**	**0.0000**	**0.0000**	**4.1000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	22.3704	0.0647	1.6200e-003	24.4703
Unmitigated	22.3704	0.0647	1.6200e-003	24.4703

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.682088 / 0.418054	7.7499	0.0224	5.6000e-004	8.4773
General Office Building	1.28679 / 0.788679	14.6205	0.0423	1.0600e-003	15.9929
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**22.3704**	**0.0647**	**1.6200e-003**	**24.4703**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Automobile Care Center	0.682088 / 0.418054	7.7499	0.0224	5.6000e-004	8.4773
General Office Building	1.28679 / 0.788679	14.6205	0.0423	1.0600e-003	15.9929
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**22.3704**	**0.0647**	**1.6200e-003**	**24.4703**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.9890	0.4130	0.0000	17.3149
Unmitigated	6.9890	0.4130	0.0000	17.3149

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	27.7	5.6229	0.3323	0.0000	13.9304
General Office Building	6.73	1.3661	0.0807	0.0000	3.3845
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**6.9890**	**0.4130**	**0.0000**	**17.3149**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Automobile Care Center	27.7	5.6229	0.3323	0.0000	13.9304
General Office Building	6.73	1.3661	0.0807	0.0000	3.3845
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**6.9890**	**0.4130**	**0.0000**	**17.3149**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

PARTNER
Engineering and Science, Inc.®

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Century West Car Wash
9500 West Pico Boulevard
Los Angeles, California 90035

Report Date: January 18, 2017
Partner Project No. 16-177788.1

Prepared for:

Cresta Properties Real Estate Investment
449 South Beverly Drive, 1st Floor
Beverly Hills, California 90212

PARTNER
Engineering and Science, Inc.

January 18, 2017

Mr. Andrew Fuentes
Cresta Properties Real Estate Investment
449 South Beverly Drive, 1st Floor
Beverly Hills, California 90212

Subject: Phase I Environmental Site Assessment
Century West Car Wash
9500 West Pico Boulevard
Los Angeles, California 90035
Partner Project No. 16-177788.1

Dear Mr. Fuentes:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

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

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (646) 794-5975.

Sincerely,

DRAFT

Charles Tallinger
Relationship Manager

APPENDIX E: ENVIRONMENTAL SITE ASSESSMENT

Partner Engineering and Science, Inc.,
Phase I Environmental Site Assessment Report, Century West Car Wash,
9500 West Pico Boulevard, Los Angeles, CA 90035,
January 18, 2017.

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Cresta Properties Real Estate Investment for the property located at 9500 West Pico Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Cresta Properties Real Estate Investment with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the southwest corner of West Pico Boulevard and South Beverly Drive, within a mixed commercial and residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address(es):	9500 West Pico Boulevard, Los Angeles, California
Historic Addresses	9506 and 9514-9522 West Pico Boulevard; 1401 S. Beverly Drive
Property Use:	Commercial
Land Acreage (Ac):	0.4797 Ac
Number of Buildings:	Two, plus car wash canopy
Number of Floors:	One
Gross Building Area (SF):	Approximately 7,000 SF (Car Wash Building + Canopy Bay Area); Approximately 247 SF (Office)
Date of Construction:	1965
Assessor's Parcel Number (APN):	4306-002-023
Type of Construction:	Concrete slab-on-grade with perimeter and interior footings under load bearing structures; Concrete masonry unit (CMU) walls.
Current Tenants:	Century West Car Wash
Site Assessment Performed By:	M. Scott Zook of Partner
Site Assessment Conducted On:	January 4, 2016

The subject property is currently occupied by Century West Car Wash for commercial use. Onsite operations consist of car washes with limited detailing services and administrative office activities. In addition to the current structures, the subject property is also improved with asphalt and concrete paved parking and drive areas. No undeveloped or landscaped areas are located on the subject property. Other than biodegradable soaps and waxes, no significant quantities of hazardous materials are stored onsite.

According to available historical sources, the subject property was formerly vacant land as early as 1923 through 1937 and was developed with a gasoline service station on the northeast corner with retail stores on the western portion of the property from circa 1935 to 1953. In 1953, the service station was demolished and this area of the subject property was redeveloped with a car wash; retail uses continued on the western

portion of the property. In 1964, the entire subject property was razed and redeveloped with the current improvements in 1965 for use as a car wash facility. Tenants on the subject property have included a service station (1935 to 1953); Beverlywood Car Wash (1953 to 1964); retail tenants including real estate office, restaurants, beauty salon, and hand laundry (c. 1948 to 1964); Orange Julius (1970 to 1985); and Beverlywood/Centurywest Car Wash (1965 to present). Environmental concerns were identified in association with the former uses of the subject property, as discussed further below.

The immediately surrounding properties consist of a commercial building occupied by Office Depot, The Coffee Bean, and a parking garage, and a Marriott hotel to the north across West Pico Boulevard; two apartment buildings to the south across an alley; an ExxonMobil station to the east across South Beverly Drive; an office building to the west; and an office building to the northeast across the intersection of West Pico Boulevard and South Beverly Drive. With the exception of the ExxonMobil station to the east as further discussed below, no operations typically associated with the use of hazardous substances was observed on the adjoining properties.

According to previous on-site investigations and groundwater monitoring data available from the State Water Resources Control Board's (SWRCB) GeoTracker website for the subject property, the depth and direction of groundwater at the subject property is 61-63 feet below ground surface (bgs) and flows in a northeasterly direction.

Findings

A *recognized environmental condition (REC)* refers to 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. The following was identified during the course of this assessment:

- Based on review available files available through the Los Angeles Regional Water Quality Control Board (LARWCQB), two 10,000-gallon gasoline underground storage tanks (USTs) and one 550-gallon waste oil UST, fuel dispensers and associated underground piping, were removed from the subject property in May 1994 under the jurisdiction of the City of Los Angeles Fire Department. Upon removal of the USTs, a release of gasoline was discovered in the area of the USTs and fuel dispensers. Subsequent subsurface investigations were conducted which defined the limits of the soil contamination and determined the groundwater had been impacted.

  Groundwater monitoring has been ongoing since 1998; a total of 12 monitoring wells were installed on the subject property, with two additional wells located in the public right of way in Beverly Drive. In September 2013, a request was made to the LARWQCB to destroy the 12 on-site monitoring wells based on October 23, 2013 sampling results which revealed non-detect or trace concentrations of petroleum hydrocarbons; it was determined that the up-gradient portion of the plume could be actively monitored by the off-site wells located in Beverly Drive. These 12 on-site ells were subsequently destroyed in April 2014. Groundwater monitoring of the remaining wells has continued on a semi-annual basis with the last round of groundwater sampling occurring on September 15, 2016. According to the Second Half 2016 Semi-Annual Monitoring and Remediation

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Status Report for the subject property, the groundwater contamination plume has migrated to the east/northeast and exists beneath the adjacent Beverly Drive. However, the LARWQCB determined that the groundwater contaminant plume of the subject property has comingled with that of the ExxonMobil property located adjacent to the east across Beverly Drive. Contaminant concentrations in the wells in Beverly Drive appear to be significantly associated with the release of gasoline from the adjoining ExxonMobil station. However, the LARWQCB has required that the comingled plume be addressed in a joint Remedial Action Plan (RAP). As of the date of this report, the comingled plume account set-up and RAP development has not yet been completed; however, the subject property's environmental consultant, The Source Group, has reportedly been in discussion with ExxonMobil regarding the RAP since June 2015. Work proposed by The Source Group for the first half of 2017 includes coordinating the First Half 2017 Semi-Annual Monitoring with the adjacent ExxonMobil facility, and to continue discussions regarding the joint groundwater monitoring and comingled plume account set-up and RAP development with ExxonMobil.

The LUST status of the subject property remains an open case, as the subject property plume has co-mingled with that of the adjacent ExxonMobile LUST plume and requires a joint RAP which has not been completed. As such, the active LUST case is considered a *recognized environmental condition (REC)*. Partner notes that the LARWQCB approved a Path to Closure Plan for the LUST case on September 29, 2016.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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. The following was identified during the course of this assessment:

- In April 2001, a soil vapor extraction (SVE) system began operating on the subject property in response to the identification of contaminated soils; the SVE system was operational through March 18, 2004. A total of 64,759 pounds of total petroleum hydrocarbons were removed from the subject property during this time. Post-shutdown confirmation soil sampling was completed in August 2004 and the LARWQCB indicated that no further remediation was necessary at that time. However, in order to obtain approval to remove the SVE system, an additional soil confirmation boring was required. Results of the soil confirmation boring were submitted in July 2008, and the LARWQCB issued a No Further Action letter for soil remediation on September 17, 2008. As such, the soil contamination is considered a *historical recognized environmental condition*.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner observed floor drains within the car wash area and a three-stage clarifier located to the south of the car wash building of the subject property. The clarifier was installed in 2000 and is used to treat wastewater streams generated from the car wash operations prior to discharge to the municipal sewer. According to Mr. Gordon Solomon, the clarifier is periodically serviced by a licensed contractor. The clarifier has the potential to impact the subsurface of the subject property should the system become compromised and consequently, oils or solvents present in the waste stream could impact the soil or groundwater beneath the property. Based on the use of the clarifier solely for car washing activities, routine servicing, limited quantities of oils and solvents in the wastewater, and the soil/groundwater investigations completed to date on the subject property, the floor drains and clarifier utilized for waste car wash water is not expected to represent a significant environmental concern.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 9500 West Pico Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Partner recommends continuing with semi-annual natural attenuation monitoring as required by the LARWQCB, in addition to continuing to work towards developing a comingled plume account set-up and RAP with ExxonMobil.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 9500 West Pico Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous

substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Cresta Properties Real Estate Investment engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Cresta Properties Real

Estate Investment. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http://www.partneresi.com/terms-and-conditions.php.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1923 to 1933, 1942 to 1948 and 1952 to 1962. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner submitted Freedom of Information Act (FOIA) requests to City of Los Angeles Fire Department (LAFD) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjacent properties. As of this writing, this agency has not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

The Client has requested the report despite the above-listed limitations.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 9500 West Pico Boulevard in Los Angeles, California is located on the southwest corner of West Pico Boulevard and South Beverly Drive. According to the Los Angeles County Assessor, the subject property is legally described as "*TRACT NO 7671 LOTS 3,4,5,6,7,8,9 AND LOT 10*" and ownership is currently vested in Gordon Solomon R/GRS Trust since September 2011.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Century West Car Wash for commercial use. Onsite operations consist of car washes with limited detailing services and administrative office activities. In addition to the current structures, the subject property is also improved with asphalt and concrete paved parking and drive areas. No undeveloped or landscaped areas are located on the subject property. Other than biodegradable soaps and waxes, no significant quantities of hazardous materials are stored onsite.

The subject property is designated for commercial/retail development by the City of Los Angeles.

The subject property was identified as an underground storage tank (UST), leaking UST (LUST), Enforcement Action Listing (ENF), Historic Hazardous Waste & Substances Site (Hist Cortese), Facility and Manifest Data (HAZNET) and EDR Historic Auto Station site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties	
North:	Office Depot, The Coffee Bean & Parking Garage (9541 West Pico Boulevard) and Marriott Residence Inn (1177 South Beverly Drive) across West Pico Boulevard
South:	Two apartment buildings across an alley (1408 South Reeves Street & 1409 South Beverly Drive)
East:	ExxonMobil station (9448 West Pico Boulevard) across South Beverly Drive
West:	Office building (9526 West Pico Boulevard)
Northeast:	Office building (1180 South Beverly Boulevard) across the intersection of West Pico Boulevard and South Beverly Drive

The following adjacent properties were identified in the regulatory database report:

- The adjacent property to the north across West Pico Boulevard (9541 West Pico Boulevard) is identified as a RCRA-Small Quantity Generator (SQG), HAZNET, Facility Index System (FINDS), Enforcement Compliance History Online (ECHO), and EDR Historic Cleaner site;

- The adjoining property to the north across West Pico Boulevard (1177 South Beverly Drive) is identified as a RCRA-SQG, FINDS, ECHO, and UST site; and
- The adjacent property to the east across South Beverly Drive (9448 West Pico Boulevard) is identified as a RCRA-SQG and RCRA-Large Quantity Generator (LQG), HAZNET, Hist. Cortese, UST, LUST, and EDR Historic Auto Station site

These adjacent properties are further discussed in Section 4.2.3.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Beverly Hills, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 200 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area slopes gently toward the east. The subject property is depicted on the 1995 map as shaded, indicative of urban development. No surface waters are depicted as present on or adjacent to the subject property, nor are production wells or other significant surface features depicted on the USGS map.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

The nearest surface water in the vicinity of the subject property is located greater than one-mile from the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. According to a representative of the LADWP, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are surface water from northern California and deep groundwater.

According to previous on-site investigations and groundwater monitoring data available from the State Water Resources Control Board's (SWRCB) GeoTracker website for the subject property, the depth and direction of groundwater at the subject property is 61-63 feet below ground surface (bgs) and flows in a northeasterly direction.

2.4.3 Geology/Soils

The subject property is located within the Los Angeles Basin, which is situated, in the northwestern Peninsular Ranges geomorphic province of southern California. The subject area is located in the central block portion of the Los Angeles Basin, at the southeastern end of the Los Angeles coastal plain, in an area north of the Santa Ana Mountains and southwest of the Puente Hills. This general area is structurally complex with a series of northerly plunging folds and northwest trending faults, such as the Whittier-Elsinore Fault Zone to the east, the Newport-Inglewood Fault Zone to the south, and Santa Monica Fault to

the south. The estimated depth to bedrock at the subject property is several thousand feet below the ground surface.

According to California Division of Mines and Geology maps, the subject property is underlain by Quaternary (recent) alluvium and colluvium deposited on late Cretaceous through Pleistocene marine and non-marine sandstones, claystones and conglomerates and middle Miocene volcanic rocks. The alluvial material typically consists of unconsolidated stream, river channel, and alluvial fan deposits consisting of gravels, sands, silts and, to a minor extent, clays.

According to the United States Department of Agriculture, Soil Conservation Service (1969), the soils beneath the subject property belong to the Ramona-Placentia association. This association occurs only in the Los Angeles basin and, in general, contains 80 percent Ramona soil, 15 percent Placentia soil and 5 percent Hanford soil. The Ramona soils are typically in excess of 60 inches thick, well drained, with slow subsoil permeability. These are characterized by brown to reddish-brown, heavy loam, loam, or sandy loam surface layers about 18 inches thick.

This is underlain by brown to reddish-brown, dense clay loam or clay about 30 inches thick then a substratum of brown to reddish-brown loam or light clay loam. Stratified beds of silt to sand may also occur within the subsurface. The Placentia soils are moderately well drained, with very slow subsoil permeability, and are over 18 inches deep. They are characterized as being brown to reddish-brown loam or sandy loam surface layers in sharp contact with a dense, dark reddish-brown, clay loam subsoil at approximately 18 inches. This subsoil extends about 30 inches down and is underlain by brown loam. Some areas contain gravelly deposits with minor iron-cemented hardpan also occurring.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C 1595F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1923-1934	Aerial Photographs, Topographic Maps	Undeveloped/Vacant land
1935-1953	Aerial Photographs, Building Records, City Directories, Sanborn Map, Topographic Maps	Auto Service Station & Retail Stores
1953-1964	Aerial Photographs, Building Records, City Directories, Topographic Maps	Car Wash (former) and Retail Stores
1965-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Sanborn Map, Topographic Maps	Car Wash (current)

According to available historical sources, the subject property was formerly vacant land as early as 1923 through 1937 and was developed with a gasoline service station on the northeast corner with retail stores on the western portion of the property from circa 1935 to 1953. In 1953, the service station was demolished and this area of the subject property was redeveloped with a car wash; retail uses continued on the western portion of the property. In 1964, the entire subject property was razed and redeveloped with the current improvements in 1965 for use as a car wash facility. Tenants on the subject property have included a service station (1935 to 1953); Beverlywood Car Wash (1953 to 1964); retail tenants including real estate office, restaurants, beauty salon, and hand laundry (c. 1948 to 1964); Orange Julius (1970 to 1985); and Beverlywood/Century West Car Wash (1965 to present). Environmental concerns identified in association with the former use of the subject property are discussed further below.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on January 6, 2016. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date: 1923	***Scale: 1"=500'***
Subject Property:	Vacant land
North:	Vacant land across a road
South:	Vacant land
East:	Vacant land
West:	Vacant land
Northeast:	Vacant land

Date: 1928	***Scale: 1"=500'***
Subject Property:	No significant changes noted
North:	Remains as vacant land; however, West Pico Boulevard appears to have been expanded and additional side-streets are noted

Date: 1928	***Scale: 1"=500'***
South:	Remains as vacant land; however, additional side streets are noted
East:	Remains as vacant land; however, South Beverly Drive appears to have been expanded and additional side-streets are noted
West:	No significant changes noted
Northeast:	Developed with a possible service station across the intersection of West Pico Boulevard and Beverly Drive

Date: 1938	***Scale: 1"=500'***
Subject Property:	Appears to be developed with a small structure typical of that of a service station on the northeast corner, with an apparent billboard on the western side
North:	With the exception of an apparent billboard, no significant changes visible
South:	No significant changes visible
East:	Appears to be developed with a service station across Beverly Drive
West:	No significant changes visible
Northeast:	No significant changes visible

Date: 1948	***Scale: 1"=500'***
Subject Property:	Developed with an apparent service station on the northeast corner, a small retail building on the western side and a small shed-like structure on the southeastern corner
North:	No significant changes visible
South:	Developed with an apparent apartment building
East:	No significant changes visible
West:	No significant changes visible
Northeast:	Appears to have been redeveloped with a "T" shaped low-rise structure

Date: 1952	***Scale: 1"=500'***
Subject Property:	Shack on southeast corner is no longer present. No other significant changes visible
North:	Developed with an apparent retail building across West Pico Boulevard
South:	No significant changes visible
East:	No significant changes visible
West:	Developed with existing office building
Northeast:	No significant changes visible

Date: 1964	***Scale: 1"=500'***
Subject Property:	Vacant lot, razed of former structures
North:	Cleared of former structure and improved with a parking lot
South:	No significant changes visible
East:	No significant changes visible
West:	No significant changes visible
Northeast:	No significant changes visible

Date: 1977, 1983, 1989, 1994, 2005, 2009, 2010, 2012	***Scale: 1"=500'***
Subject Property:	Developed with existing car wash structures
North:	Developed with existing hotel structure across West Pico Boulevard

Date:	*1977, 1983, 1989, 1994, 2005, 2009, 2010, 2012*	*Scale:*	*1"=500'*
South:	No significant changes visible		
East:	Developed with a new service station across South Beverly Drive		
West:	No significant changes visible		
Northeast:	Appears to have been redeveloped with existing office building across intersection West Pico Boulevard and South Beverly Drive		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on December 29, 2016. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date:	*1950*
Subject Property:	Developed with a service station labeled to have oil and gas (addressed as 9508 West Pico Boulevard), a small office building (addressed as 9514 West Pico Boulevard) and a retail building that contained four stores and a restaurant (addressed as 9516-9522 West Pico Boulevard)
North:	A vacant lot across West Pico Boulevard
South:	Developed with two apartment buildings (1401 South Beverly Drive and 1416 South Reeves Street)
East:	Developed with a service station across South Beverly Drive (9448 West Pico Boulevard)
West:	Developed with a three-tenant retail building (9526-9530 West Pico Boulevard)
Northeast:	Developed with a restaurant structure across the intersection of West Pico Boulevard and South Beverly Drive (9449 West Pico Boulevard)

Date:	*1969*
Subject Property:	Developed with a car wash (addressed as 9500-9506 West Pico Boulevard) and a small retail building on the northwest corner (addressed as 9522 West Pico Boulevard).
North:	Developed with a convalescent hospital across West Pico Boulevard
South:	No significant changes depicted
East:	No significant changes depicted
West:	No significant changes depicted
Northeast:	Developed with an office building across intersection of West Pico Boulevard and South Beverly Drive (1180 South Beverly Drive)

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on December 29, 2016 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 9500, 9506, 9514-22 West Pico Boulevard (Subject Property)	
Year(s)	**Occupant Listed**
1933	Address not listed (9500 West Pico Boulevard)
1937	Rio Grande Oil Gas Station (9500 West Pico Boulevard)
1942	Gerald Graaf Gas Station (9500 West Pico Boulevard)
1951	Pico LA Service Station (9500 West Pico Boulevard); Restaurant (9514 West Pico Boulevard); Salon and hand laundry (9518 West Pico Boulevard)
1958	Beverlywood Car Wash (9500 West Pico Boulevard); Restaurant (9514 West Pico Boulevard); hand laundry (9518 West Pico Boulevard); Taylor (9522 West Pico Boulevard)
1962	Beverlywood Car Wash/Union Oil (9500 West Pico Boulevard); Restaurant (9514 West Pico Boulevard); hand laundry (9518 West Pico Boulevard); Taylor (9522 West Pico Boulevard)
1965, 1967	Beverlywood Car Wash (9500 West Pico Boulevard)
1971	Beverlywood Car Wash (9500 West Pico Boulevard); Orange Julius (9516 West Pico Boulevard)
1976, 1981	Beverlywood Car Wash (9500 West Pico Boulevard)
1986	Beverlywood Car Wash (9500 West Pico Boulevard); Orange Julius (9516 West Pico Boulevard)
1991, 2000, 2006, 2008, 2013	Centurywest Car Wash (9500 West Pico Boulevard)

According to city directories reviewed, the subject property was historically utilized as a service station. Environmental concerns pertinent to the former use of the subject property as a service station are further discussed in Section 4.

City Directory Search for Adjacent Properties	
Year(s)	**Occupant Listed**
1933	North: no listing (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: no listing (9448 West Pico Boulevard); West: Realty Office (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)
1937	North: no listing (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: no listing (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)
1942	North: no listing (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: Gas station (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)

1951	North: no listing (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: Pico LA Gas Station (9448 West Pico Boulevard); West: multiple offices (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)
1958	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: Mobil Service Station (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)
1962	North: no listing (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: Mobil Service Station (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)
1965	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: Mobil Service Station (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: no listing (1180 South Beverly Drive)
1967	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: no listing (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
1971	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: Service Station of the Stars (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
1976	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: no listing (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
1981	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: Service Station of the Stars (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)

1986	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: no listing (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
1991	North: Service Station of the Stars (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: no listing (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
2000	North: no listing (1177 South Beverly Drive); South: residential (1409 South Beverly Drive); East: Service Station of the Stars (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
2006	North: no listing (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: Service Station of the Stars (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
2008	North: Marriott Residence Inn (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: Mobil Service Station (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)
2013	North: Marriott Residence Inn (1177 South Beverly Drive); South: no listing (1409 South Beverly Drive); East: Service Station of the Stars (9448 West Pico Boulevard); West: no listing (9526 West Pico Boulevard); Northeast: numerous office listings (1180 South Beverly Drive)

According to the city directory review, adjacent properties have been occupied by various residential and commercial tenants including a service station to the east. Environmental concerns associated with the adjacent service station are further discussed in Section 4.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from NETR Online on January 6, 2017. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date:	*1896, 1898, 1902, 1906, 1910, 1913, 1921, 1932*
Subject Property:	Undeveloped land
North:	Undeveloped land
South:	Undeveloped land
East:	Undeveloped land
West:	Undeveloped land
Northeast:	Undeveloped land

Date:	*1952, 1955, 1959, 1963, 1968, 1975, 1981, 1994, 1999*
Subject Property:	Depicted as shaded representing an area of urban development
North:	Depicted as shaded representing an area of urban development
South:	Depicted as shaded representing an area of urban development
East:	Depicted as shaded representing an area of urban development
West:	Depicted as shaded representing an area of urban development
Northeast:	Depicted as shaded representing an area of urban development

Copies of reviewed topographic maps are not included in Appendix B of this report due to copyright restrictions.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Los Angeles County Public Health Investigation
Agency Address:	5555 Ferguson Drive, Suite 120-04, Commerce, California
Agency Phone Number:	(323) 890-7806
Date of Contact:	December 28, 2016
Method of Communication:	Faxed Request
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the LACPHI.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Underground Storage Tank/Hazardous Materials Division, Los Angeles Fire Department (UST/HAZMAT)
Point of Contact:	Ms. Kathrine Rosas/Sharon Dooley
Agency Address:	200 North Main Street, 17th Floor, Los Angeles, California
Agency Phone Number:	(213) 978-3691
Date of Contact:	December 28, 2016
Method of Communication:	Emailed Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the LAFD for inclusion in this report.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	Air Quality Management District (AQMD)
Agency Address:	21865 Copley Dr., Diamond Bar
Agency Phone Number:	(909) 396-3700
Date of Contact:	December 28, 2016
Method of Communication:	Online: http://www.aqmd.gov/home/tools/public/find
Summary of Communication:	A permit to operate a service station was issued on November 1, 1982 and became inactive on January 1, 1990. Several violations were noted. One was closed, one was cancelled and the third was voided. A permit to operate a soil vaper extraction system was issued on May 7, 2002. The status of the permit is inactive. No violations were noted. No other Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD. Refer to Section 4.2.2 for discussion

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Los Angeles Regional Water Quality Control Board (LARWQCB)
Agency Address:	320 West Fourth Street, Suite 200, Los Angeles, California
Agency Phone Number:	(213) 576-6600
Date of Contact:	December 28, 2016
Method of Communication:	Online: http://geotracker.waterboards.ca.gov/map
Summary of Communication:	The subject property is identified through the online GeoTracker database as an active LUST site. Based on review available files, three USTs, two 10,000-gallon gasoline tanks and one 550-gallon waste oil tank, fuel dispensers and associated underground piping, were removed from the subject property in May 1994 under the jurisdiction of the City of Los Angeles Fire Department. The USTs were located on the easternmost area of the subject property, between the car wash building and South Beverly Drive. Upon removal of the USTs, a release of gasoline was discovered in the area of the USTs and fuel dispensers. Subsequent subsurface investigations were conducted which defined the limits of the soil contamination and determined the groundwater had been impacted. A summary of the environmental investigations conducted at the subject property is included in Section 4.2.2 of this report.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substance Control (CDTSC)
Agency Address:	5796 Corporate Drive, Cypress, California
Agency Phone Number:	(714) 484-5300
Date of Contact:	December 28, 2016
Method of Communication:	Online: http://www.dtsc.ca.gov/database/index.cfm
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the CDTSC. However, the online EnviroStor database indicates that the subject property is an open GeoTracker LUST case addressed through the LARWQCB, as noted above.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	Los Angeles Department of Building and Safety (LADBS)
Agency Address:	201 North Figueroa Street, 4th Floor, Los Angeles, California
Agency Phone Number:	(213) 482-6862
Date of Contact:	December 28, 2016
Method of Communication:	Department Database
Summary of Communication:	Records were available for review, as further discussed in the following table:

Building Records Reviewed for 9500, 9506 and 9514-22 West Pico Boulevard (Subject Property)		
Year(s)	**Owner/Applicant**	**Description**
1935	Mary Freeman	Permit to construct service station
1953	Beverly Glen Auto Laundry	Permit to construct a car wash
1964	Crown Enterprises	Permit to demolish car wash
1964	Sirkin-Miller Solmon & Crown Enterprises	Permit to construct new car wash & snack bar
1965	Sirkin Miller & Solomon	Certificate of Occupancy for Car Wash

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	City of Los Angeles Planning Department (LAPD)
Point of Contact:	Online
Agency Address:	201 North Figueroa Street, Los Angeles, California
Agency Phone Number:	(213) 482-7077
Date of Contact:	December 28, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned C4-1VL for neighborhood commercial development by the City of Los Angeles.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	Online
Agency Address:	5816 Corporate Ave., Suite 200, Cypress, California
Agency Phone Number:	(714) 816-6847
Date of Contact:	December 28, 2016
Method of Communication:	Online/ http://maps.conservation.ca.gov/doms/index.html
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Los Angeles County Assessor (LACA)
Point of Contact:	Online
Agency Address:	500 W Temple Street, Los Angeles, California
Agency Phone Number:	(213) 974-3211
Date of Contact:	December 28, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 4306-002-023 and has been owned by Gordon Solomon R/GRS Trust since September 2011.

A copy of pertinent documents is included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	**Y**	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	**Y**	**Y**	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	**Y**	**Y**	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	1.00	N	N	N
EDR US Hist Auto Station	0.125	**Y**	**Y**	N
EDR US Hist Cleaners	0.125	N	N	N
ENF	Subject Property	**Y**	N/A	N/A
HAZNET	Subject Property	**Y**	N/A	N/A

4.2.2 Subject Property Listings

The subject property was identified as a UST, LUST, ENF, Hist Cortese, HAZNET and EDR Historic Auto Station site in the regulatory database report, as discussed below:

- The subject property, identified as Century West Car Wash at 9500 West Pico Boulevard, is identified on the UST, LUST, ENF, Historic Cortese, HAZNET and EDR Historic Auto Station in association with the historic use of the subject property as a service station.

  Based on review available files available through the LARWCQB, three USTs, two 10,000-gallon gasoline tanks and one 550-gallon waste oil tank, fuel dispensers and associated underground piping, were removed from the subject property in May 1994 under the jurisdiction of the City of Los Angeles Fire Department. The USTs were located on the easternmost area of the subject property, between the car wash building and South Beverly Drive. Upon removal of the USTs, a release of gasoline was discovered in the area of the USTs and fuel dispensers. Subsequent subsurface investigations were conducted which defined the limits of the soil contamination and determined the groundwater had been impacted.

  In April 2001, a soil vapor extraction (SVE) system began operating on the subject property. The SVE system was evaluated in March 2003 for effectiveness and revealed two residual "pockets" of soil impacts. As such, the SVE system continued operation. Additional vapor extraction rebound tests were completed in November 2003 and February 2004, and at the request of the LARWCQB, the SVE system was shut down on March 18, 2004. Post-shutdown confirmation soil sampling was completed in August 2004 and the LARWQCB indicated that no further remediation was necessary at that time. However, in order to obtain approval to remove the SVE system, an additional soil confirmation boring was required. Results of the soil confirmation boring were submitted in July 2008, and the LARWQCB issued a No Further Action letter for soil remediation on September 17, 2008. As such, the soil contamination is considered a *historical recognized environmental condition*.

  Groundwater monitoring has been ongoing since 1998; a total of 12 monitoring wells were installed on the subject property, with two additional wells located in the public right of way in Beverly Drive. The last round of groundwater monitoring that was conducted for the on-site groundwater monitoring wells occurred on October 23, 2013 and was only conducted on the two easternmost wells as the other wells on the property had previous only contained very low levels to non-detectable concentrations of petroleum hydrocarbons. The majority of groundwater contamination on the subject property had been significantly reduced by the operation of the former on-site SVE system and natural attenuation. In September 2013, a request was made to the LARWQCB to destroy the 12 on-site monitoring wells based on the October 23, 2013 sampling results; it was determined that the up-gradient portion of the plume could be actively monitored by the off-site wells located in Beverly Drive. These 12 on-site ells were subsequently destroyed in April 2014.

  Groundwater monitoring has continued on a semi-annual basis with the last round of groundwater sampling occurring on September 15, 2016. According to the Second Half 2016 Semi-Annual Monitoring and Remediation Status Report for the subject property, the groundwater

contamination plume has migrated to the east/northeast and exists beneath the adjacent Beverly Drive. However, the LARWQCB determined that the groundwater contaminant plume of the subject property has comingled with that of the ExxonMobil property located adjacent to the east across Beverly Drive. Contaminant concentrations in the wells in Beverly Drive appear to be significantly associated with the release of gasoline from the adjoining ExxonMobil station. However, the LARWQCB has required that the comingled plume be addressed in a joint Remedial Action Plan (RAP). As of the date of this report, the comingled plume account set-up and RAP development has not yet been completed; however, the subject property's environmental consultant, The Source Group, has reportedly been in discussion with ExxonMobil regarding the RAP since June 2015. Work proposed by The Source Group for the first half of 2017 includes coordinating the First Half 2017 Semi-Annual Monitoring with the adjacent ExxonMobil facility, and to continue discussions regarding the joint groundwater monitoring and comingled plume account set-up and RAP development with ExxonMobil.

The LUST status of the subject property remains an open case, as the subject property plume has co-mingled with that of the adjacent ExxonMobile LUST plume and requires a joint RAP which has not been completed. As such, the active LUST case is considered a *recognized environmental condition (REC)*.

4.2.3 Adjacent Property Listings

The adjacent property to the east across South Beverly Drive (9448 West Pico Boulevard) is identified as a RCRA-SQG and RCRA-Large Quantity Generator (LQG), HAZNET, Hist. Cortese, UST, LUST, and EDR Historic Auto Station site, as discussed below:

- ExxonMobil at 9448 West Pico Boulevard is located adjacent to the east and down-gradient of the subject property. This site is an active filling station equipped with four USTs. A release of gasoline was reported at this property on July 8, 1987 and the LUST case has a status of "remediation". As discussed previously, the groundwater contamination plume from the ExxonMobil property has comingled with that of the subject property and is proposed to be addressed through a joint RAP. Soil contamination on the ExxonMobil property will be addressed separately; ExxonMobil has proposed installing a soil vapor extraction system. According to available information, the ExxonMobil site was accepted into the General Cleanup Fund in January 2016.

The adjoining property to the north across West Pico Boulevard (1177 South Beverly Drive) is identified as a RCRA-SQG, FINDS, ECHO, and UST site, as discussed below:

- Beverly Hills Medical Center at 1177 South Beverly Drive is located adjacent to the north and cross-to down-gradient of the subject property, across West Pico Boulevard. Partner notes that this property is currently operating as a Marriott Hotel; as such, these listings pertain to the historical use of the property as a hospital/medical center. The facility generated unreported hazardous waste as early as 1992; no violations or enforcement actions were identified through the RCRA, FINDS, or ECHO databases and no releases have been reported. The former medical center is also identified as a UST facility with one tank; no other information was provided regarding the UST listing and

this property is not listed on the LUST list. Partner notes that this UST was not identified on the Geotracker website, and therefore may be a historical tank which has since been removed. Based on the regulatory status, lack of reported releases, violations, or enforcement actions, and cross- to down-gradient location, these listings are not expected to represent a significant environmental concern to the subject property.

The adjacent property to the north across West Pico Boulevard (9541 West Pico Boulevard) is identified as a RCRA- SQG, HAZNET, FINDS, ECHO, and EDR Historic Cleaner site, as discussed below:

- La Mirage Cleaners at 9541 West Pico Boulevard is located adjacent to the north and cross- to down-gradient of the subject property, across West Pico Boulevard. This business appears to be a former tenant of the current Office Depot/The Coffee Bean building. According to the available databases, this business generated small quantities of hazardous waste as early as 1994 through at least 2001. According to the HAZNET database, wastes generated include halogenated solvents typical of dry cleaning operations. Partner did not identify any records of violation, enforcement actions, or releases pertinent to this former business. Based on the regulatory status, limited time frame of operation, lack of releases, violations, or enforcement actions, and cross- to down-gradient location, these listings are not expected to represent a significant environmental concern to the subject property.

Based on the adjacent property findings in addition to the completed soil remediation completed at the subject property, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

The regulatory database report identified several non-adjacent properties in various environmental databases located within their respective ASTM search distances. Due to regulatory status, relative distance, and/or inferred groundwater flow, these listings are not expected to represent an environmental concern with for the subject property.

4.2.5 Orphan Listings

No orphan listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Cresta Properties Real Estate Investment (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire		**X**		
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports		**X**		
Other		**X**		

5.1 Interviews

5.1.1 Interview with Owner

Mr. Gordon Solomon the owner of CenturyWest Car Wash, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Solomon, the subject property was developed in 1964 for as a car wash. Three USTs were removed from the subject property in 1994 resulting in an active LUST case, and the LARWQCB is currently overseeing the remediation of the property. Mr. Solomon stated the prior property use included a service station. Mr. Solomon further stated that there are no current USTs, ASTs, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge. According to Mr. Solomon, CenturyWest Car Wash is equipped with one clarifier associated with the car wash that is serviced by a licensed contractor.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Refer to Section 5.1.1.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

Partner was provided with several documents regarding the on-going monitoring of the active LUST case. These documents, along with others, were also available on the GeoTracker database. Pertinent information from these documents is included in Section 4.2.2. No other previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	M. Scott Zook
Site Assessment Conducted On:	January 4, 2017

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 9500 West Pico Boulevard (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Yoav Sarraf	Concord Real Estate Services	(310) 284-4460	Yes
Gordon Solomon	Century West Car wash	(310) 276-1297	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpster located on the southern side of the subject property. An independent solid waste disposal contractor, Republic Disposal, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities (other than the clarifier for the car wash – see Section 6.2.7) or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments,

wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by City of Los Angeles Department of Water and Power (LADWP) and Southern California Gas (SCG). The mechanical system is comprised of a through-wall unit in the office area. Hot water is provided by a natural gas hot water heater.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. Wastewater from the car wash is recycled and periodically discharged to the sewer system through a clarifier. Refer to Section 6.2.7 for further discussion.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite

Substance	Container Size	Location	Nature of Use	Disposal Method
Biodegradable Car Wash Soaps, Detergents and Polishers	55-gallon plastic drums	Car Wash bay	Car Washing	N/A

These substances were found to be properly labeled and stored at the time of the assessment with no evidence of leaks, stains, or spills. Secondary containment is not provided but does not appear to be necessary based on the biodegradable nature of the products utilized. Based on Partner's observations, the storage and use of these substances is not expected to represent a significant environmental concern at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current ASTs or USTs was observed during the site reconnaissance.

Three USTs were removed from the subject property in 1994, as summarized in Section 4.1.5.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "*Non-PCB;*" 2) 50 ppm-500 ppm – "*PCB-Contaminated;*" and, 3) Greater than 500 ppm – "*PCB-Containing.*" The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

No potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

Partner observed floor drains within the car wash area and a three-stage clarifier located to the south of the car wash building of the subject property. The clarifier was installed in 2000 and is used to treat wastewater streams generated from the car wash operations prior to discharge to the municipal sewer. According to Mr. Gordon Solomon, the clarifier is periodically serviced by a licensed contractor. The clarifier has the potential to impact the subsurface of the subject property should the system become compromised and consequently, oils or solvents present in the waste stream could impact the soil or groundwater beneath the property. Based on the use of the clarifier solely for car washing activities, routine servicing, limited quantities of oils and solvents in the wastewater, and the soil/groundwater investigations completed to date on the subject property, the floor drains and clarifier utilized for waste car wash water is not expected to represent a significant environmental concern.

No other drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 1965. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout office area	No	Good
Vinyl Floor Tile/Mastic	Throughout office area	No	Good
Ceiling Tiles	Throughout office area	No	Good
Roof	Roof of Buildings	No	Good
Stucco	Exterior both buildings	No	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Based on the commercial nature of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. According to a representative of the LADWP, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are surface water from northern California and deep groundwater. According to the City of Los Angeles and the 2015 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold

growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. The following items of environmental concern were identified on the adjacent properties during the site assessment:

6.4.1 ASTs/USTs for Hazardous Substances or Petroleum Products

The adjoining service station to the east (ExxonMobil, 9448 West Pico Boulevard), located across South Beverly Drive, stores gasoline in USTs and dispenses gasoline for retail sales. This property is an active LUST site as previously discussed in Section 4.2.3.

6.4.2 PCBs

Several pole-mounted transformers were observed on the adjacent properties to the south. No staining or leakage was observed in the vicinity of the transformers. The units are situated on utility-owned poles. Based on these observations, the presence of adjacent transformers is not expected to represent a significant environmental concern.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous 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. The following was identified during the course of this assessment:

- Based on review available files available through the Los Angeles Regional Water Quality Control Board (LARWCQB), two 10,000-gallon gasoline underground storage tanks (USTs) and one 550-gallon waste oil UST, fuel dispensers and associated underground piping, were removed from the subject property in May 1994 under the jurisdiction of the City of Los Angeles Fire Department. Upon removal of the USTs, a release of gasoline was discovered in the area of the USTs and fuel dispensers. Subsequent subsurface investigations were conducted which defined the limits of the soil contamination and determined the groundwater had been impacted.

  Groundwater monitoring has been ongoing since 1998; a total of 12 monitoring wells were installed on the subject property, with two additional wells located in the public right of way in Beverly Drive. In September 2013, a request was made to the LARWQCB to destroy the 12 on-site monitoring wells based on October 23, 2013 sampling results which revealed non-detect or trace concentrations of petroleum hydrocarbons; it was determined that the up-gradient portion of the plume could be actively monitored by the off-site wells located in Beverly Drive. These 12 on-site ells were subsequently destroyed in April 2014. Groundwater monitoring of the remaining wells has continued on a semi-annual basis with the last round of groundwater sampling occurring on September 15, 2016. According to the Second Half 2016 Semi-Annual Monitoring and Remediation Status Report for the subject property, the groundwater contamination plume has migrated to the east/northeast and exists beneath the adjacent Beverly Drive. However, the LARWQCB determined that the groundwater contaminant plume of the subject property has comingled with that of the ExxonMobil property located adjacent to the east across Beverly Drive. Contaminant concentrations in the wells in Beverly Drive appear to be significantly associated with the release of gasoline from the adjoining ExxonMobil station. However, the LARWQCB has required that the comingled plume be addressed in a joint Remedial Action Plan (RAP). As of the date of this report, the comingled plume account set-up and RAP development has not yet been completed; however, the subject property's environmental consultant, The Source Group, has reportedly been in discussion with ExxonMobil regarding the RAP since June 2015. Work proposed by The Source Group for the first half of 2017 includes coordinating the First Half 2017 Semi-Annual Monitoring with the adjacent ExxonMobil facility, and to continue discussions regarding the joint groundwater monitoring and comingled plume account set-up and RAP development with ExxonMobil.

  The LUST status of the subject property remains an open case, as the subject property plume has co-mingled with that of the adjacent ExxonMobil LUST plume and requires a joint RAP which has not been completed. As such, the active LUST case is considered a *recognized environmental*

condition (REC). Partner notes that the LARWQCB approved a Path to Closure Plan for the LUST case on September 29, 2016.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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. The following was identified during the course of this assessment:

- In April 2001, a soil vapor extraction (SVE) system began operating on the subject property in response to the identification of contaminated soils; the SVE system was operational through March 18, 2004. A total of 64,759 pounds of total petroleum hydrocarbons were removed from the subject property during this time. Post-shutdown confirmation soil sampling was completed in August 2004 and the LARWQCB indicated that no further remediation was necessary at that time. However, in order to obtain approval to remove the SVE system, an additional soil confirmation boring was required. Results of the soil confirmation boring were submitted in July 2008, and the LARWQCB issued a No Further Action letter for soil remediation on September 17, 2008. As such, the soil contamination is considered a *historical recognized environmental condition*.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner observed floor drains within the car wash area and a three-stage clarifier located to the south of the car wash building of the subject property. The clarifier was installed in 2000 and is used to treat wastewater streams generated from the car wash operations prior to discharge to the municipal sewer. According to Mr. Gordon Solomon, the clarifier is periodically serviced by a licensed contractor. The clarifier has the potential to impact the subsurface of the subject property should the system become compromised and consequently, oils or solvents present in the waste stream could impact the soil or groundwater beneath the property. Based on the use of the clarifier solely for car washing activities, routine servicing, limited quantities of oils and solvents in the wastewater, and the soil/groundwater investigations completed to date on the subject property, the floor drains and clarifier utilized for waste car wash water is not expected to represent a significant environmental concern.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) are present. Overall, all suspect ACMs were observed in good condition and do

not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 9500 West Pico Boulevard in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Partner recommends continuing with semi-annual natural attenuation monitoring as required by the LARWQCB, in addition to continuing to work towards developing a comingled plume account set-up and RAP with ExxonMobil.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 9500 West Pico Boulevard in the City of Los Angeles, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

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

Prepared By:

DRAFT

M. Scott Zook
Environmental Professional

Reviewed By:

DRAFT

Brian Gallagher, PG
Senior Author

PARTNER

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13

Environmental Data Resources (EDR), Radius Report, December 2016

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The Source Group, *Second Half 2016 Semi-Annual Monitoring and Remedial Status Report, Century West Car Wash*, October 15, 2016

The Source Group, *Well Destruction Report – Century West Car Wash,* May 12, 2014

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, December 2016

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, December 2016

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, December 2016

United States Geological Survey, accessed via the Internet, December 2016

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, December 2016

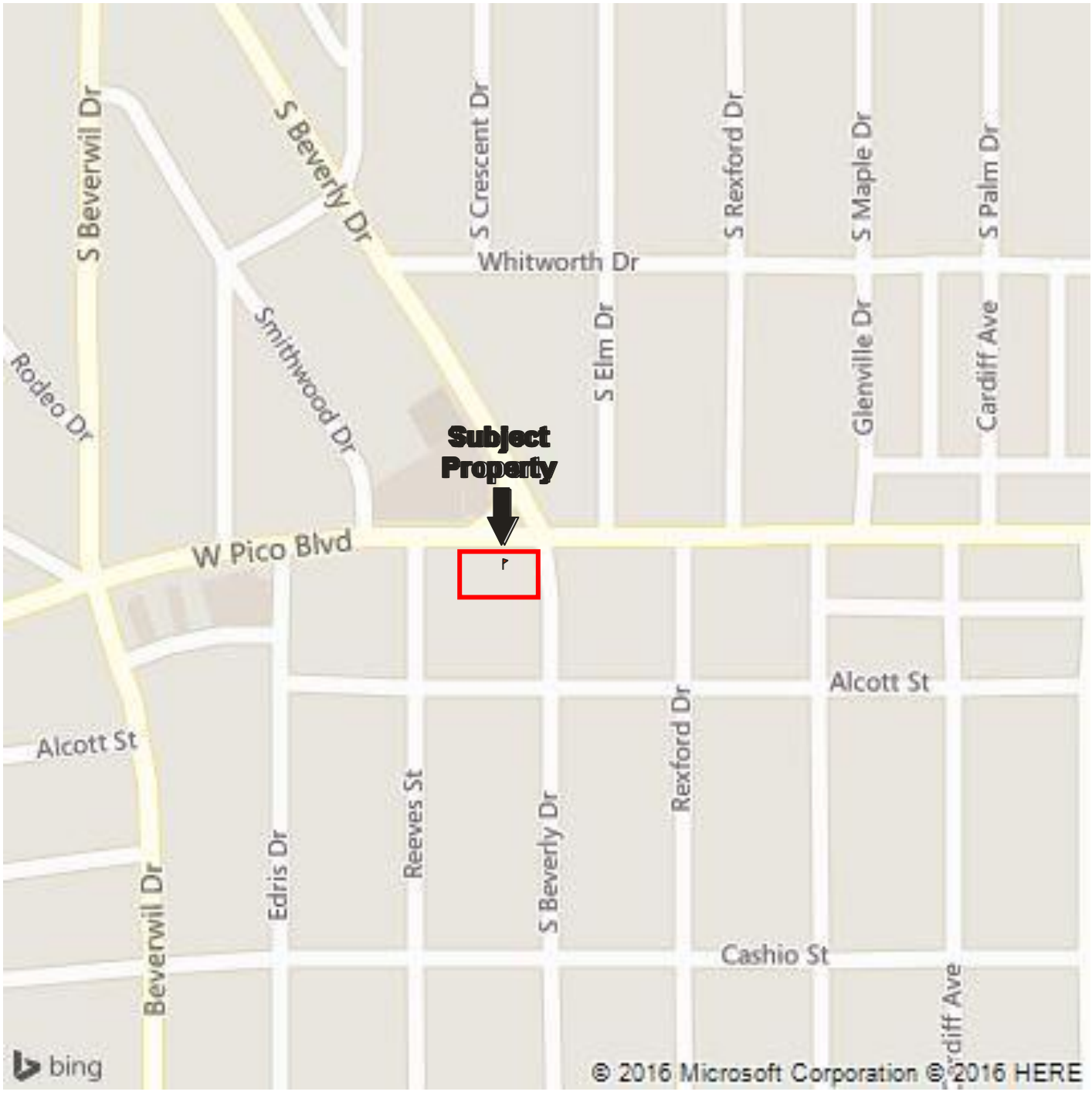
FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP

PARTNER



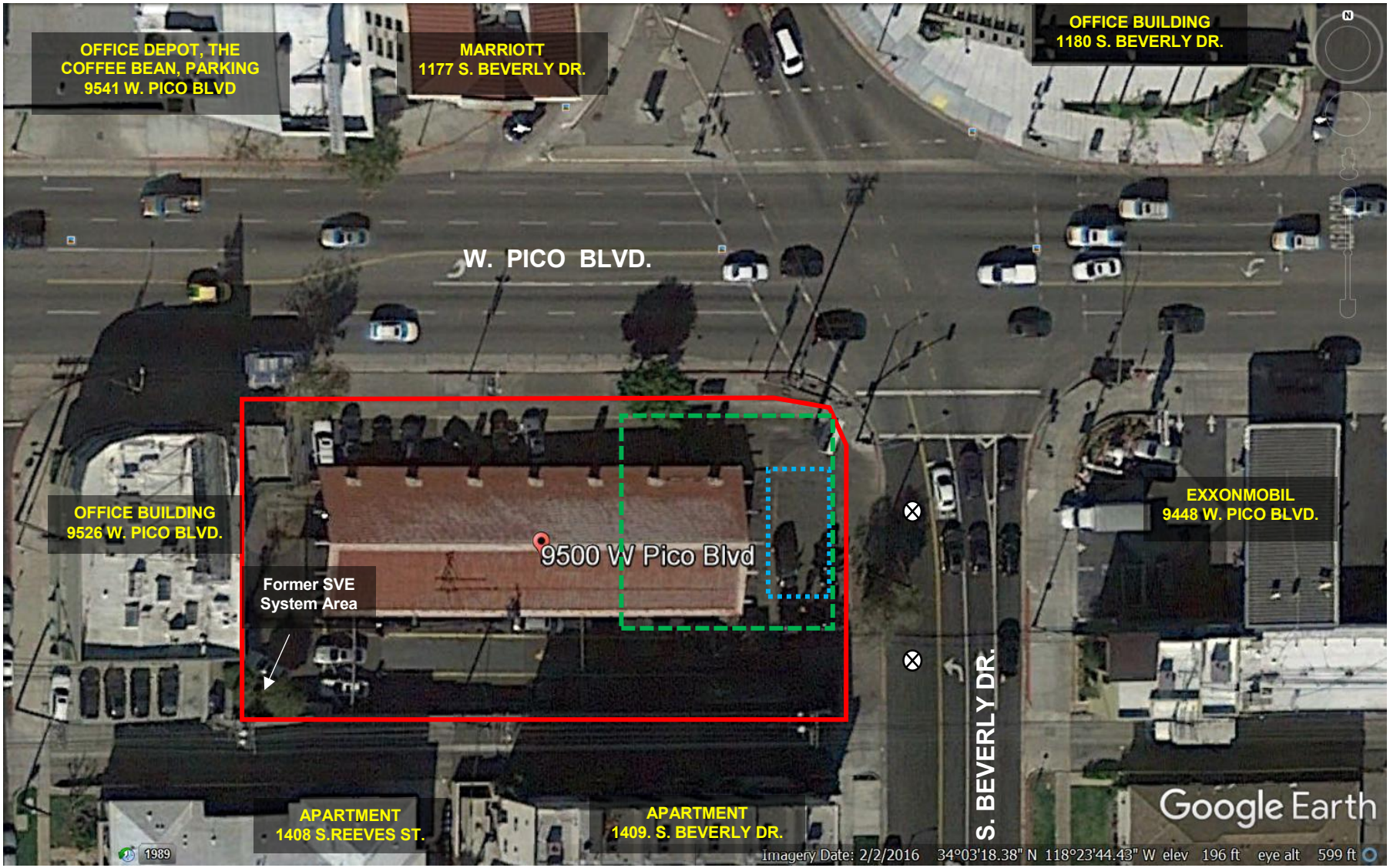
N

Drawing Not To Scale

KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP
Project No. 16-177788.1

PARTNER



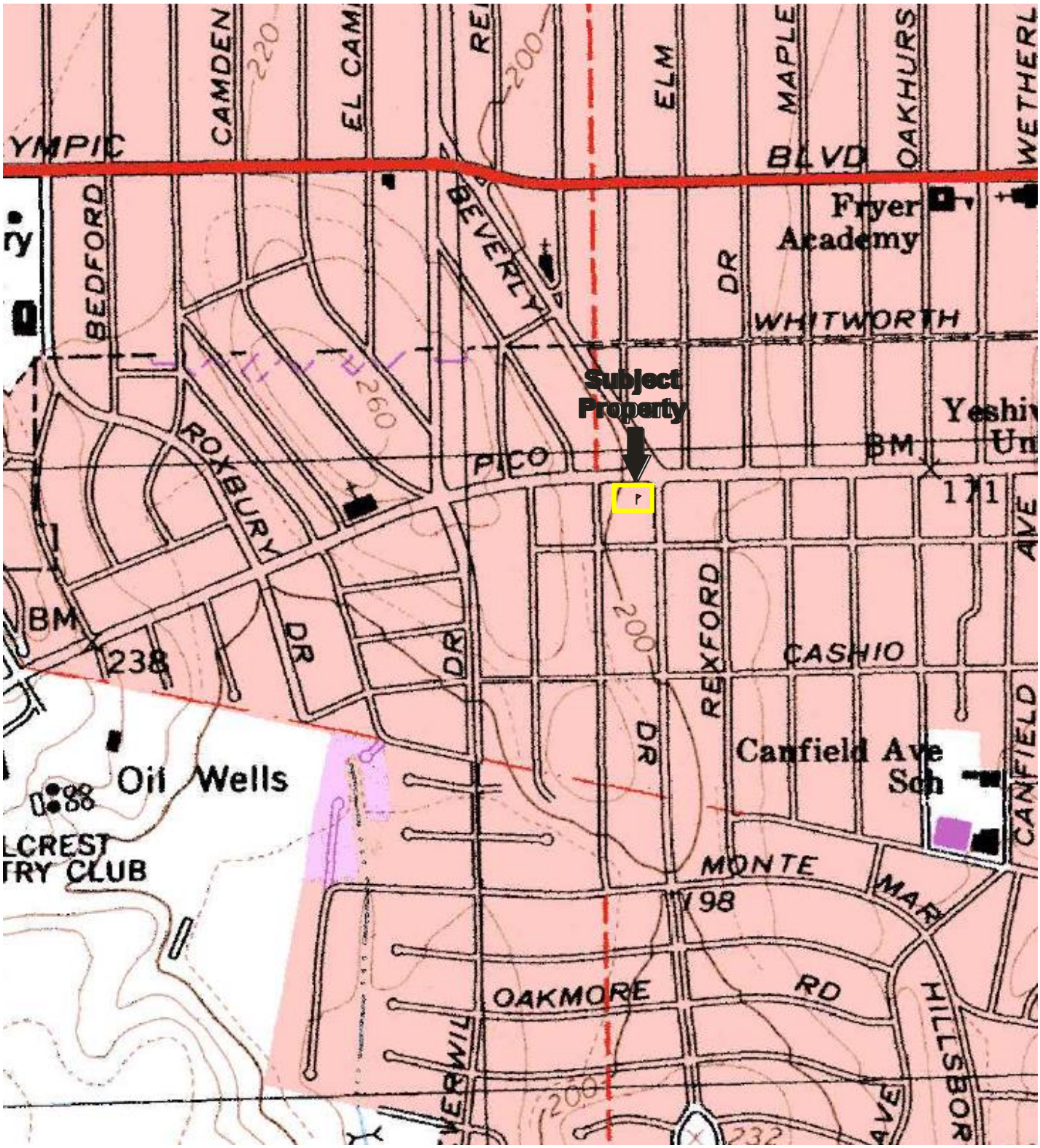
N

GROUNDWATER FLOW

KEY:
Subject Property
Former Service Station
Former UST area
Active Monitoring Wells

FIGURE 2: SITE PLAN
Project No. 16-177788.1

PARTNER



N

USGS 7.5 Minute *Beverly Hills, CA* Quadrangle
Created: 1995

KEY:
Subject Property

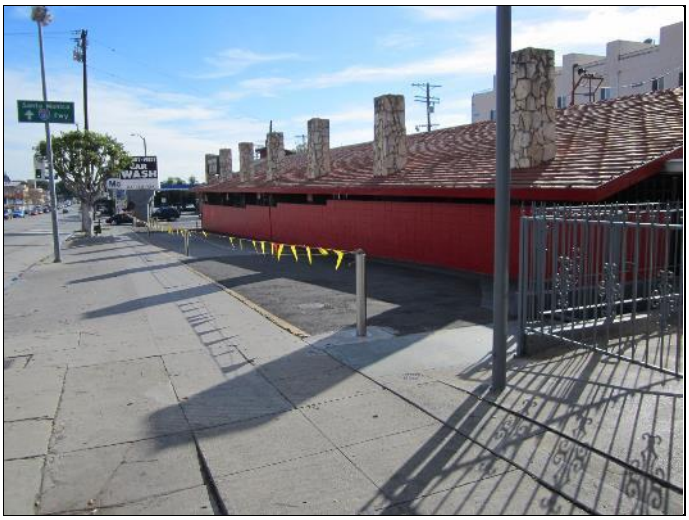
FIGURE 3: TOPOGRAPHIC MAP
Project No. 16-177788.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

PARTNER

1. Front view of subject property.



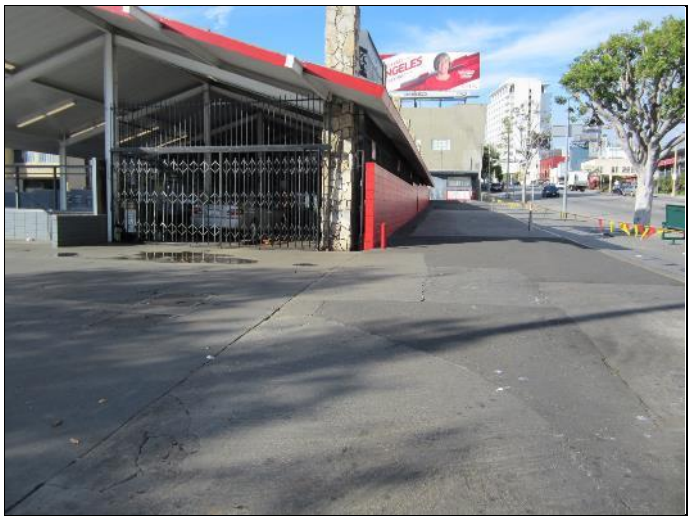
2. North side of subject property.

3. South side of subject property.

4. East side of subject property.

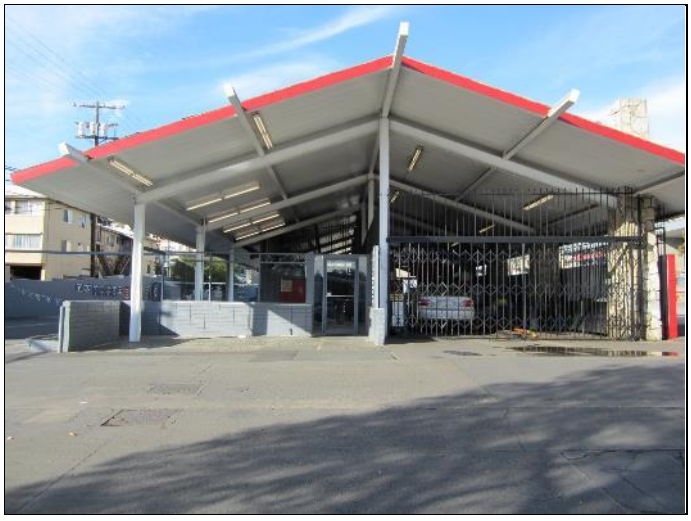
5. West side of subject property.

6. Grounds of subject property.



7. Grounds of subject property.

8. Grounds of subject property – area of former USTs.



9. Car wash building of subject property.

10. Office (former snack shop) building on southeast corner of subject property.

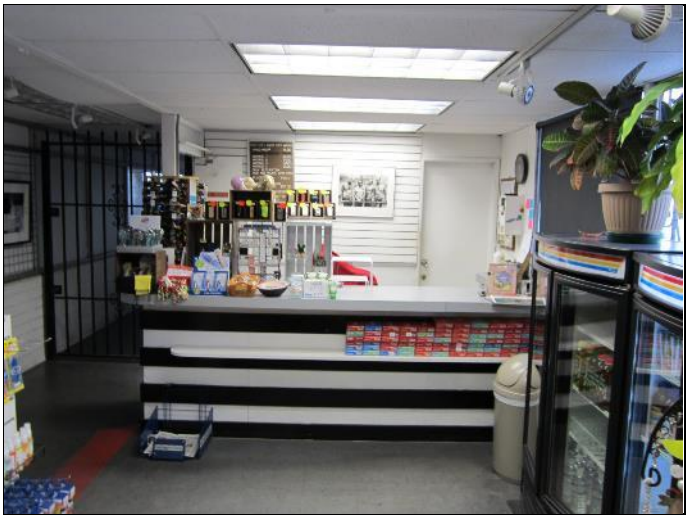
11. Car wash bay.

12. Car wash bay.

13. Soaps and waxes in car wash bay.

14. Soaps and waxes in car wash bay.

15. Clarifier on south side of subject property.

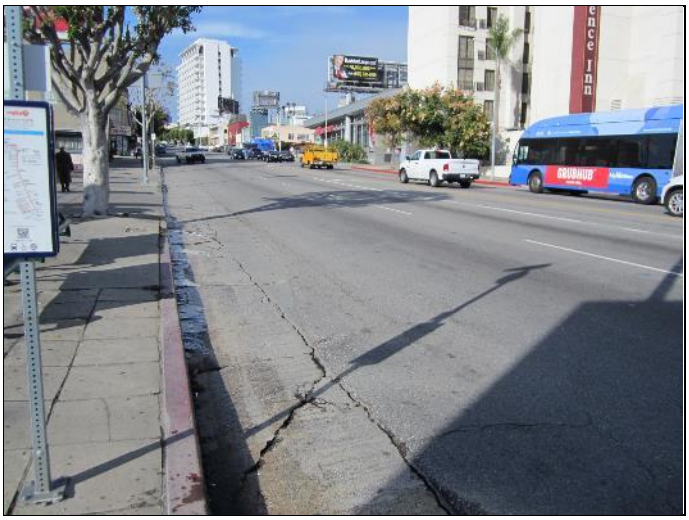


16. Interior of car wash building – office.

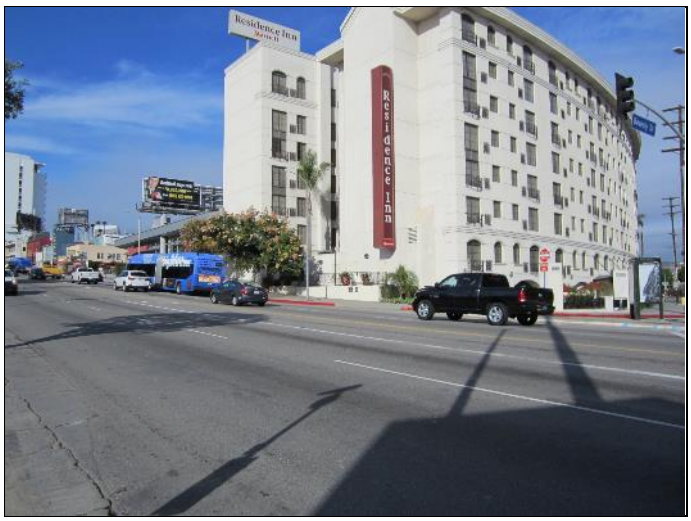
17. Interior of car wash building.

18. Interior of office building.

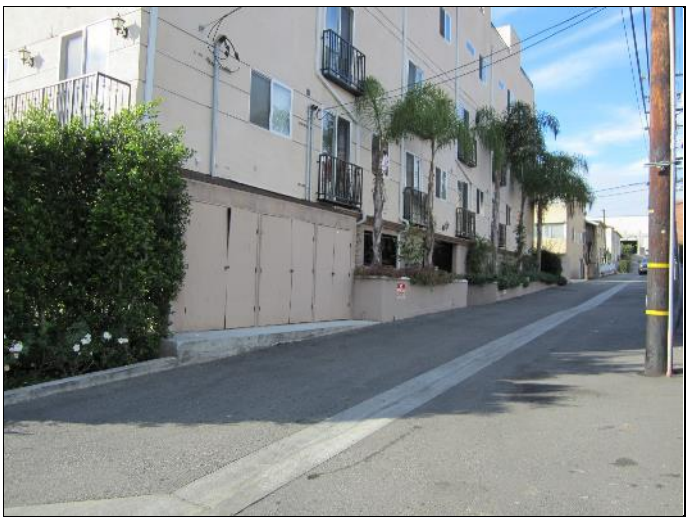
19. Trash bin on subject property.



20. Street view to west on West Pico Boulevard.



21. Adjoining property to north.



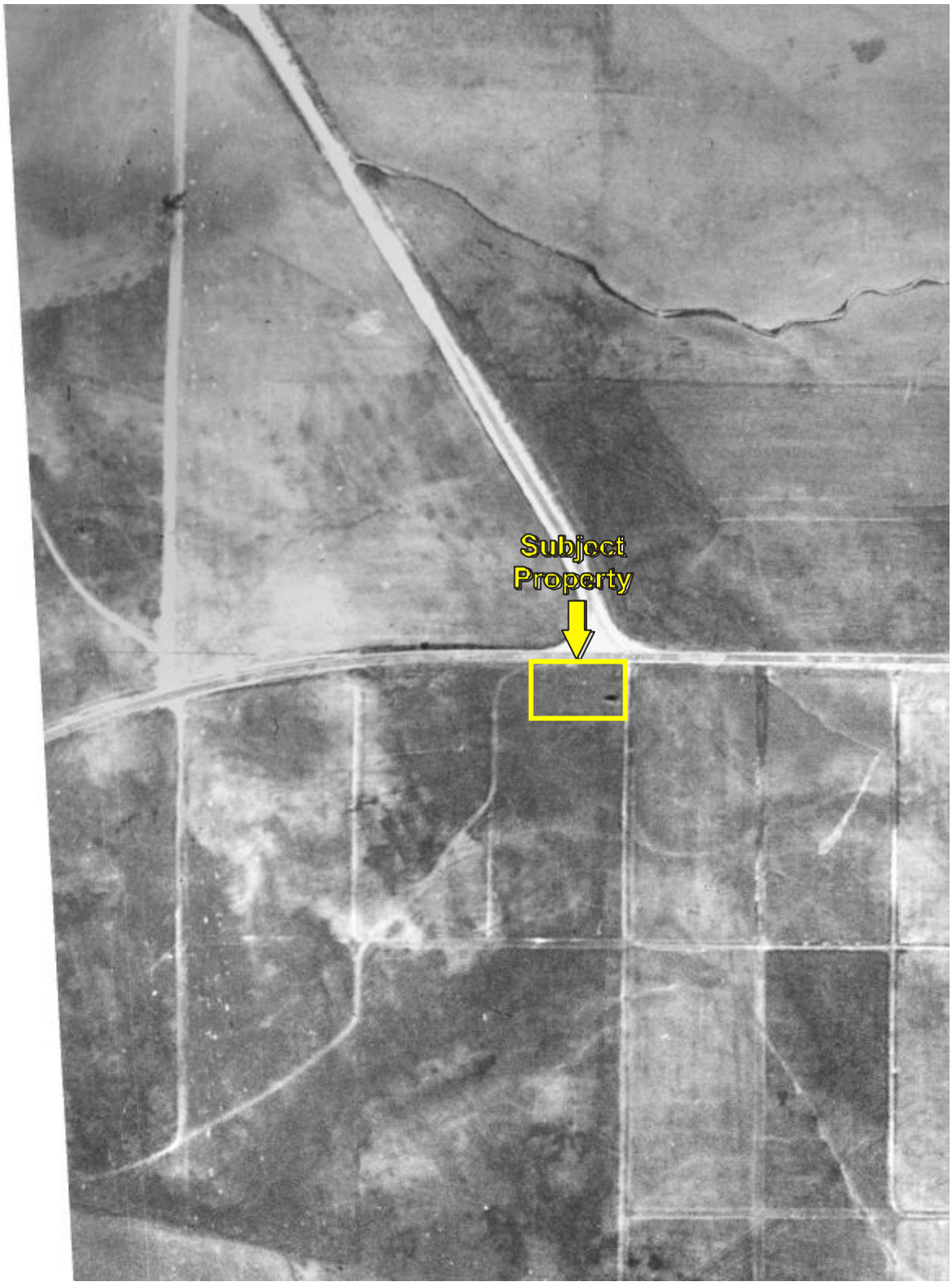
22. Adjoining property to south.

23. Adjoining property to east.

24. Adjoining property to west.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

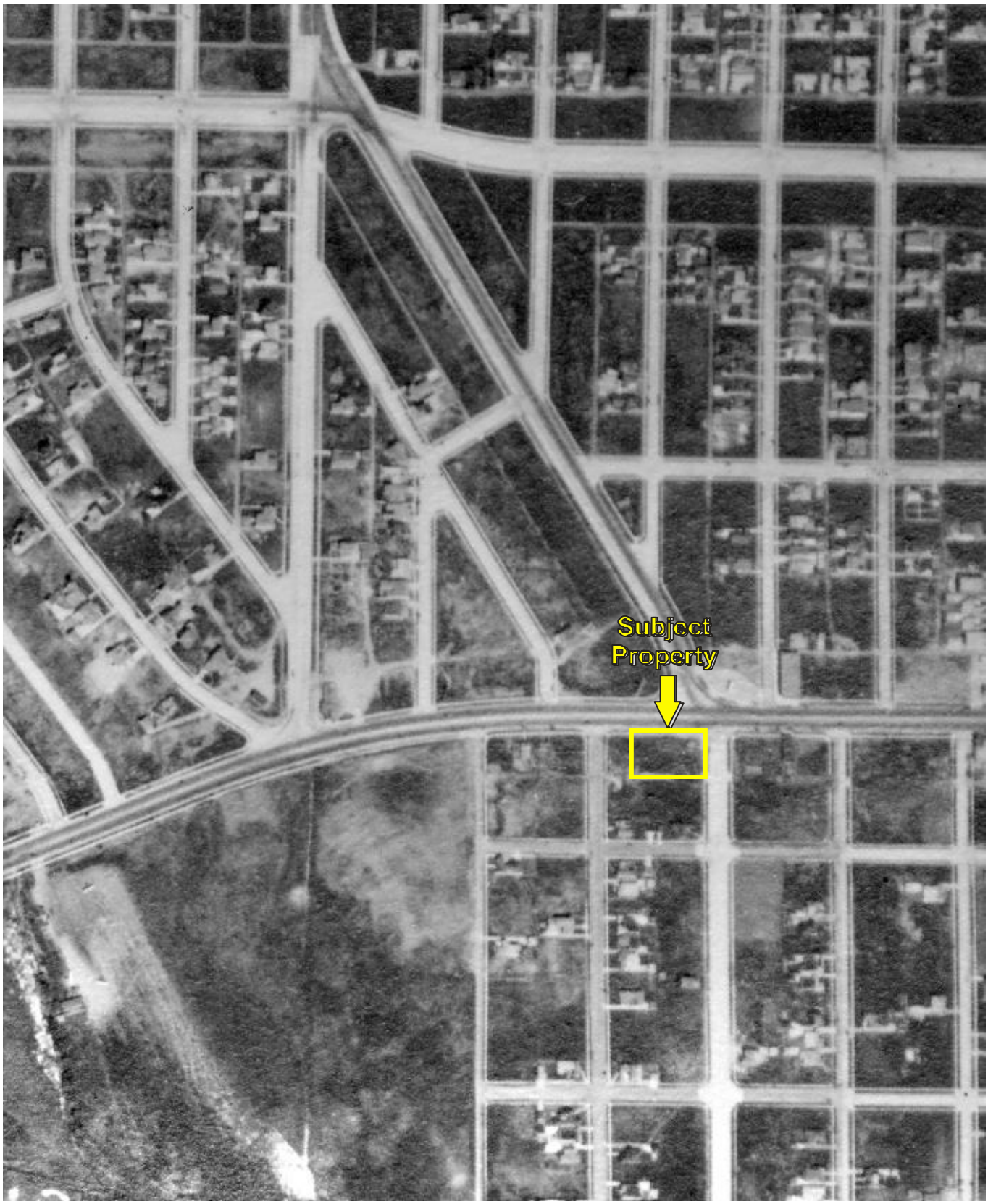
PARTNER



Date of Photograph: 1923

KEY:
Subject Property

N



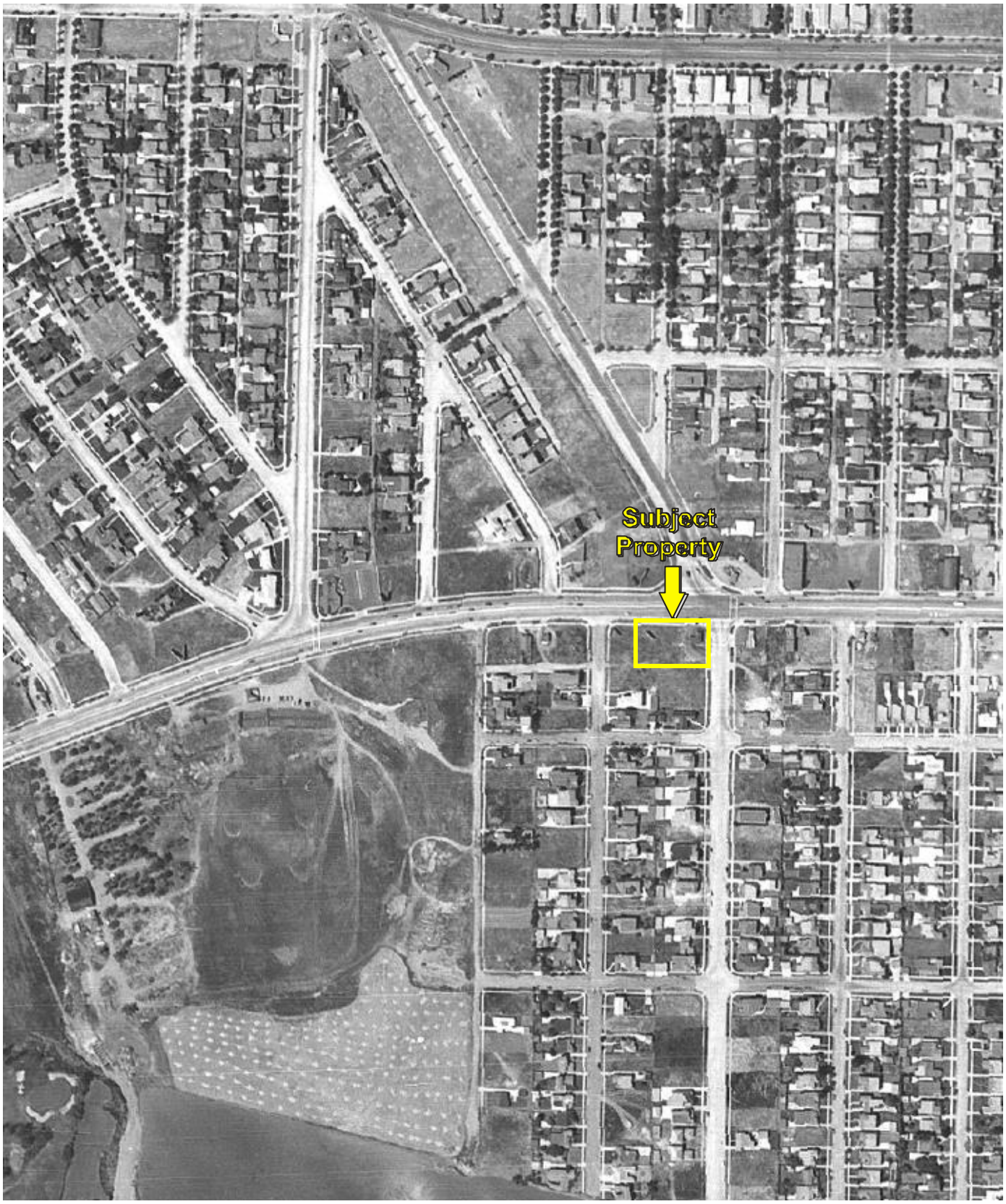
Date of Photograph: 1928

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



Date of Photograph: 1938

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER

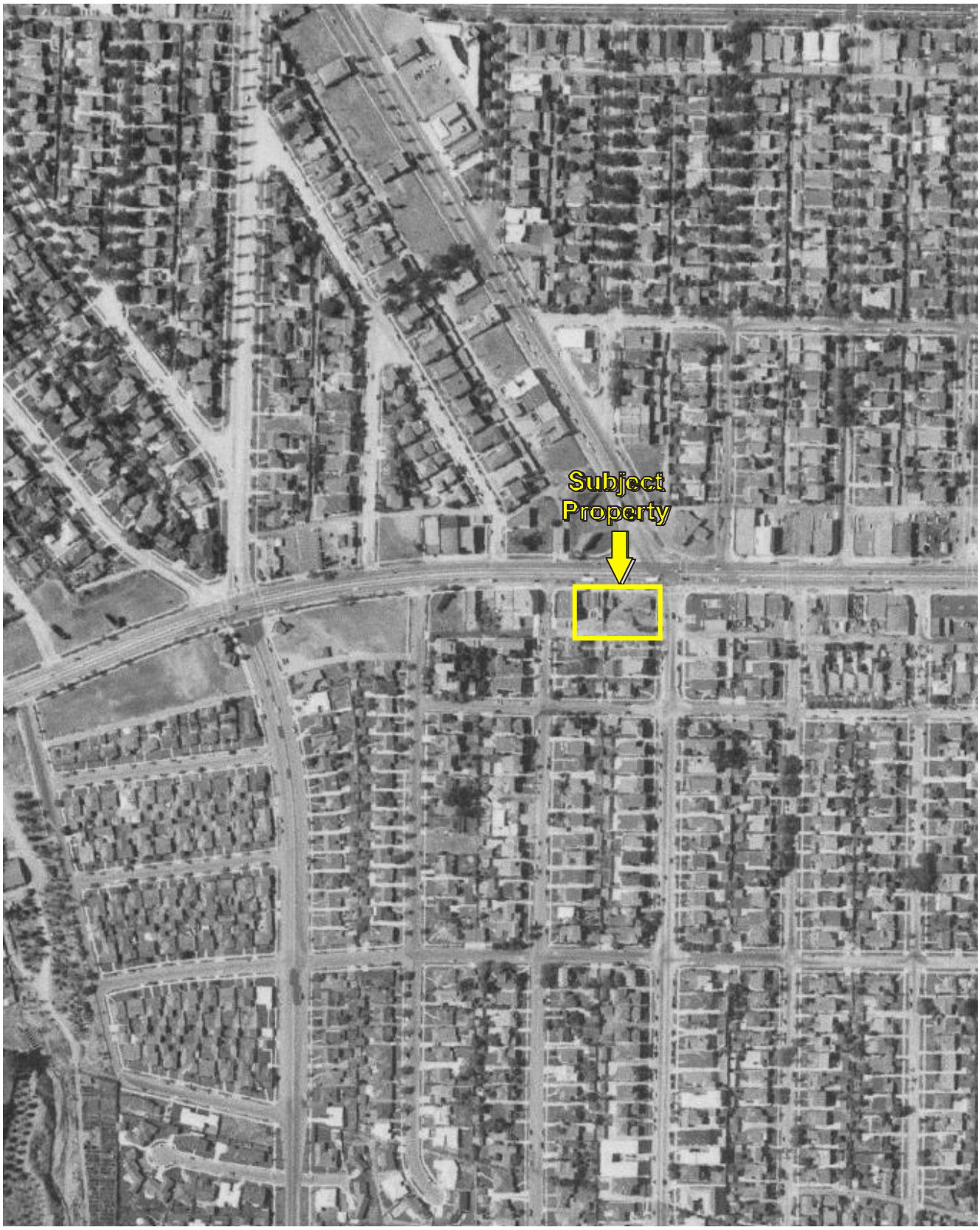
Date of Photograph: 1948

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



Date of Photograph: 1952

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER

Date of Photograph: 1964

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER

Date of Photograph: 1977

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER

Date of Photograph: 1979

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER

Date of Photograph: 1983

KEY:
Subject Property

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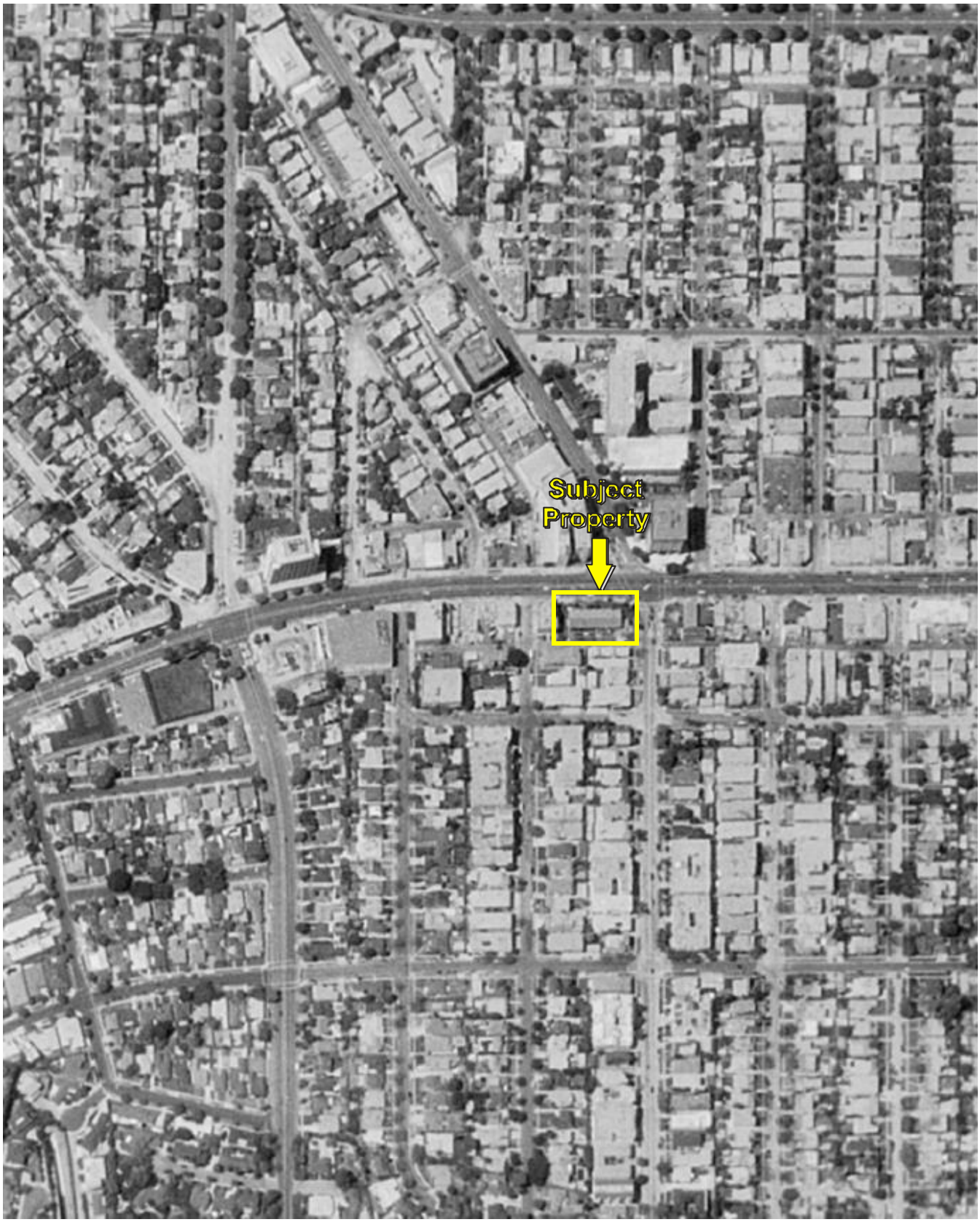
APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER

Date of Photograph: 1989

KEY:
Subject Property



Date of Photograph: 1994

KEY:
Subject Property

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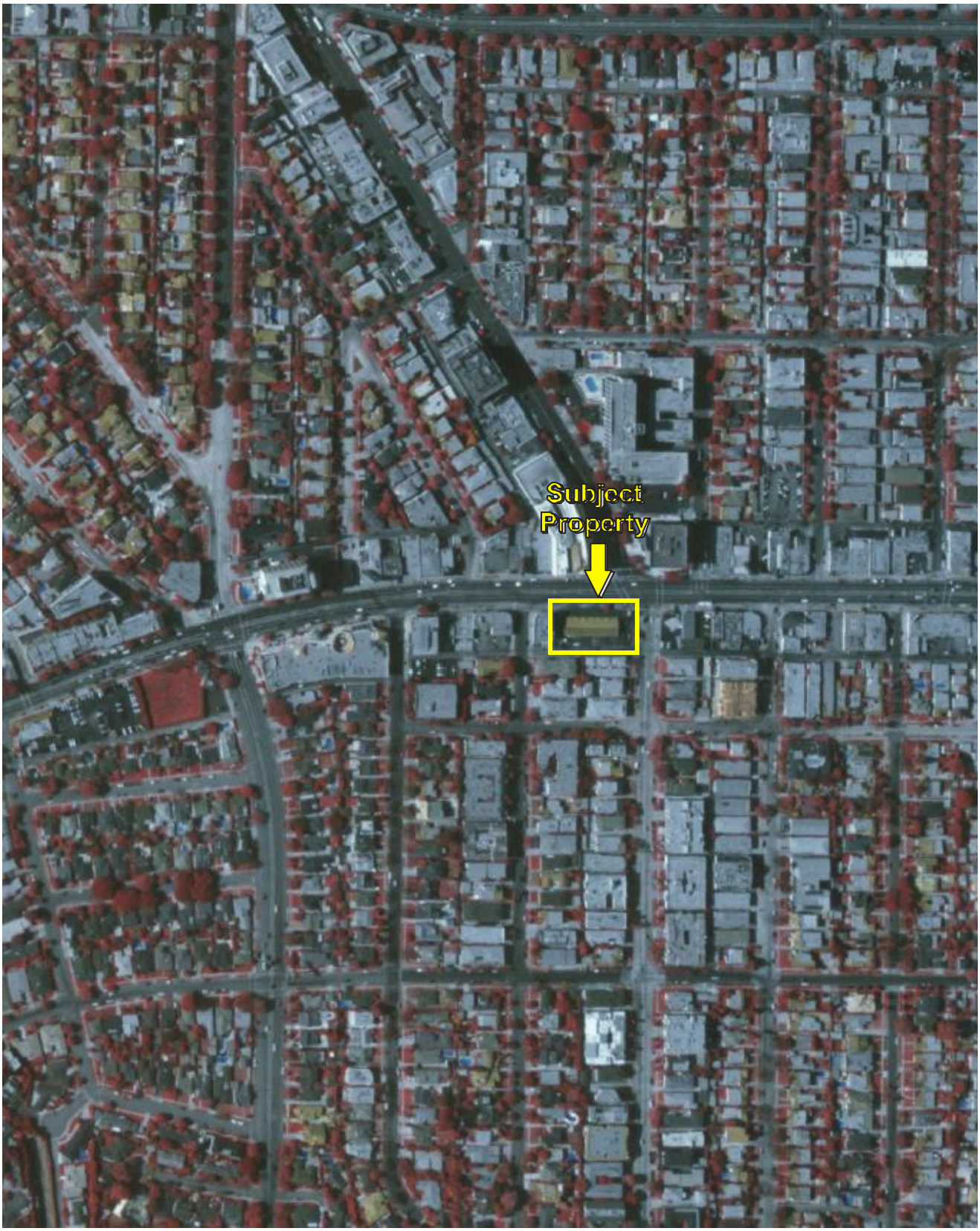
APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



Date of Photograph: 2002

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Subject Property

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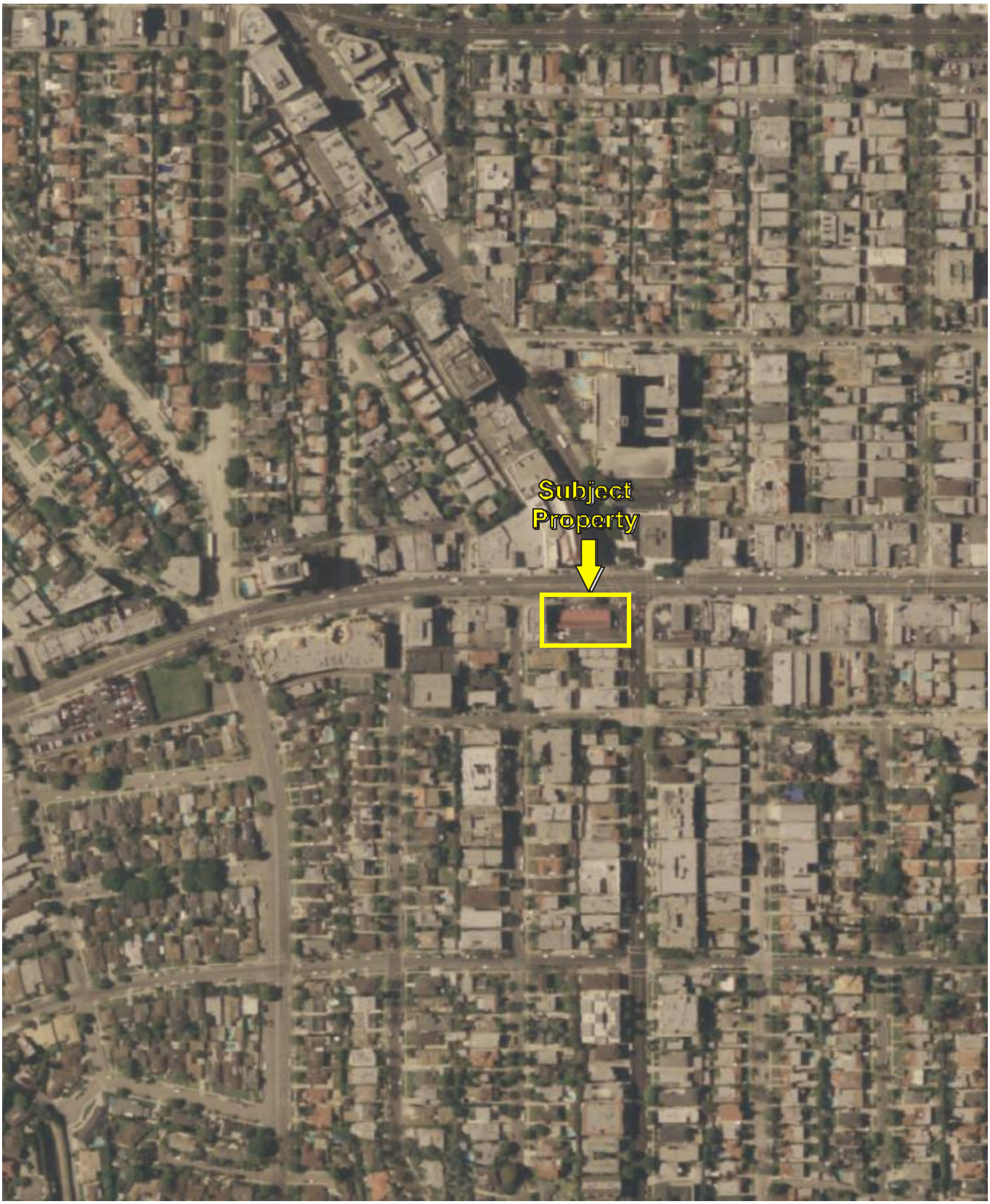
APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



Date of Photograph: 2005

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Subject Property

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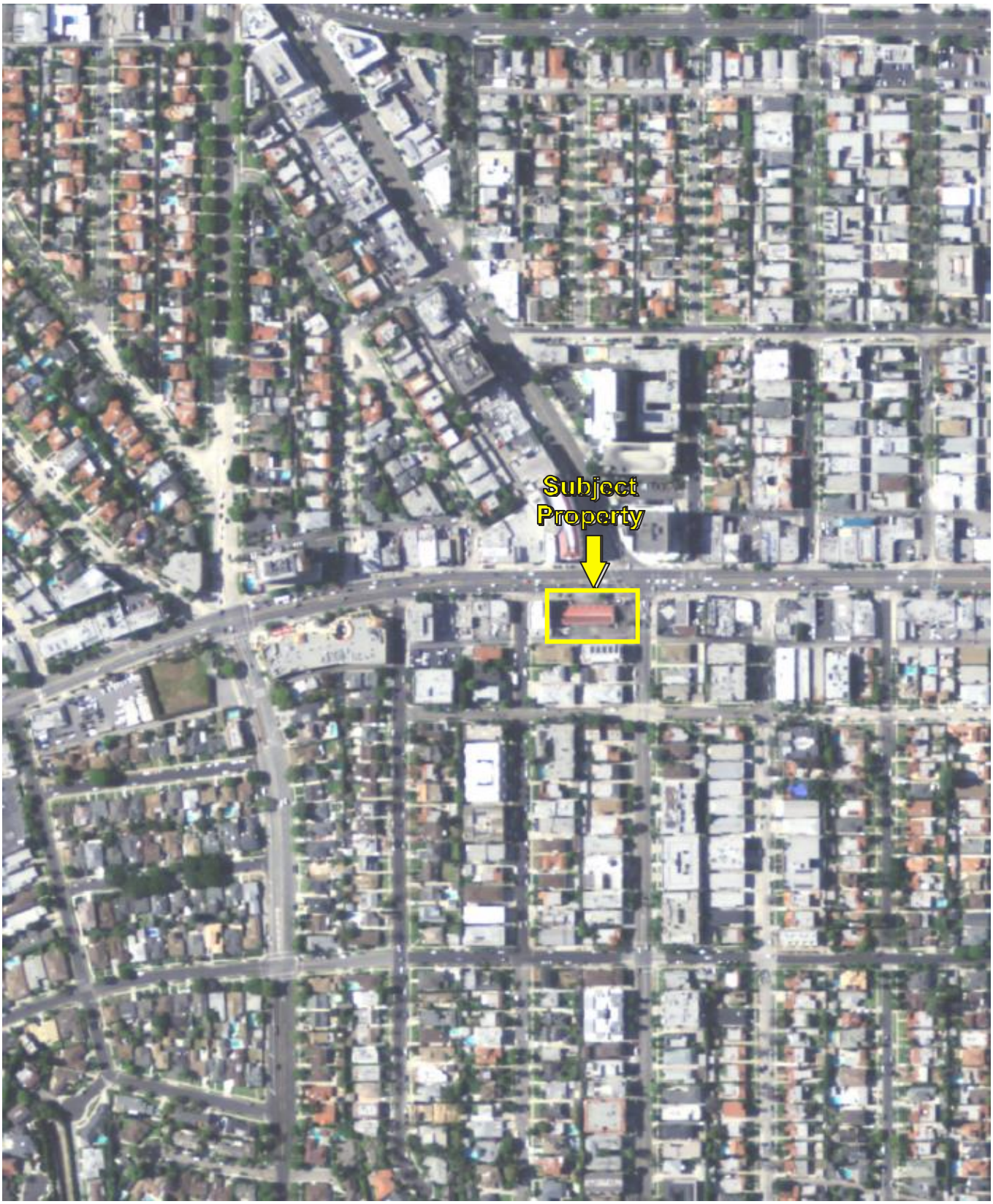
APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



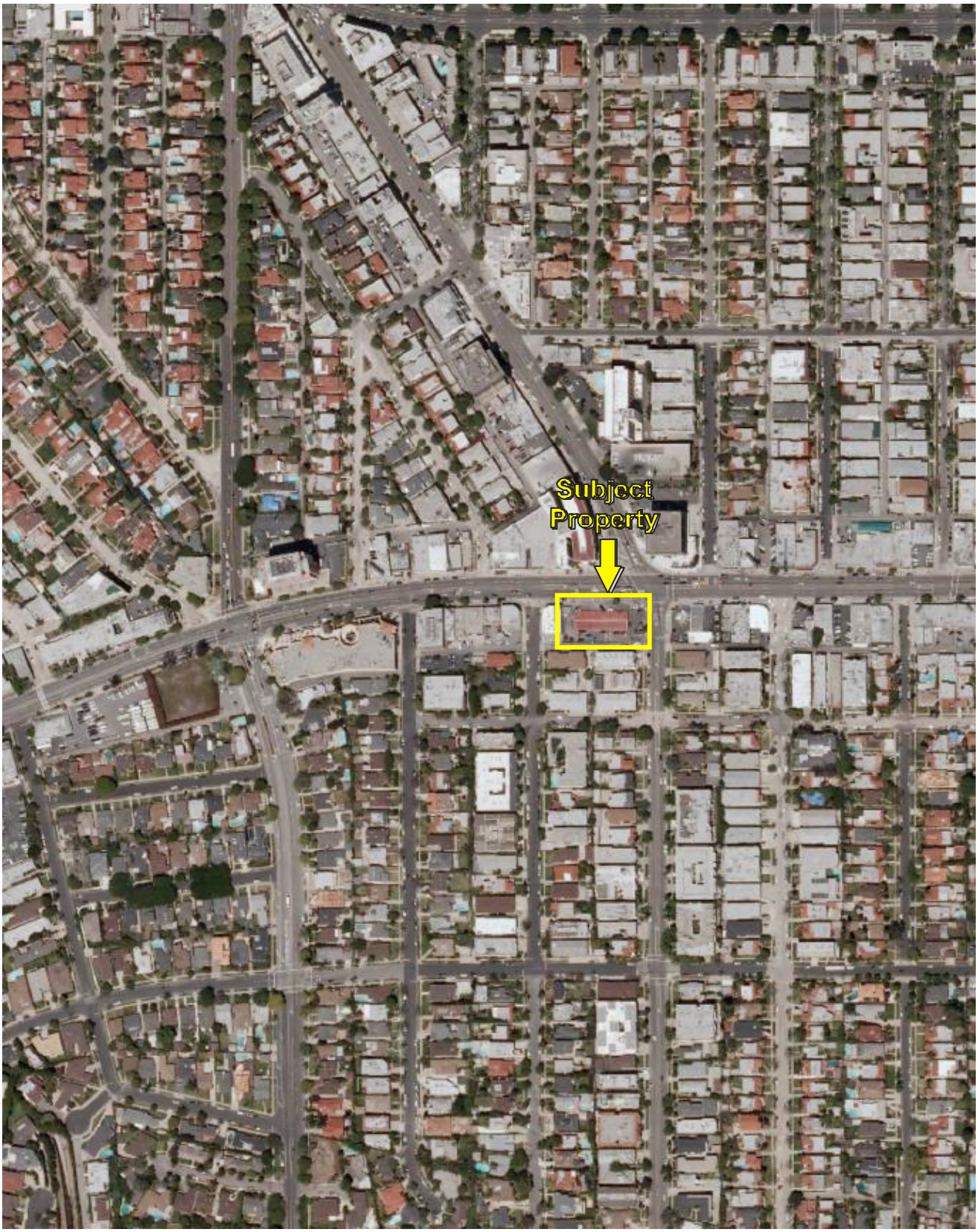
Date of Photograph: 2009

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



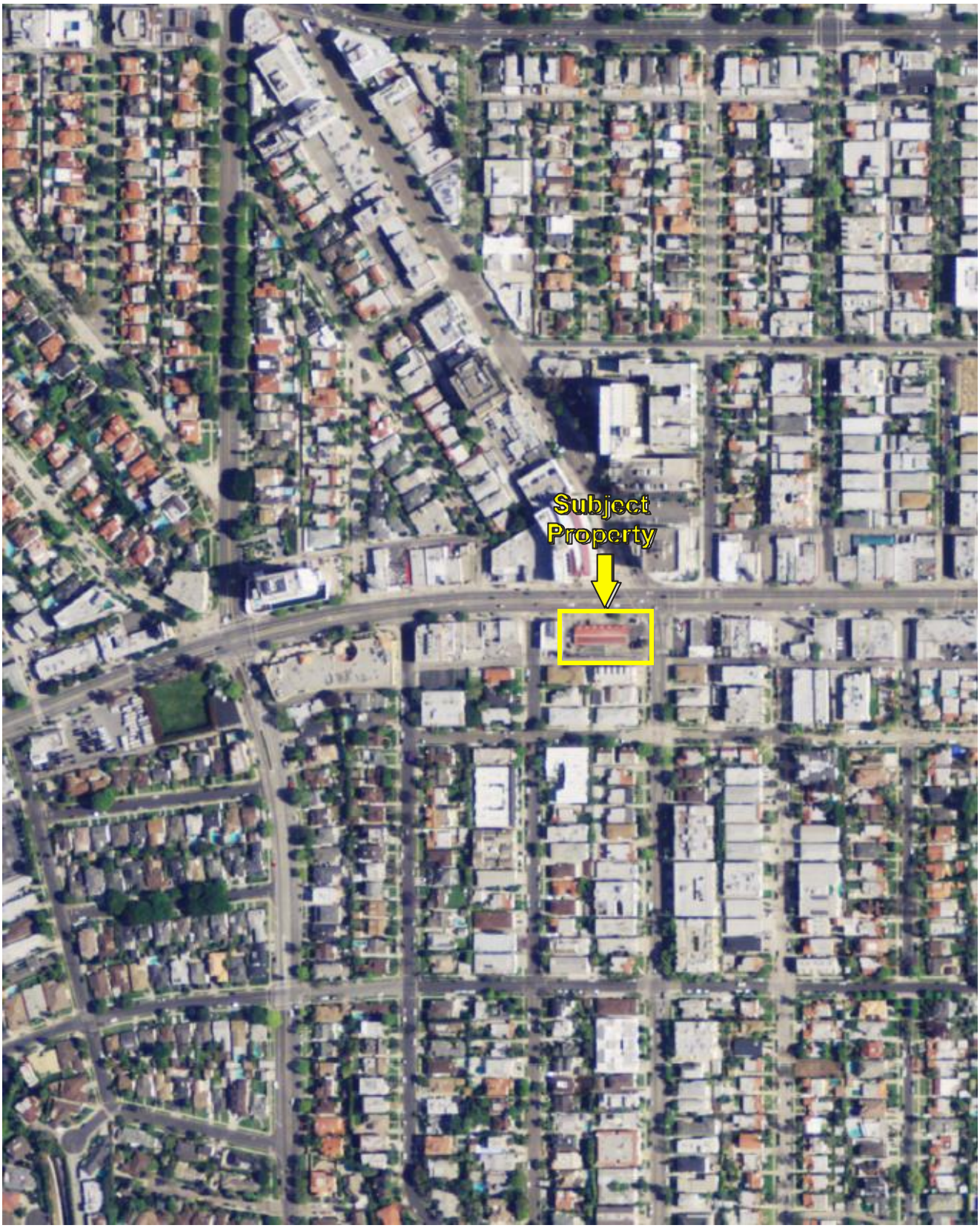
Date of Photograph: 2010

KEY:
Subject Property

N

APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



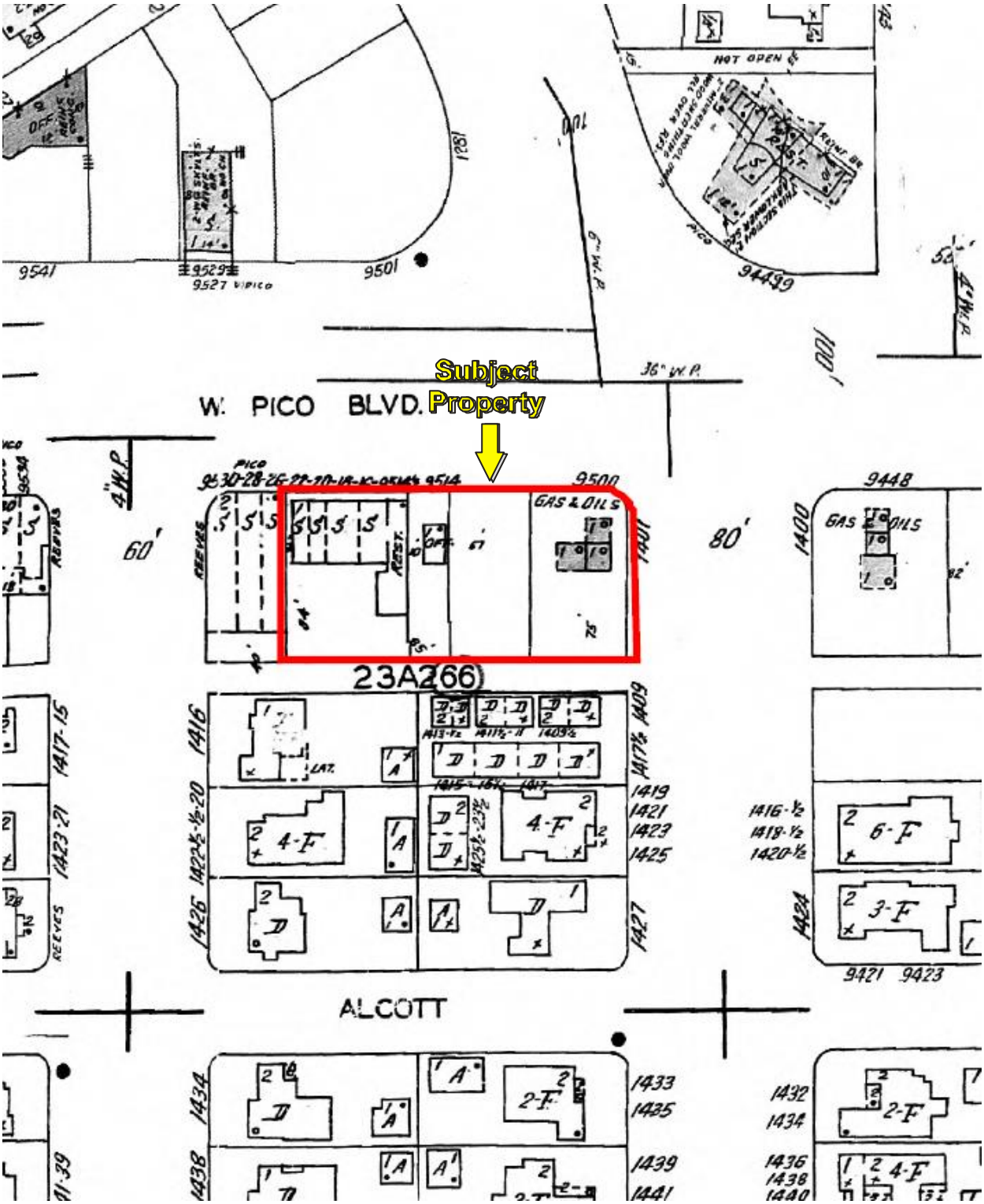
Date of Photograph: 2012

KEY:
Subject Property

N

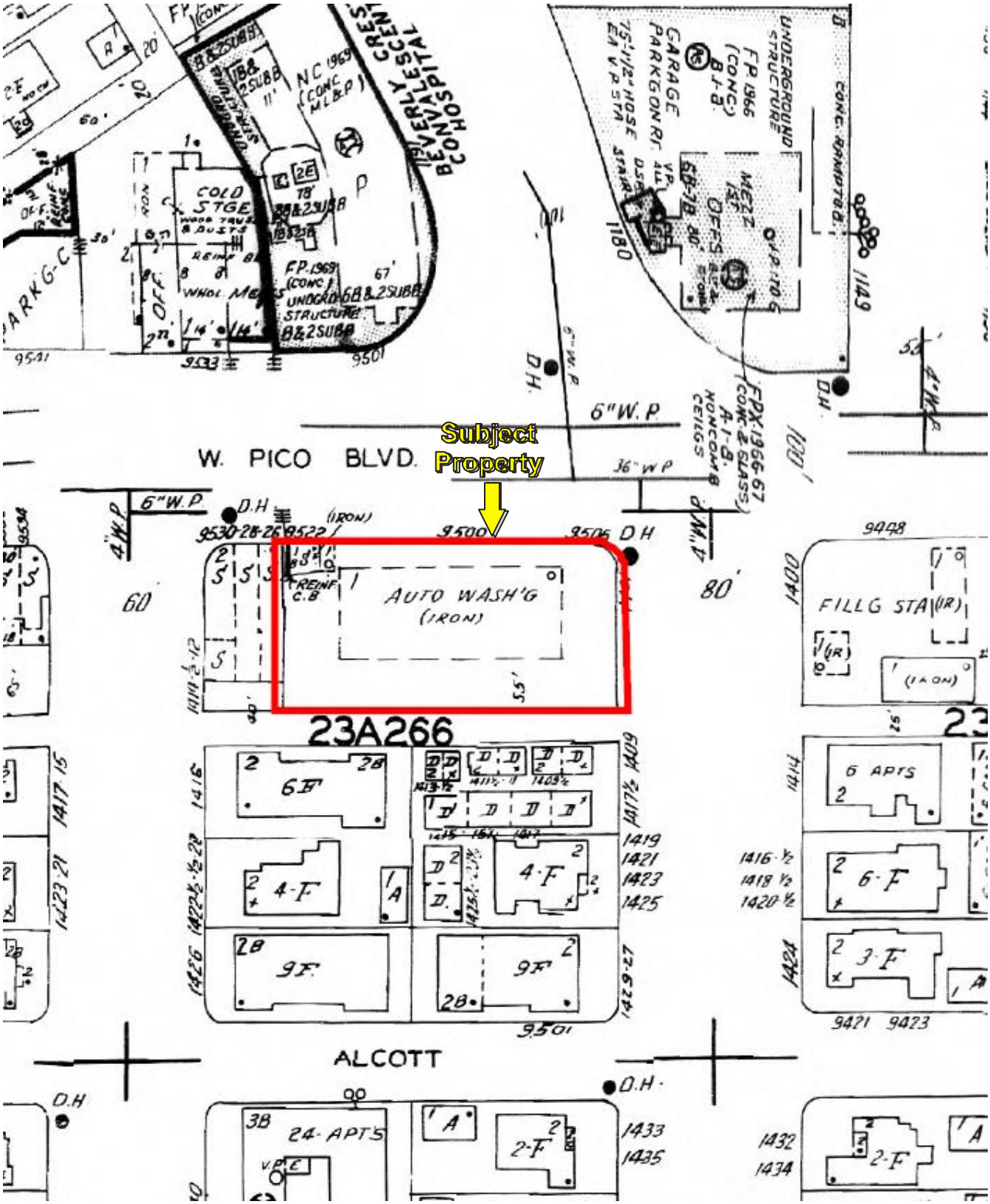
APPENDIX B: AERIAL PHOTOGRAPHS
Project No. 16-177788.1

PARTNER



Date of Map: 1950

KEY:
Subject Property



Date of Map: 1969

KEY:
Subject Property

N

9500 W Pico Blvd
9500 W Pico Blvd
Los Angeles, CA 90035

Inquiry Number: 4815865.5
December 28, 2016

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	X	X	X	-
2008	Cole Information Services	X	X	X	-
2006	Haines Co., Inc.	X	X	X	-
	Haines Company, Inc	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	X	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	X	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	X	X	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
9448 W Pico Blvd	Client Entered	X
9524 W Pico Blvd	Client Entered	X
1177 South Beverly Drive	Client Entered	X
1180 South Beverly Drive	Client Entered	X
1409 South Beverly Drive	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

9500 W Pico Blvd
Los Angeles, CA 90035

FINDINGS DETAIL

Target Property research detail.

PICO BLVD W

9500 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Parish Joe L serv stn	Pacific Telephone & Telegraph Co.

W PICO BLVD

9500 W PICO BLVD

Year	Uses	Source
2013	CENTURY WEST CAR WASH	Cole Information Services
2008	CENTURY WEST CAR WASH	Cole Information Services
2006	CAR WASH	Haines Co., Inc.
	CENTURYWEST	Haines Co., Inc.
2000	CENTURY WEST CAR WASH	Haines & Company
	RETCHIN Peggy	Haines & Company
1991	Century West Car Wash	Pacific Bell
	CENTURYWEST CAR WASH	Pacific Bell
1986	BEVERLYWOOD CAR WASH	Pacific Bell
1981	BEVERLYWOOD CAR WASH	Pacific Telephone
1976	Beverlywood Car Washington ington	Pacific Telephone
1971	Beverlywood Car Wash	Pacific Telephone
1970	BIEVERLYWOOD CAR WASH	Pacific Telephone
1967	Beverlywood Car Wash	Pacific Telephone
1965	BEVERLYWOOD CAR WASH	Pacific Telephone
1962	BEVERLYWOOD CAR WASH	Pacific Telephone
	UNION OIL DLRS SERV STNS BEVERLY HILLS	Pacific Telephone
1958	BEVERLYWOOD CAR WASH	Pacific Telephone
1942	Graaf Gerald G Mary gas sta	Los Angeles Directory Co.
1937	RIO Grande Oil Co gas stas	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BEVERLY DR S

1411 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Brenner Mildred Lee r	Pacific Telephone & Telegraph Co.

1413 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Dinwoodey Wm T Mrs r	Pacific Telephone & Telegraph Co.
	S Bevrly Dr LA Belio Rene r	Pacific Telephone & Telegraph Co.

1415 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Dinwoodey Sherwood L r	Pacific Telephone & Telegraph Co.

1416 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Bosoken B r	Pacific Telephone & Telegraph Co.
	S Bevrly Dr LA Gerrick Genevieve r	Pacific Telephone & Telegraph Co.

1417 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Dinwoodey Katherine r	Pacific Telephone & Telegraph Co.
	S Bevrly Dr LA Platt Paul O r	Pacific Telephone & Telegraph Co.

1418 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Park Jesse A Mrs r	Pacific Telephone & Telegraph Co.
	S Bevrly Dr LA Fisher H G r	Pacific Telephone & Telegraph Co.

1419 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Claypool Howard O r	Pacific Telephone & Telegraph Co.

1420 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Silverstein Harry r	Pacific Telephone & Telegraph Co.

FINDINGS

1421 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA McConnell Britton Drew r	Pacific Telephone & Telegraph Co.

1423 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Black Allan Dr r	Pacific Telephone & Telegraph Co.

1424 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Juergens E W r	Pacific Telephone & Telegraph Co.

1425 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Shelley Mildred E Mrs r	Pacific Telephone & Telegraph Co.

1427 BEVERLY DR S

Year	Uses	Source
1951	S Bevrly Dr LA Salvin Saml A r	Pacific Telephone & Telegraph Co.

ELM DR S

1150 ELM DR S

Year	Uses	Source
1951	S Elm Dr LA Beverly Furn Hospital	Pacific Telephone & Telegraph Co.
	S Elm Dr LA Furniture Hospital Beverly	Pacific Telephone & Telegraph Co.

PICO BLVD W

9405 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Rex Liquor Store	Pacific Telephone & Telegraph Co.

9406 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Bens Malt Shop	Pacific Telephone & Telegraph Co.

9417 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Royal Moving & Storage Co	Pacific Telephone & Telegraph Co.
	W Pico LA Royal Transfr & Storage Co	Pacific Telephone & Telegraph Co.
	W Pico LA Griggs Van Lines	Pacific Telephone & Telegraph Co.

FINDINGS

9419 PICO BLVD W

Year	Uses	Source
2000	XXXV	Haines & Company
1951	W Pico LA Dells Barber Shop	Pacific Telephone & Telegraph Co.

9420 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Nates Delicatessen	Pacific Telephone & Telegraph Co.
	W Pico Bl LA Factor A Nates Delicatessen	Pacific Telephone & Telegraph Co.

9421 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Yoder Albert r	Pacific Telephone & Telegraph Co.
	W Pico LA Rosens Upholstry Studio	Pacific Telephone & Telegraph Co.

9422 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Blacks Kosher Meat Mkt	Pacific Telephone & Telegraph Co.

9424 PICO BLVD W

Year	Uses	Source
1951	W Pico Bl LA Worthmore Variety Stores	Pacific Telephone & Telegraph Co.

9425 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Taffys retail	Pacific Telephone & Telegraph Co.

9427 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Beverlywood Pharmacy	Pacific Telephone & Telegraph Co.

9428 PICO BLVD W

Year	Uses	Source
1951	W Pico LA R & R Curtain & Drapery Clnrs	Pacific Telephone & Telegraph Co.

9489 PICO BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

9514 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Pinas Restaurant	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	W Pico Bl Carr Chas Co rl est brokers	Pacific Telephone & Telegraph Co.
	W Pico LA Maloney Thos G Carr Chas Co rl est	Pacific Telephone & Telegraph Co.
	W Pico LA Carr Chas Co rl est brkr	Pacific Telephone & Telegraph Co.

9518 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Lady Claire Slenderizing Salon	Pacific Telephone & Telegraph Co.
	W Pico LA Magan Laundry	Pacific Telephone & Telegraph Co.

9524 PICO BLVD W

Year	Uses	Source
1951	W Pico Bl LA Winkler Rlty Co	Pacific Telephone & Telegraph Co.

9526 PICO BLVD W

Year	Uses	Source
1951	W Pico Bl LA Hostrup & Lyons consltng engnrs	Pacific Telephone & Telegraph Co.
	W Pico Bl LA Fresco Robt M	Pacific Telephone & Telegraph Co.
	Tracht Jacob archt	Pacific Telephone & Telegraph Co.
	Betts Bill Agcy ins	Pacific Telephone & Telegraph Co.
	W Pico	Pacific Telephone & Telegraph Co.
	Owen Schwabe Lewis & Anthony engnrs	Pacific Telephone & Telegraph Co.
	Kessler Roy V acct	Pacific Telephone & Telegraph Co.
	Betts Bill Agcy ins	Pacific Telephone & Telegraph Co.

9529 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Vics Liquors	Pacific Telephone & Telegraph Co.
	W Pico LA Hugo Victor E Vics Liquors	Pacific Telephone & Telegraph Co.

9530 PICO BLVD W

Year	Uses	Source
1951	W Pico LA Regent Clnrs	Pacific Telephone & Telegraph Co.

9533 PICO BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

9538 PICO BLVD W

Year	Uses	Source
2000	ROMAIN Sarah	Haines & Company

FINDINGS

9540 PICO BLVD W

Year	Uses	Source
2000	RUBIN Howard	Haines & Company

9546 PICO BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

9553 PICO BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

REEVES

1415 REEVES

Year	Uses	Source
2000	CAPLAN Geraldine	Haines & Company
1986	BERG PETE	Pacific Bell
1962	Lazarus Eva	Pacific Telephone
	Lenzi Don L	Pacific Telephone
1942	KEEFER Margt Mrs real est	Los Angeles Directory Co.
1937	SHELLEY R S radios	Los Angeles Directory Co.
	Ketchum Jack B Virginia Chas W Carter Co	Los Angeles Directory Co.
	Hannibal Thos jr Beatrice slsmn Barker Bros	Los Angeles Directory Co.
	SHELLEY Madonna Mrs	Los Angeles Directory Co.

REEVES ST

1415 REEVES ST

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
1970	FELDSTEIN W	Pacific Telephone
1958	Lenzi Don L	Pacific Telephone
	Weiss Hannah S	Pacific Telephone
1951	S Reevs LA	Pacific Telephone & Telegraph Co.
	Bastian Hazel S r	Pacific Telephone & Telegraph Co.
	Knox Katherine G r	Pacific Telephone & Telegraph Co.
	Wilson J R r	Pacific Telephone & Telegraph Co.
	Morean Richard F r	Pacific Telephone & Telegraph Co.

FINDINGS

S BEVERLY

1180 S BEVERLY

Year	Uses	Source
1986	OLSTEIN HEALTH CARE SERVICES	Pacific Bell

1277 S BEVERLY

Year	Uses	Source
1990	ROSOFF HARRY GLEN	Pacific Bell

S BEVERLY DR

1100 S BEVERLY DR

Year	Uses	Source
2013	AVON RENT A CAR	Cole Information Services
	SEABOARD ENGINEERING CO	Cole Information Services
	GOT UKOLA USA	Cole Information Services
	PLATINUM CAR RENTAL	Cole Information Services
2008	KITTY B	Cole Information Services
	JOHN DARIN HAIR STUDIO	Cole Information Services
	SEABOARD ENGINEERING CO	Cole Information Services
	DARLENE WAGGONER	Cole Information Services
	LOUISAS NAIL LOFT	Cole Information Services
	PLATINUM CAR RENTAL	Cole Information Services
	PACIFIC ACADEMY OF DANCE	Cole Information Services
2006	AVON TRUCK	Haines Co., Inc.
	RENTAL	Haines Co., Inc.
	JOHN DARIN HAIR	Haines Co., Inc.
	STUDIO	Haines Co., Inc.
	LOUISAS NAIL LOFT	Haines Co., Inc.
	MAURY SILVER DBA	Haines Co., Inc.
	AVON RNT A CR	Haines Co., Inc.
	PAC ACADEMYOF	Haines Co., Inc.
	DANCE	Haines Co., Inc.
	SEABOARD	Haines Co., Inc.
	ENGINEERING CO	Haines Co., Inc.
	AVONRENTACAR	Haines Co., Inc.
	& TRUCK	Haines Co., Inc.
	AVON STUDIO	Haines Co., Inc.
	TRANSPORTATION	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2000	AVON RENT A CARTRUCK & VAN	Haines & Company
	GESTALT THERAPY INST OF LA THE	Haines & Company
	LAMPERT RUTH MF CC	Haines & Company
	LIVE ART INC	Haines & Company
	LOUISAS NAIL LOFT	Haines & Company
	SEABOARD ENGINEERING CO	Haines & Company
	U HAUL CO INDEP DEALERS	Haines & Company
1991	Avon Rent A Car Truck And Van	Pacific Bell
	Beverly Drive Travel Service Inc	Pacific Bell
	Gestalt Therapy Institute Of Los Angeles The	Pacific Bell
	Ginnys Nail Loft	Pacific Bell
	Lampert Ruth MFCC	Pacific Bell
	Lampert Stanley	Pacific Bell
	MAX & CONRAD bty sin	Pacific Bell
	Moulin Rouge Incbty s In	Pacific Bell
	Rainbow Vacuum	Pacific Bell
	Seaboard Engineering Co	Pacific Bell
	Sophie	Pacific Bell
	Sophisticate	Pacific Bell
	Villa Augustln	Pacific Bell
	Visage Skin Care	Pacific Bell
	Gestalt Therapy Institute Of Los Angeles The	Pacific Bell
	AVON RENT A CAR-TRUCK AND VAN	Pacific Bell
	BEVERLY DRIVE TRAVEL SERVICE INC	Pacific Bell
	GESTALT THERAPY INSTITUTE OF LOS ANGELES THE	Pacific Bell
	LAMPERT RUTH MFCC	Pacific Bell
	MAX & CONRAD BTY SIN	Pacific Bell
	MOULIN ROUGE INCBTY SIN	Pacific Bell
	RAINBOW VACUUM	Pacific Bell
	SEABOARD ENGINEERING CO	Pacific Bell
	SOPHIE	Pacific Bell
	VILLA AUGUSTLN	Pacific Bell
	VISAGE SKIN CARE	Pacific Bell
1990	ALLAN WORLD TRAVEL	Pacific Bell
	GESTALT THERAPY INSTITUTE OF LOS ANGELES THE	Pacific Bell
	MAX & CONRAD	Pacific Bell

FINDINGS

Year	Uses	Source
1990	MAX & CONRAD	Pacific Bell
	MOULIN ROUGE INC	Pacific Bell
	SEABOARD ENGINEERING CO	Pacific Bell
	WERTHER ERWIN W ALLAN WORLD TRAVEL	Pacific Bell
1986	ALLAN WORLD TRAVEL	Pacific Bell
	CALTEX ENGINEERS & CONSULTANTS INC	Pacific Bell
	GESTALT THERAPY INSTITUTE OF LOS ANGELES THE	Pacific Bell
	MAX & CONRAD	Pacific Bell
	WERTHER ERWIN W ALLAN WORLD TRAVEL	Pacific Bell
1985	Allan World Travel	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	ALLAN WORLD TRAVEL	Pacific Bell
	ENTERPRISE RENT-A-CAR	Pacific Bell
	LAMPERT RUTH MFCC	Pacific Bell
	MAX & CONRAD BTY SLN	Pacific Bell
	MOULIN ROUGE INC BTYSIN	Pacific Bell
	SEABOARD ENGINEERING CO	Pacific Bell
	SOPHIE	Pacific Bell
	TRAVEL GUILD THE	Pacific Bell
	TRAVEL GUILD THE	Pacific Bell
	VISAGE SKIN CARE	Pacific Bell
	WERTHER ERWIN W ALLAN WORLD TRAVEL	Pacific Bell
1981	AIRCAR AUTO RENTAL	Pacific Telephone
	ENTERPRISE RENT A CAR	Pacific Telephone
	ALLAN WORLD TRAVEL	Pacific Telephone
	SEABOARD ENGINEERING CO	Pacific Telephone
	WERTHER ERWIN W ALLAN WORLD TRAVEL	Pacific Telephone
1980	Aircar Auto Rentals	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	De Langis Lawrence	Pacific Telephone
	Ginnys Nail Loft	Pacific Telephone
	La Malson Antiques	Pacific Telephone
	MAX & CONRAD bty sin	Pacific Telephone
	MOULIN ROUGE INC bty sin	Pacific Telephone
	Seaboard Engineering Co	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	From Los Angeles Telephones Call	Pacific Telephone
	Sophie	Pacific Telephone
	Villa Augustin	Pacific Telephone
	VISAGE SKIN CARE	Pacific Telephone
	Rent A Car	Pacific Telephone
1976	Rosenstein Hugo Enterprises bldg supls	Pacific Telephone
	Western Outdoor News	Pacific Telephone
	Western Outdoors	Pacific Telephone
	Western Outdoors Publications	Pacific Telephone
	Martin George DC	Pacific Telephone
1975	DANIEL W GAYLE ARCHT	Pacific Telephone
	H R ENTERPRISES BLDG SUPLS	Pacific Telephone
1971	Jennings Scott Engineering Co	Pacific Telephone
	Map Service & Blueprint Co	Pacific Telephone
	Mitchell Kenneth F planner	Pacific Telephone
	Raymond Scott Engineering Co	Pacific Telephone
	Rosenstein Hugo Enterprises bldg supls	Pacific Telephone
	Western Outdoor	Pacific Telephone
1970	FRANKLIN MARKETING SYSTEMS INC	Pacific Telephone
	H R ENTERPRISES BLDG SUPIS	Pacific Telephone
	HAGLER JOEL CPA	Pacific Telephone
	JENNINGS-SCOTT ENGINEERING CO	Pacific Telephone
	JENNINGS-SCOTT ENGINEERING CO	Pacific Telephone
	MAP SERVICE & BLUEPRINT CO	Pacific Telephone
	ROSENSTEIN HUGO ENTERPRISES BLDG SUPLS	Pacific Telephone
	SCOTT ENGINEERING CO	Pacific Telephone
	SEABOARD ENGINEERING CO	Pacific Telephone
	TRANS-TECHNOLOGY SYSTEMS	Pacific Telephone
1967	Jennings Engineering Co	Pacific Telephone
	Jennings Gordon J Jennings Engineering Co	Pacific Telephone
	Map Serv Co	Pacific Telephone
	Seaboard Engineering Co	Pacific Telephone
1965	JENNINGS ENGINEERING CO	Pacific Telephone
	JENNINGS GORDON J JENNINAS ENGINEERING CO	Pacific Telephone
	MAP SERV CO	Pacific Telephone
	SEABOARD ENGINEERING CO	Pacific Telephone
1962	INDUSTRIAL ASPHALT	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	SO CALIF ASPHALT PLANT ASSN	Pacific Telephone
	Asphalt Council of California	Pacific Telephone
	Industrial Asphalt	Pacific Telephone
	Genl Ofc	Pacific Telephone
	So California Asphalt Plant Assn	Pacific Telephone
1958	ATLAS INS AGCY	Pacific Telephone
	Barcome Edw G Atlas Ins Agcy	Pacific Telephone
	Industrial Asphalt	Pacific Telephone
	Genl Ofc	Pacific Telephone
	Levitt Lester & Co ins	Pacific Telephone
	Pingree J H Atlas Ins Agcy	Pacific Telephone
	ATLAS INS AGCY	Pacific Telephone
	AENGEL CORP	Pacific Telephone
	INDUSTRIAL ASPHALT	Pacific Telephone
	LEHMANN PRINTING & LITHOGRAPHING CO	Pacific Telephone
	STRAUSS RICHARD S LABELS	Pacific Telephone
1954	AMLAND HOWARD T ATLAS INS AGCY	R. L. Polk & Co.
	ATLAS INV CORP	R. L. Polk & Co.
	FENGEL CORP	R. L. Polk & Co.
	HUNT WALLACE E	R. L. Polk & Co.
	LEVITT LESTER & CO INS	R. L. Polk & Co.
	LEVITT LESTER & CO INS	R. L. Polk & Co.
	PERMA STAMP PRODUCTS CORP	R. L. Polk & Co.
	STRAUSS RICHARD S LABELS	R. L. Polk & Co.
	TWIN-CITY LUMBR CO	R. L. Polk & Co.
	WOLFE E H	R. L. Polk & Co.

1110 S BEVERLY DR

Year	Uses	Source
2000	XXXX	Haines & Company
1970	PFUND EVERETT PHILLIPS66 SERVICE	Pacific Telephone
1965	PFUND EVERETT FLYING A SEAV	Pacific Telephone
1962	PFUND EVERETT FLYING A SERV	Pacific Telephone
1958	PENA & GRIFFIN FLYING A SERV	Pacific Telephone
1954	PENA & GRIFFIN ASSOCIATED SERV	R. L. Polk & Co.

FINDINGS

1124 S BEVERLY DR

Year	*Uses*	*Source*
1971	Certified Bonded Messenger & Delivery Service	Pacific Telephone
	Hesco Ltd	Pacific Telephone
1970	BEVERLY CREST CONVALESCENT HOSPITAL	Pacific Telephone
	BINGHAM B W INS	Pacific Telephone
1967	Catalyst Advertising	Pacific Telephone
1965	CALIF CONSTRUCTION CONTROL CORP	Pacific Telephone
	CHEMICAL SERV CO OF CALIF	Pacific Telephone
	GADER PAUL	Pacific Telephone
	INFORMATION HANDLING SERVICES	Pacific Telephone
	INFORMATION HANDLING SERVICES INC	Pacific Telephone
	KERN JULES J MRS RL EST FINANSNG	Pacific Telephone
	PAUL C S & ASSOCIATES RL EST LOANS	Pacific Telephone
	PELLETTIERI CHAS W	Pacific Telephone
	SCHWARTZ HY ATTY	Pacific Telephone
	THE SEVENTY CORPORATION	Pacific Telephone
1962	INFORMATION HANDLING SERVICES	Pacific Telephone
	Institutional Foods of America	Pacific Telephone
	Medical Center Development Corp	Pacific Telephone
	Newcomb C A & Associates rl est	Pacific Telephone
	Parness Maurice K & Associates	Pacific Telephone
	Paul C S & Associates rl est loans	Pacific Telephone
	V S M F MICRO FILM CATALOG FILE	Pacific Telephone
	Western Medical Centers Inc genl contrs	Pacific Telephone
	BAXTER-PAMESS GENL AGTS	Pacific Telephone
	E-DONOLITE CORP THE	Pacific Telephone
	GILBERT & KEARNEY & ASSOCIATES ARCHTS	Pacific Telephone
	INFORMATION HANDLING SERVICES	Pacific Telephone
	INSTITUTIONAL FOODS OF AMERICA	Pacific Telephone
	(EARNEY-HENRY & ASSOCIATES ARCHTS I	Pacific Telephone
	MEDICAL CENTER DEVELOPMENT CORP	Pacific Telephone
	MORTGAGE LENDERS ASSN	Pacific Telephone
	NEWCNMB C A & ASSOCIATES RL EST	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	PARNESS MAURICE K & ASSOCIATES	Pacific Telephone
	PAUL C S & ASSOCIATES RL EST LOANS	Pacific Telephone
	I S M F MICRO FI LA MIRADA CATALOG FILE	Pacific Telephone
	VENDOR-SPECS-MICRO-FILE	Pacific Telephone
	WESTRN MEDICAL CENTERS INC GENI CONTRS	Pacific Telephone
1958	CAMMAR HOMES	Pacific Telephone
	EZRALOW S SANFORD & CO ACCTS	Pacific Telephone
	GILBERT & IFEARNEY & ASSOCIATES ARCHTS	Pacific Telephone
	INDUSTRIAL ACCEPTANCE CO	Pacific Telephone
	KALLISH JACK CPA	Pacific Telephone
	LIL S SECRETARIAL SERV	Pacific Telephone
	MCNAUGHT PEGGY PUB RELATNS	Pacific Telephone
	OLEEFE INS AGCY	Pacific Telephone
	PARNESS MAURICE IC & ASSOCIATES INS	Pacific Telephone
	SLOAN FLUSH VALVES	Pacific Telephone
	Benisek Verne D Sloan Flush Valves	Pacific Telephone
	Cammar Homes	Pacific Telephone
	Ezralow S Sanford & Co accts	Pacific Telephone
	Industrial Acceptance Co	Pacific Telephone
	OKeefe Ins Agcy	Pacific Telephone
	Parness Maurice K & Associates ins	Pacific Telephone
	Sloan Flush Valves	Pacific Telephone
1954	CANDREVA PETER J JARRETT WM CANLTON	R. L. Polk & Co.
	EZRALOW S SANFORDACCTS	R. L. Polk & Co.
	FISHER MONTGOMERY ROSS CONTR	R. L. Polk & Co.
	FISHER MONTGOMERY ROSS CONTR	R. L. Polk & Co.
	GRANITE FINANCE CO	R. L. Polk & Co.
	JARRETT WM CARLTON	R. L. Polk & Co.
	MALLERY GEO L CO INC	R. L. Polk & Co.
	MALLERY GEO L CO INC	R. L. Polk & Co.
	MALLERY GEO L CO INC CONTRS	R. L. Polk & Co.
	SCHILCDGE WM J ACCTS	R. L. Polk & Co.
	SCHILDGE WM JOHN & CO INC INS	R. L. Polk & Co.
	SCHILDGE WM JOHN & CO INC INS	R. L. Polk & Co.
	SLOAN FLUSH VALVES	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	SPOTTS VILTOR J JARRETT WM CARLTON	R. L. Polk & Co.

1142 S BEVERLY DR

Year	Uses	Source
1975	BROWN LOUIS A JR	Pacific Telephone
1965	ROSEN LESTER	Pacific Telephone
	ROSEN JAN	Pacific Telephone
1962	ROSEN LINDA	Pacific Telephone
1958	FIEBRANTZ F W MRS	Pacific Telephone

1148 S BEVERLY DR

Year	Uses	Source
1991	kz Mr Jack & Mrs	Pacific Bell
	Cathy	Pacific Bell
	BROWN JODI	Pacific Bell
	KZMRJACK & MRS	Pacific Bell
	CATHY	Pacific Bell
	Brown Jodi	Pacific Bell
	Mkhael 6574684	Pacific Bell
	VM 8286244	Pacific Bell
	d Marlene LOS ANGELES	Pacific Bell
	VM	Pacific Bell

1150 S BEVERLY DR

Year	Uses	Source
2013	CROWNE PLAZA BEVERLY HILLS	Cole Information Services
	GOLD LOCKSMITH	Cole Information Services
2006	CROWNE PLAZA	Haines Co., Inc.
	BEVERLY HLS	Haines Co., Inc.
2000	FONTAINES RESTAURANT	Haines & Company
	HOLIDAY INN SELECT BEVERLY HLS	Haines & Company
1991	RAMADA HOTEL BEVERLY HILLS	Pacific Bell
	Ramada Hotel Beverly Hills	Pacific Bell
1986	RAMADA INN	Pacific Bell
1985	RAMADA HOTEL	Pacific Bell
	RAMADACAR RENTAL	Pacific Bell
	VIDEO ELECTRONICS INC	Pacific Bell
1981	RAMADA INN INNS	Pacific Telephone
1980	Los Angeles	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Ramada Car Rental	Pacific Telephone
	Summerfields	Pacific Telephone
1976	RAMADA INN	Pacific Telephone
1971	Diamond Tours & Travel	Pacific Telephone
	DICTAPHONE CORPORATION	Pacific Telephone
	Branch Ofc	Pacific Telephone
	Gilson Dan	Pacific Telephone
	Gilson Properties	Pacific Telephone
	Gloria Hicks Nurses Registry	Pacific Telephone
	Hicks Gloria Nurses Registry	Pacific Telephone
	Mc Eldowney J K	Pacific Telephone
	Riviera Properties	Pacific Telephone
1970	DICTAPHONE CORPORATION	Pacific Telephone
	ECA-WEST L A	Pacific Telephone
	ENGINEERING CORP OF AMERICA-WEST L A	Pacific Telephone
	GILSON DAN	Pacific Telephone
	GILSON PROPERTIES	Pacific Telephone
	GLORIA HICKS NURSES REGISTRY	Pacific Telephone
	HILTON LEE R RL EST BRKR	Pacific Telephone
	HORIZON WEST ART GAFLRY	Pacific Telephone
	LIORDS & ELWOOD WINERY	Pacific Telephone
	MCELDOWNEY J K	Pacific Telephone
	MITCHELL KENNETH F PLANNER	Pacific Telephone
	OROPEZA ANDREW LN RL EST	Pacific Telephone
	PROJECT FILM PRODUCTION INC	Pacific Telephone
	RIVIERA PROPERTIES	Pacific Telephone
	SANDIER JESSE PROJECT 7 FILM PRODUCTION	Pacific Telephone
	SANDLER-WALD DOCUMENTARY ASSOCIATES	Pacific Telephone
1967	Air Refresher Co	Pacific Telephone
	Balcrank Inc	Pacific Telephone
	Convention Services of America	Pacific Telephone
	McEldowney J K	Pacific Telephone
	Mitchell Kenneth F planner	Pacific Telephone
	Sandler Jesse Sandler Wald Documentary Associates	Pacific Telephone
	Sandler Wald Documentary Associates	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	Wald Malvin Sandler Wald Documentary Asoociates	Pacific Telephone
1965	CROCKER & ASSOCIATES	Pacific Telephone
	CROCKER & ASSOCIATES INC SECURTES	Pacific Telephone
	CROCKER NORMAN	Pacific Telephone
	CROCKER NORMAN INS	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	EXECUTIVE MORTGAGE & INVESTMENT CO	Pacific Telephone
	NORMAN ASSOCIATES INS	Pacific Telephone
	SANOFF NORMAN M AGCY	Pacific Telephone
1964	SMITH R MILTON ATTY	Pacific Telephone
1962	BROWN RICHDRD L REISS & BROWN ENGNRS	Pacific Telephone
	KING-PIPER & ASSOCIATES ACCTS	Pacific Telephone
	MARX GUMMO ENTERPRISES	Pacific Telephone
	STRIN REALTY CO	Pacific Telephone
	PACIFIC OVERSEAS MACHINERY INC	Pacific Telephone
	POOLE JOHN F ALTY	Pacific Telephone
	REICH J G ENGINEERING CO INC	Pacific Telephone
	REISS & BROWN ENGNRS	Pacific Telephone
	SALTON SEA MAR VISTA SALES	Pacific Telephone
	SCHWARTZ HY ATTY	Pacific Telephone
	SMITH R MILTOI STTV	Pacific Telephone
	SMITH & SMITH ARCHITECT	Pacific Telephone
	VANGUARD INVESTMENT CO	Pacific Telephone
	SMITH R MILTON ATTY	Pacific Telephone
	Brown Richard L Reiss & Brown engnrs	Pacific Telephone
	Chemical Serv Co of California	Pacific Telephone
	King Piper & Associates accts	Pacific Telephone
	Ostrin Realty Co	Pacific Telephone
	Pac Overseas Machinery Inc	Pacific Telephone
	Piper Irving G King Piper & Associates accts	Pacific Telephone
	Poole John F atty	Pacific Telephone
	Reich J G Engineering Co Inc	Pacific Telephone
	Salton Sea Mar Vista Sales	Pacific Telephone
	Schwartz Hy atty	Pacific Telephone
	Smith R Milton atty	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	Smith & Smith architect	Pacific Telephone
	Vanguard Investment Co	Pacific Telephone
1960	SMITH R MILTON ATTY	Pacific Telephone
1958	BEVERLY INTERNATL LAND & INVESTMENT CORP	Pacific Telephone
	BROEMAR CONSTRUCTION CORP	Pacific Telephone
	BUCHANAN BRUCE ALLY	Pacific Telephone
	HYMAN JOS CPA	Pacific Telephone
	MARX GUMMO ENTERPRISES	Pacific Telephone
	MCELDOWNEY JK	Pacific Telephone
	NANAS JULIUS L ROSERNAN SHAPIRO & NANAS CPAS	Pacific Telephone
	NEW HOME INTERIORS	Pacific Telephone
	PAVER SHERMAN D PUB ACCT	Pacific Telephone
	ROSEMAN ARNOLD ROSEMAN SHAPIRO & NANAS CPAS	Pacific Telephone
	ROSEMAN SHAPIRO & NANAS CPA S	Pacific Telephone
	SEINFEID B ERNARD CPA	Pacific Telephone
	SMITH & SMITH ARCHITECT	Pacific Telephone
	WEINER JULIAN S H WOLFSON WEINER & CO CPA S	Pacific Telephone
	WOLFSON PHILLIP J WOLFSON WEINER & CO CPA S	Pacific Telephone
	WOLFSON WEINER & CO CPA S	Pacific Telephone
	Braemar Construction Corp	Pacific Telephone
	Buchanan Bruce atty	Pacific Telephone
	Hyman Jos CPA	Pacific Telephone
	Nanas Julius L Roseman Shapiro & Nanas CPAs	Pacific Telephone
	Roseman Arnold Roseman Shapiro & Nanas CPAs	Pacific Telephone
	Roseman Shapiro & Nanas CPAs	Pacific Telephone
	Shapiro Leo Roseman Shapiro & Nanas CPAs	Pacific Telephone
	Smith & Smith architect	Pacific Telephone
	Triad Investment Co	Pacific Telephone
	Weiner Julian S H Wolfson Weiner & Co CPAs	Pacific Telephone
	Wolfson Phillip J Wolfson Weiner & Co CPAs	Pacific Telephone
	Wolfson Welner & Co CPAs	Pacific Telephone
1954	ARTWORK INC	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	AUDIENCE TESTED ADVERTISING INC	R. L. Polk & Co.
	AUDIENCE TESTED PRODUCTIONS INC	R. L. Polk & Co.
	CARPENTER ANN FACE SPCLSTS	R. L. Polk & Co.
	CONTINENTAL INS SERV	R. L. Polk & Co.
	MARX GUMMO ENTERPRISES	R. L. Polk & Co.
	NANAS JULIUS L ROSEMAN ARNOLD & CO CPA S	R. L. Polk & Co.
	ROSEMAN ARNOLD ROSOMAN ARNOLD & CO CPA S	R. L. Polk & Co.
	ROSEMAN ARNOLD & CO CPA S	R. L. Polk & Co.
	SHAPIRO LEO ROSEMAN ARNOLD & CO CPA S	R. L. Polk & Co.

1152 S BEVERLY DR

Year	Uses	Source
1965	WOLFF MILTON B	Pacific Telephone

1156 S BEVERLY DR

Year	Uses	Source
2000	GOTTESMAN A MENACHEM RABBI	Haines & Company
1991	GOTTESMAN AMENACHEM RABBI	Pacific Bell
	Gottesman AMenachem Rabbi	Pacific Bell
1962	NAAR JOS T	Pacific Telephone

1160 S BEVERLY DR

Year	Uses	Source
1954	PALLISGAARD-WILSON FIELD OFC CONTRS	R. L. Polk & Co.

1166 S BEVERLY DR

Year	Uses	Source
2000	XXXX	Haines & Company
1991	Scheer Lawrence	Pacific Bell
	SCHEER LAWRENCE	Pacific Bell
1985	SCHEER LAWRENCE	Pacific Bell
1980	Firestone Wm	Pacific Telephone
1975	FIRESTONE WM	Pacific Telephone
1970	COPY SHOP INC PRNTRS	Pacific Telephone
1965	FIRESTONE WM	Pacific Telephone
1962	Bel Air Patio City	Pacific Telephone
1958	IRESTONE WM	Pacific Telephone

FINDINGS

1170 S BEVERLY DR

Year	Uses	Source
1980	Terrell Jerry W	Pacific Telephone
1965	TERRELL SHELLEY	Pacific Telephone
	TERRELL JERRY W	Pacific Telephone
	TERRELL BARBARA	Pacific Telephone
1962	ERRELL SHELLEY	Pacific Telephone
	RI-RRELL JERRY W	Pacific Telephone
1958	WALLERSTEIN HERBERT L JR	Pacific Telephone
1954	COHEN STANLEY	R. L. Polk & Co.

1176 S BEVERLY DR

Year	Uses	Source
1980	Thomas Michael	Pacific Telephone
	Thomas Deborah	Pacific Telephone
1975	BURR JAS S	Pacific Telephone
	BURR JAS	Pacific Telephone
1962	LEVY JULES JR	Pacific Telephone
1958	LEVY JULES JR	Pacific Telephone
1954	HARWVIN CARL C MRS	R. L. Polk & Co.
	HALWIN BARBARA R	R. L. Polk & Co.

1177 S BEVERLY DR

Year	Uses	Source
2013	HERTZ	Cole Information Services
	MARRIOTT RESIDENCE INN	Cole Information Services
	RESIDENCE INN BEVERLY HILLS	Cole Information Services
2008	HERTZ LOCAL EDITION	Cole Information Services
	RESIDENCE INN	Cole Information Services
	RESIDENCE INN BEVERLY HILLS	Cole Information Services
	MARRIOTT RESIDENCE INN	Cole Information Services

1180 S BEVERLY DR

Year	Uses	Source
2013	BARASH SHLOMO CPA	Cole Information Services
	FEIN SUMNER CPA	Cole Information Services
	FIBER LAWRENCE I	Cole Information Services
	HASSID MEHRNOUSH DR	Cole Information Services
	LOUIS E MICHELSON APC	Cole Information Services
	CATALYST COMPUTER SERVICES INC	Cole Information Services

FINDINGS

Year	Uses	Source
2013	ACKERMAN IRVING	Cole Information Services
	EVAN S COHEN ATTORNEY AT LAW	Cole Information Services
	KOHL BUILDING MAINTENANCE	Cole Information Services
	WAINBERG LAWRENCE N	Cole Information Services
	CENTINELA APARTMENTS	Cole Information Services
	ACKERMAN IRVING CPA	Cole Information Services
	ALTSCHUL JOHN A	Cole Information Services
	FIBER LAWRENCE I CPA	Cole Information Services
	MARTIN STEPHEN	Cole Information Services
	JONATHAN BALTER CPA	Cole Information Services
	ROBERT STEIN MANAGEMENT	Cole Information Services
	RUDDY MORGAN ORGANISATION	Cole Information Services
	PANORAMA TOWNE CENTER	Cole Information Services
	ACKERMANN & TILAJEF PC	Cole Information Services
	FINANCE CONNECTION	Cole Information Services
	FIREFLY VENTURES	Cole Information Services
	LAW OFFICES OF LOUIS E MICHELSON APC	Cole Information Services
	MALK MICHAEL ATTY	Cole Information Services
	COOPER MEDICAL	Cole Information Services
	A D PERSONNEL	Cole Information Services
	ACKERMAN MATTHEW FIBER & WAINBERG	Cole Information Services
	LEVINE COMMUNICATIONS OFFICE	Cole Information Services
	RESPIRATORY CARE OF AMERICA	Cole Information Services
	TALL FELLOW PRESS	Cole Information Services
	1180 SOUTH BEVERLY DRIVE	Cole Information Services
	CITIBANK	Cole Information Services
	BECKER STEVEN G DC	Cole Information Services
	FIDEL ELAINE LCSW	Cole Information Services
	IMPERIAL PARKING INDUSTRY	Cole Information Services
	LOS ANGELES RECONVEYANCE	Cole Information Services
	SIMCO	Cole Information Services
	BIEN SOLOMON CPA	Cole Information Services
	ABSOLUTE HEALTH CHIROPRACTIC	Cole Information Services
	AEV ASSOCIATES INC CONSULTING ENGINE	Cole Information Services
	ARTISAN PRECAST INC	Cole Information Services
	GK LAW FIRM	Cole Information Services
	OVERNIGHT DIAGNOSTIC	Cole Information Services

FINDINGS

Year	Uses	Source
2013	TOOMARI BUSINESS	Cole Information Services
	UBIMED	Cole Information Services
	SCHARF MIRIAM L C S W	Cole Information Services
	SPELLING COMMUNICATIONS INC	Cole Information Services
	CFF CONSTRUCTION	Cole Information Services
	ACCOUNTING & TAX SERVICES INC	Cole Information Services
	DELTA MANAGEMENT CORP	Cole Information Services
	EDWARD NELSON INTERNATIONAL	Cole Information Services
	MATTHEW SEYMOUR S	Cole Information Services
	MATTHEW SEYMOUR S CPA	Cole Information Services
	COMPLETE DEVELOPMENT	Cole Information Services
	BARASH SHLOMO CPA	Cole Information Services
	FEIN SUMNER CPA	Cole Information Services
	FIBER LAWRENCE I	Cole Information Services
	HASSID MEHRNOUSH DR	Cole Information Services
	LOUIS E MICHELSON APC	Cole Information Services
	CATALYST COMPUTER SERVICES INC	Cole Information Services
	ACKERMAN IRVING	Cole Information Services
	EVAN S COHEN ATTORNEY AT LAW	Cole Information Services
	KOHL BUILDING MAINTENANCE	Cole Information Services
	WAINBERG LAWRENCE N	Cole Information Services
	CENTINELA APARTMENTS	Cole Information Services
	ACKERMAN IRVING CPA	Cole Information Services
	ALTSCHUL JOHN A	Cole Information Services
	FIBER LAWRENCE I CPA	Cole Information Services
	MARTIN STEPHEN	Cole Information Services
	JONATHAN BALTER CPA	Cole Information Services
	ROBERT STEIN MANAGEMENT	Cole Information Services
	RUDDY MORGAN ORGANISATION	Cole Information Services
	PANORAMA TOWNE CENTER	Cole Information Services
	ACKERMANN & TILAJEF PC	Cole Information Services
	FINANCE CONNECTION	Cole Information Services
	FIREFLY VENTURES	Cole Information Services
	LAW OFFICES OF LOUIS E MICHELSON APC	Cole Information Services
	MALK MICHAEL ATTY	Cole Information Services
	COOPER MEDICAL	Cole Information Services
	A D PERSONNEL	Cole Information Services

FINDINGS

Year	*Uses*	*Source*
2013	ACKERMAN MATTHEW FIBER & WAINBERG	Cole Information Services
	LEVINE COMMUNICATIONS OFFICE	Cole Information Services
	RESPIRATORY CARE OF AMERICA	Cole Information Services
	TALL FELLOW PRESS	Cole Information Services
	1180 SOUTH BEVERLY DRIVE	Cole Information Services
	CITIBANK	Cole Information Services
	BECKER STEVEN G DC	Cole Information Services
	FIDEL ELAINE LCSW	Cole Information Services
	IMPERIAL PARKING INDUSTRY	Cole Information Services
	LOS ANGELES RECONVEYANCE	Cole Information Services
	SIMCO	Cole Information Services
	BIEN SOLOMON CPA	Cole Information Services
	ABSOLUTE HEALTH CHIROPRACTIC	Cole Information Services
	AEV ASSOCIATES INC CONSULTING ENGINE	Cole Information Services
	ARTISAN PRECAST INC	Cole Information Services
	GK LAW FIRM	Cole Information Services
	OVERNIGHT DIAGNOSTIC	Cole Information Services
	TOOMARI BUSINESS	Cole Information Services
	UBIMED	Cole Information Services
	SCHARF MIRIAM L C S W	Cole Information Services
	SPELLING COMMUNICATIONS INC	Cole Information Services
	CFF CONSTRUCTION	Cole Information Services
	ACCOUNTING & TAX SERVICES INC	Cole Information Services
	DELTA MANAGEMENT CORP	Cole Information Services
	EDWARD NELSON INTERNATIONAL	Cole Information Services
	MATTHEW SEYMOUR S	Cole Information Services
	MATTHEW SEYMOUR S CPA	Cole Information Services
	COMPLETE DEVELOPMENT	Cole Information Services
2008	JOHN A ALTSCHUL	Cole Information Services
	JULIAN WEINSTOCK CONSTRUCTION CO INC	Cole Information Services
	CHRISTOPHER BRAUN DC	Cole Information Services
	LOS ANGELES RECONVEYANCE CORP	Cole Information Services
	IRIS & B GERALD CANTOR FOUNDATION	Cole Information Services
	DR ALEXANDER LEONOV DDS INC	Cole Information Services
	DIXON ATTYS INTERNATIONAL	Cole Information Services
	ACKERMAN IRVING	Cole Information Services

FINDINGS

Year	Uses	Source
2008	STEVEN BECKER G DC	Cole Information Services
	ADRIANA ROWAN LLC	Cole Information Services
	RUDDY MORGAN ORGANIZATION	Cole Information Services
	TERRA IMPORTS INC	Cole Information Services
	SIMCO MEATS	Cole Information Services
	CHIROPRACTIC OFFICE	Cole Information Services
	ACKERMANN & TILAJEF PC	Cole Information Services
	LEVINE COMMUNICATIONS OFFICE	Cole Information Services
	CHANGUIZ TOMARI ACCOUNTING OFF	Cole Information Services
	RESPIRATORY CARE OF AMERICA	Cole Information Services
	EAGLE RAINBOW MM LLC	Cole Information Services
	PAPAR INC	Cole Information Services
	DANIEL M RUDE	Cole Information Services
	AD PERSONNEL RECRUITING SERVICES	Cole Information Services
	RIGBERG ENTERTAINMENT GROUP	Cole Information Services
	VALLEY VILLAGE HEIGHTS LLC	Cole Information Services
	VMS MEDICAL EDUCATION & SKIN CONSULT	Cole Information Services
	MARTIN STEPHEN LAW OFFICES	Cole Information Services
	MBA MARC BASS	Cole Information Services
	EAGLE GROUP LLC	Cole Information Services
	KAPSUM COMMUNICATIONS INC	Cole Information Services
	ACCOUNTING & TAX SERVICES	Cole Information Services
	ABSOLUTE HEALTH CHIROPRACTIC	Cole Information Services
	ACKERMAN MATTHEW FIBER WAINBERG	Cole Information Services
	PUNTURERE VINCENT A DC	Cole Information Services
	KINSEYFILM INC	Cole Information Services
	PRIME MEAT & SEAFOOD INC	Cole Information Services
	BLACK RHINO ENTERPRISES LTD	Cole Information Services
	DENTALVILLE	Cole Information Services
	DIANA SOURESRAFIL	Cole Information Services
	ALBERT S RUDDY PRODUCTION	Cole Information Services
	AYRES EZER & VARADI INC	Cole Information Services
	MATTHEW SEYMOUR S	Cole Information Services
	JOHN A ALTSCHUL	Cole Information Services
	JULIAN WEINSTOCK CONSTRUCTION CO INC	Cole Information Services
	CHRISTOPHER BRAUN DC	Cole Information Services

FINDINGS

Year	Uses	Source
2008	LOS ANGELES RECONVEYANCE CORP	Cole Information Services
	IRIS & B GERALD CANTOR FOUNDATION	Cole Information Services
	DR ALEXANDER LEONOV DDS INC	Cole Information Services
	DIXON ATTYS INTERNATIONAL	Cole Information Services
	ACKERMAN IRVING	Cole Information Services
	STEVEN BECKER G DC	Cole Information Services
	ADRIANA ROWAN LLC	Cole Information Services
	RUDDY MORGAN ORGANIZATION	Cole Information Services
	TERRA IMPORTS INC	Cole Information Services
	SIMCO MEATS	Cole Information Services
	CHIROPRACTIC OFFICE	Cole Information Services
	ACKERMANN & TILAJEF PC	Cole Information Services
	LEVINE COMMUNICATIONS OFFICE	Cole Information Services
	CHANGUIZ TOMARI ACCOUNTING OFF	Cole Information Services
	RESPIRATORY CARE OF AMERICA	Cole Information Services
	EAGLE RAINBOW MM LLC	Cole Information Services
	PAPAR INC	Cole Information Services
	DANIEL M RUDE	Cole Information Services
	AD PERSONNEL RECRUITING SERVICES	Cole Information Services
	RIGBERG ENTERTAINMENT GROUP	Cole Information Services
	VALLEY VILLAGE HEIGHTS LLC	Cole Information Services
	VMS MEDICAL EDUCATION & SKIN CONSULT	Cole Information Services
	MARTIN STEPHEN LAW OFFICES	Cole Information Services
	MBA MARC BASS	Cole Information Services
	EAGLE GROUP LLC	Cole Information Services
	KAPSUM COMMUNICATIONS INC	Cole Information Services
	ACCOUNTING & TAX SERVICES	Cole Information Services
	ABSOLUTE HEALTH CHIROPRACTIC	Cole Information Services
	ACKERMAN MATTHEW FIBER WAINBERG	Cole Information Services
	PUNTURERE VINCENT A DC	Cole Information Services
	KINSEYFILM INC	Cole Information Services
	PRIME MEAT & SEAFOOD INC	Cole Information Services
	BLACK RHINO ENTERPRISES LTD	Cole Information Services
	DENTALVILLE	Cole Information Services
	DIANA SOURESRAFIL	Cole Information Services
	ALBERT S RUDDY PRODUCTION	Cole Information Services

FINDINGS

Year	Uses	Source
2008	AYRES EZER & VARADI INC	Cole Information Services
	MATTHEW SEYMOUR S	Cole Information Services
2006	MARTIN STEPHEN	Haines Co., Inc.
	MATTHEW	Haines Co., Inc.
	SEYMOURS	Haines Co., Inc.
	MATTHEW	Haines Co., Inc.
	SEYMOUR S CPA	Haines Co., Inc.
	NELSON EDW	Haines Co., Inc.
	INTERNATL INC	Haines Co., Inc.
	PUNTURERE	Haines Co., Inc.
	VINCENT A DC	Haines Co., Inc.
	Resp IRATORY	Haines Co., Inc.
	CARE OFAMERICA	Haines Co., Inc.
	SIMCOFOODS	Haines Co., Inc.
	SIMON FURER	Haines Co., Inc.
	BUILDING	Haines Co., Inc.
	SOUTH	Haines Co., Inc.
	BEVERLY DRIVE	Haines Co., Inc.
	A D M ASSOC INC	Haines Co., Inc.
	ACCOUNTING OFC	Haines Co., Inc.
	OF CHNGZTMRI	Haines Co., Inc.
	ACKERMAN IRVING	Haines Co., Inc.
	ACKERMAN IRVING	Haines Co., Inc.
	ACKERMAN	Haines Co., Inc.
	MATTHEW FIBER&	Haines Co., Inc.
	WAINBRG	Haines Co., Inc.
	ACKERMANN	Haines Co., Inc.
	TILAJES PC	Haines Co., Inc.
	AD PERSONNEL	Haines Co., Inc.
	AEVASC INC	Haines Co., Inc.
	CONSULTING	Haines Co., Inc.
	ENGNRS	Haines Co., Inc.
	AH INVESTMENTS	Haines Co., Inc.
	ALTSCHUL JOHN A	Haines Co., Inc.
	ARTISTS AGENCY 310 277 g	Haines Co., Inc.
	BECKERSTEVEN G	Haines Co., Inc.
	CATALYST	Haines Co., Inc.
	COMPUTER	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	SERVICES INC	Haines Co., Inc.
	CHOTINER&	Haines Co., Inc.
	GMBNRRLTYCO	Haines Co., Inc.
	CHRIROPRACTIC	Haines Co., Inc.
	COMPLETE	Haines Co., Inc.
	DEVELOPMENT	Haines Co., Inc.
	DELTA	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.
	DENTALVILLE	Haines Co., Inc.
	EAGLE GROUP LLC	Haines Co., Inc.
	ESUDRI DAVID DC	Haines Co., Inc.
	FEIN SUMNER CPA	Haines Co., Inc.
	FIBERLAWRENCE I	Haines Co., Inc.
	FIBER LAWRENCE I	Haines Co., Inc.
	HABER WILLIAM	Haines Co., Inc.
	HASSID	Haines Co., Inc.
	MEHRNOUGH DR	Haines Co., Inc.
	IMPERL PARKING	Haines Co., Inc.
	INDUSTRY	Haines Co., Inc.
	JULIAN WBNSTOCK	Haines Co., Inc.
	CONSTRCOINC	Haines Co., Inc.
	KOZBERG	Haines Co., Inc.
	INVESTMENT CO	Haines Co., Inc.
	LA RECONVEYANCE	Haines Co., Inc.
	ACCOUNTING&TAX	Haines Co., Inc.
	SLOAN COMPANY	Haines Co., Inc.
	SOUResr AFIL	Haines Co., Inc.
	DIANA	Haines Co., Inc.
	SOUResr AFIL	Haines Co., Inc.
	DIANA	Haines Co., Inc.
	SPELLING	Haines Co., Inc.
	COMMUNICATIONS	Haines Co., Inc.
	TALLFELLOWINC	Haines Co., Inc.
	TALL FELLOW	Haines Co., Inc.
	PRess	Haines Co., Inc.
	THE RIGBERG	Haines Co., Inc.
	ROBERTS CO	Haines Co., Inc.
	WAINBERG	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	LAWRENCE N	Haines Co., Inc.
2000	BUILDING ADM ASSOC INC	Haines & Company
	ACKERMAN IRVING	Haines & Company
	ACKERMAN MATHEW FIBER & WAINBERG	Haines & Company
	AID ASSN FOR LUTHERANS	Haines & Company
	ALTSCHUL JOHN A ATTY	Haines & Company
	AYRES EZER	Haines & Company
	AYRES J MARX CNSLTNG ENGNR	Haines & Company
	AYRES VARADI	Haines & Company
	BANE GEORGE D ATYY	Haines & Company
	BEAVERS TYRA DC	Haines & Company
	CATALYST COMPUTER SERVICES INC	Haines & Company
	COMPLETE DEVELOPMENT	Haines & Company
	EDWARD NELSON INTERNATL INC	Haines & Company
	ENGINEERS EXCHANGE INC	Haines & Company
	FEIN SUMNER CPA	Haines & Company
	FIBER LAWRENCE I	Haines & Company
	GIANT STEP ENTERTAINMENT	Haines & Company
	HABER WILLIAM ATTY	Haines & Company
	HASSID CHIROPRACTIC OFFICE	Haines & Company
	HASSID MEHRNOUSH DC	Haines & Company
	HAYAKAWA ASSOCIATES	Haines & Company
	HEARTBEAT OF THE CITY	Haines & Company
	INTEG REALTY CORP	Haines & Company
	JULIAN WEINSTOCK CONSTRCO INC	Haines & Company
	KONRAD RAYNES & VICTOR LLP	Haines & Company
	KONRAD WILLIAM K ATTY	Haines & Company
	LEDGER DOMAIN	Haines & Company
	LIBERTY BELL PRODUCTIONS	Haines & Company
	MARTIN STEPHEN LAW OFFICES OF	Haines & Company
	MATTHEW SEYMOUR S	Haines & Company
	NELSON EDW INTERNATL INC	Haines & Company
	OCONNOR ROBERT	Haines & Company
	PUNTURERE VINCENT DC	Haines & Company
	RAYNES ALANS ATTY	Haines & Company
	RESPIRATORY CARE OF AMERICA	Haines & Company
	RUDE DANIEL M DC	Haines & Company
	SHOCAST PRODUCTIONS	Haines & Company

FINDINGS

Year	Uses	Source
2000	SIEGEL LARRY REALTY	Haines & Company
	SIMCO FOODS	Haines & Company
	SIMON FURER ACCOUNTING & TAX SRV	Haines & Company
	SLOAN COMPANY THE	Haines & Company
	SPELLING COMMUNICATIONS INC	Haines & Company
	TALL FELLOW INC	Haines & Company
	TALL FELLOW PRESS	Haines & Company
	THE RIGBERG ROBERTS CO	Haines & Company
	VICTOR DAVID W ATTY	Haines & Company
	WAINBERG LAWRENCE N	Haines & Company
1991	Siebel John Associates Architects IL	Pacific Bell
	Simantob imprtrs	Pacific Bell
	Simaron	Pacific Bell
	Urov Martin Real Estate Investments	Pacific Bell
	Urquhart L LOS ANGELES	Pacific Bell
	Wainberg Lawrence N	Pacific Bell
	Walnberg P & L 2021615	Pacific Bell
	Walner C 8387747	Pacific Bell
	Warschaw Bernard Sales Agcy Inc	Pacific Bell
	Western Frontier Corp	Pacific Bell
	Ackerman Irving	Pacific Bell
	Ackerman Irving CPA	Pacific Bell
	Ackerman Matthew Fiber & Walnberg	Pacific Bell
	Ackerman Max 2710433	Pacific Bell
	Am Teq	Pacific Bell
	Amabile A SANTA MONICA	Pacific Bell
	Amack Lew VENICE	Pacific Bell
	Amacker H D	Pacific Bell
	Ayres Exer Lau Inc	Pacific Bell
	Berman Yvette Business Services	Pacific Bell
	Bermann Todd A 5593250	Pacific Bell
	Bermann Todd A 5593820	Pacific Bell
	Cal Pacificesto Neets	Pacific Bell
	Cal Pacific Pebtrm Corp 2736873	Pacific Bell
	Cal oto P 2717622	Pacific Bell
	Beverly Drive	Pacific Bell
	Savings 5538822	Pacific Bell
	Dinow Jas	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Gilbert Donna L	Pacific Bell
	Haber William atty	Pacific Bell
	Hayakawa Associates	Pacific Bell
	Fromm Los Angeles Telephones Call 8794477	Pacific Bell
	Hayakawa B N SANTA MONICA 8282551	Pacific Bell
	Hayakawa K	Pacific Bell
	Hochman Donald M CPA	Pacific Bell
	Hochmnan Donald M An Accountancy Corporation	Pacific Bell
	Interior Furnishings	Pacific Bell
	Kin Beverl	Pacific Bell
	Kobel Management Co	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	Macofsky & Portnoy CPA	Pacific Bell
	Marck Alexrdest	Pacific Bell
	Morsly Inc	Pacific Bell
	Nelson Edward Internatl Inc	Pacific Bell
	pines Steven R CPA	Pacific Bell
	Fmrn Beverly Hills Telephones Call 8581276	Pacific Bell
	ACKERMAN MATTHEW FIBER & WALNBERG	Pacific Bell
	AM-TEQ	Pacific Bell
	AYRES EXER LAU INC	Pacific Bell
	BERMAN YVETTE BUSINESS SERVICES	Pacific Bell
	CALPACIFICESTONEETS	Pacific Bell
	DINOW JAS	Pacific Bell
	GILBERT DONNA L	Pacific Bell
	HABER WILLIAM ATTY	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	HOCHMANDONALD M CPA	Pacific Bell
	HOCHMNAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	INTERIOR FURNISHINGS	Pacific Bell
	KIN BEVERL	Pacific Bell
	KOBEL MANAGEMENT CO	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	MACOFSKY & PORTNOY CPA	Pacific Bell
	MARCKALEXRDEST	Pacific Bell

FINDINGS

Year	Uses	Source
1991	MORSLY INC	Pacific Bell
	NELSON EDWARD INTERNATLINC	Pacific Bell
	PINES STEVEN R CPA	Pacific Bell
	SIEBEL JOHN ASSOCIATES ARCHITECTS IL	Pacific Bell
	SIMANTOB IMPRTRS	Pacific Bell
	SIMARON	Pacific Bell
	UROV MARTIN REAL ESTATE INVESTMENTS	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	WARSCHAW BERNARD SALES AGCY INC	Pacific Bell
	WESTERN FRONTIER CORP	Pacific Bell
1990	SIEBEL JOHN ASSOCIATES ARCHITECTS	Pacific Bell
	UROV MARTIN REAL ESTATE INVESTMENTS	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	ACKERMAN IRVING CPA	Pacific Bell
	COAST SAVINGS BEVERLY DRIVE	Pacific Bell
	EDWARD NELSON INTENATL INC	Pacific Bell
	FIBER LAWRENCE I CPA	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	INTERIOR FURNISHINGS	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	MATTHEW SEYMOUR S CPA	Pacific Bell
	NELSON EDWARD INTERNATL INC	Pacific Bell
1986	ESCUADRO ANTONIO C	Pacific Bell
	FIBER LAWRENCE I CPA	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	INTEGRATED DESIGN ASSOCIATES	Pacific Bell
	INTERIOR FURNISHINGS	Pacific Bell
	KATZAN STEPHEN Z ATTY	Pacific Bell
	LAW PUBLICATIONS INC	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	MACOFSKY SIDNEY CPA	Pacific Bell
	MATTHEW SEYMOUR S CPA	Pacific Bell

FINDINGS

Year	Uses	Source
1986	NELSON EDWARD INTERNATL INC	Pacific Bell
	PORTNOY GERALD M CPA	Pacific Bell
	SIEBEL JOHN ASSOCIATES ARCHITECTS	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	WARNECKE JOHN CARL & ASSOCIATES	Pacific Bell
	ACKERMAN IRVING CPA	Pacific Bell
	COAST SAVINGS AND LOAN ASSOCIATION	Pacific Bell
	EDWARD NELSON INTERNATL INC	Pacific Bell
1985	HOCHMAN DONALD M CPA	Pacific Bell
	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	INTEGRATED DESIGN ASSOCIATES	Pacific Bell
	INTERREL INC	Pacific Bell
	J T NAKAOKA ASSOCIATES ARCHT	Pacific Bell
	KATZAN STEPHEN Z ATTY	Pacific Bell
	KELVIN DAVID I	Pacific Bell
	KOBEL MANAGEMENT CO	Pacific Bell
	LAW PUBL(CATIONS NC	Pacific Bell
	LAYNE DAVID DICKER	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	MARCK ALEX RIEST	Pacific Bell
	MATTHEW SEYMOUR S CPA	Pacific Bell
	ACKERMAN IRVING CPA	Pacific Bell
	ACKERMAN MATTHEW & FIBER CPAS	Pacific Bell
	AYRES ASSOCIATES	Pacific Bell
	BIXBY KELLYW ATTY	Pacific Bell
	CAL PACIFIC INVESTMENTS	Pacific Bell
	COAST SAVINGS AND LOAN ASSOCIATION -	Pacific Bell
	DICKER & DICKER ATTYS	Pacific Bell
	DICKER LAYNE DAVID	Pacific Bell
	DICKER ROBT L ATTY	Pacific Bell
	FIBER LAWRENCE I CPA	Pacific Bell
	GREENUP CAMPBELL HUGH	Pacific Bell
	HABER WIFTIAM ATTY	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	MULLAHY BERNARD J	Pacific Bell

FINDINGS

Year	Uses	Source
1985	NAKAOKA J T ASSOCIATES ARCHT	Pacific Bell
	NELSON EDWARD INTEMATT INC	Pacific Bell
	OLSTEN HEALTH CARE SERVICES	Pacific Bell
	PORTNOY GERALD M CPA	Pacific Bell
	SHNIER C R ARCHT	Pacific Bell
	SIEBELJOHN ASSOCIATES ARCHITECTS	Pacific Bell
	SIMANTOB IMPRTRS	Pacific Bell
	SMART OFFICE CO THE	Pacific Bell
	UNITED IMPEX CORPORATION	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	WASHINGTON ACCEPTANCE	Pacific Bell
	WASHINGTON ACCEPTANCE CORP	Pacific Bell
1981	ACKERMAN IRVING CPA	Pacific Telephone
	COAST FEDERAL SAVINGS AND LOAN ASSOCIATION-	Pacific Telephone
	DICKER & DICKER ATTYS	Pacific Telephone
	DICKER ROBT L ATTY	Pacific Telephone
	EDWARD NELSON INTERNATL INC	Pacific Telephone
	EFFICIENT NURSING HOME	Pacific Telephone
	EFFICIENT NURSING REGISTRY	Pacific Telephone
	LAWRENCE I CPA	Pacific Telephone
	HAYAKAWA ASSOCIATES	Pacific Telephone
	INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	INTERIOR FURNISHINGS	Pacific Telephone
	KATZAN STEPHAN Z ATTY	Pacific Telephone
	KELEMAN MYER	Pacific Telephone
	LAW PUBLICATIONS INC	Pacific Telephone
	LERMAN HARRY CPA	Pacific Telephone
	LERMAN OSHEROFF & CO CPAS	Pacific Telephone
	MATTHEW SEYMOUR S CPA	Pacific Telephone
	NELSON EDWARD INTERNATL INC	Pacific Telephone
	OSHEROFF SAMUEL J CPA	Pacific Telephone
	PORTNOY GERALD M CPA	Pacific Telephone
	RAIKOW & LEWIS AN ACCOUNTANCY CORP	Pacific Telephone
	ROTHSCHILD REALTY CORPORATION	Pacific Telephone
	SIEBEL JOHN ASSOCIATES ARCHITECTS	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	WASHINGTON ACCEPTANCE	Pacific Telephone
	ZWEBEN I WILLIAM WASHINGTON ACCEPTANCE	Pacific Telephone
1980	Abrams Ronald A atty	Pacific Telephone
	Ackerman Irving CPA	Pacific Telephone
	Ackerman Macofsky & Matthew CPAs	Pacific Telephone
	Ayres Associates	Pacific Telephone
	Cai Pacific Investments	Pacific Telephone
	Century Pacific Corporation	Pacific Telephone
	Davis Joseph Daniel atty	Pacific Telephone
	Dicker & Dicker attys	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Dicker Robt L atty	Pacific Telephone
	Efficient Nursing Home	Pacific Telephone
	Energy Management Consultants Inc	Pacific Telephone
	Fell Gordon A CPA	Pacific Telephone
	Furby JO Co mfr agts	Pacific Telephone
	Glenvill Homes	Pacific Telephone
	Haber William atty	Pacific Telephone
	HAYAKAWA ASSOCIATES	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Hayakawa C	Pacific Telephone
	Hochman Donald M CPA	Pacific Telephone
	HOLIFIELD MORTAGE CO	Pacific Telephone
	Integrated Design Associates Inc	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Interior Furnishings	Pacific Telephone
	Katzan Steplan atty	Pacific Telephone
	Keleman Myer	Pacific Telephone
	Kobel Management Co	Pacific Telephone
	Landis Wm atty	Pacific Telephone
	Law Publications Inc	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Lerman Osheroff & Co CPAs	Pacific Telephone
	Lerman S	Pacific Telephone
	Lerman Shell	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Marck Alex rlest	Pacific Telephone
	Marco A Al	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Matthew Seymour S CPA	Pacific Telephone
	Moaddeb Ness CPA	Pacific Telephone
	Nelson Edward Internat I Inc	Pacific Telephone
	Osheroff Samuel J CPA	Pacific Telephone
	Portnoy Gerald M CPA	Pacific Telephone
	From Lps Angeles Telephones Ca	Pacific Telephone
	Rossetti Associates archts	Pacific Telephone
	Siebt I John Associates Architects	Pacific Telephone
	Slebol John E	Pacific Telephone
	Solender & Co	Pacific Telephone
	Solenthaler Will	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Washington Acceptance Corp	Pacific Telephone
	Wilshire Development Co	Pacific Telephone
	Zweben I William Washington Acceptance	Pacific Telephone
1976	Ackerman Irving CPA	Pacific Telephone
	Alef Frank atty	Pacific Telephone
	Ayres & Hayakawa	Pacific Telephone
	COAST FEDERAL SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
	Beverly Hills	Pacific Telephone
	Dicker & Dicker attys	Pacific Telephone
	Dicker Nathan M atty	Pacific Telephone
	Dicker Robt L atty	Pacific Telephone
	Eisenstadt & Co	Pacific Telephone
	Hochman Donald M CPA	Pacific Telephone
	Integrated Design Associates Inc	Pacific Telephone
	Katzan Stephan Z atty	Pacific Telephone
	Kirkside Corp	Pacific Telephone
	Kramer Richard I Integrated Design Associates Inc	Pacific Telephone
	Law Publications Inc	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Lerman Osheroff & Co CPAs	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Mentec Corporation mngmont consltnts	Pacific Telephone
	Nelson Associates	Pacific Telephone
	Osheroff Samuel J CPA	Pacific Telephone
	Portnoy Gerald M CPA	Pacific Telephone

Year	Uses	Source
1976	Washington ington ington Acceptance Corp	Pacific Telephone
	Zweben I William Washington ington ington Acceptance Corp	Pacific Telephone
1975	ALEF FRANK ATTY	Pacific Telephone
	ANGELES FACTORS	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	AYRES & HAYAKAWA	Pacific Telephone
	CAMRAS MICHAEL J ATTY	Pacific Telephone
	CITADEL CORP	Pacific Telephone
	COAST FEDERAL SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
	DICKER & DLCKER ATTYS	Pacific Telephone
	DICKER NATHAN M ATTY	Pacific Telephone
	DICKER NORTON V & ASSOCIATES	Pacific Telephone
	DICKER ROBT L ATTY	Pacific Telephone
	EISENSTADT & CO	Pacific Telephone
	ENVIRODYNE INC	Pacific Telephone
	GBO-WOOD INDUSTRIES LTD	Pacific Telephone
	GLOBE INTERNATIONAL OF CALIFORNIA	Pacific Telephone
	HABER WILLIAM ATTY	Pacific Telephone
	HOCHMAN DONALD M CPA	Pacific Telephone
	INDUSTRIAL CREDIT ASSOCIATION	Pacific Telephone
	INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	KRAMER RICHARD I INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	LANDIS WM ATTY	Pacific Telephone
	LAW PUBLICATIONS INC	Pacific Telephone
	LERMAN HARRY CPA	Pacific Telephone
	LERMAN OSHEROFF & CO CPAS	Pacific Telephone
	LINDE CONSTRUCTION CO	Pacific Telephone
	LINDE CORP	Pacific Telephone
	LOSHIN MICHAEL S ATTY	Pacific Telephone
	LYSLE RICHARD SCOTT ATTY	Pacific Telephone
	MACOFSKY SIDNEY CPA	Pacific Telephone
	MARCK ALEX RIEST	Pacific Telephone

FINDINGS

Year	*Uses*	*Source*
1975	MENTEC CORPORATION MNGMNT CONSLTNTS	Pacific Telephone
	NELSON ASSOCIATES	Pacific Telephone
	NBBT0N V DICKER & ASSOCIATES	Pacific Telephone
	OSHEROFF SAMUEL J CPA	Pacific Telephone
	PORTNOY GERALD M CPA	Pacific Telephone
	ACKERMAN IRVING CPA	Pacific Telephone
	ACKERMAN-MACOFUKY & CO CPAS	Pacific Telephone
	ADELSON ELINOR R & ASSOCIATES	Pacific Telephone
1971	ALTEMUS CO JULES B realtor & investmts	Pacific Telephone
	Angeles Factors	Pacific Telephone
	Ayres Cohen & Hayakawa consltng engnrs	Pacific Telephone
	Ayres & Hayakawa	Pacific Telephone
	Berke Louis Co The	Pacific Telephone
	Berke Louis F	Pacific Telephone
	Cohen M H	Pacific Telephone
	Dicker & Dicker attys	Pacific Telephone
	Dicker Nathan M atty	Pacific Telephone
	Dicker Norton V & Associates	Pacific Telephone
	Dicker Robt L atty	Pacific Telephone
	Dubey Wm CPA	Pacific Telephone
	Envirodyne Inc	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	Frumhoff & Cohen	Pacific Telephone
	GADER PAUL	Pacific Telephone
	Hochman Donald M CPA	Pacific Telephone
	Jones Charles H	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Lerman Jas atty	Pacific Telephone
	Lerman Osheroff & Co CPAs	Pacific Telephone
	LIBERTY SAVINGS & LOAN ASSOCIATION Beverly Dr At Pico	Pacific Telephone
	Linde Construction Co	Pacific Telephone
	Linde Corp	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Matisse Realty	Pacific Telephone
	Nelson Associates	Pacific Telephone
	Osheroff Samuel J CPA	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	Pilger Dubey & Co CPAs	Pacific Telephone
	Pilger Louis S	Pacific Telephone
	Progressive Planning Inc	Pacific Telephone
	Stein Wm C atty	Pacific Telephone
	United Employers Inc Trust counslrs	Pacific Telephone
	Warren Earl W atty	Pacific Telephone
	Washington Acceptance Corp	Pacific Telephone
	Winston Geo J	Pacific Telephone
	Zweben I Wm Angeles Factors	Pacific Telephone
	A C Industries Inc	Pacific Telephone
	Ackerman Irving CPA	Pacific Telephone
	Alef Frank atty	Pacific Telephone
1970	ACKERMEAN IRVING CPA	Pacific Telephone
	ACKERMAN-MACOFSLCY & CO OPAS	Pacific Telephone
	A(EF FRANK ATTY	Pacific Telephone
	ALPINE OIL CO INC	Pacific Telephone
	ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	ALTEMUS DAVID E ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	AMERICAN PLAN INVESTMENT CO OF LOS ANGELES	Pacific Telephone
	ANGELES FACTORS	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ARGONAUT OIL & GAS CO	Pacific Telephone
	AYRES COHEN & HAYAKAWA CONSLTNG ENGNRS	Pacific Telephone
	BERCOVITCH REUBEN	Pacific Telephone
	BERKE LOUIS F	Pacific Telephone
	BERKE WINSTON MANAGEMENT CO	Pacific Telephone
	BROWN & BIGELOW WESTERN REGION OFC	Pacific Telephone
	COHEN GARY G CPA	Pacific Telephone
	COHEN MARVIN H INS	Pacific Telephone
	DENWE MADY ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	DICKER & DICKER ATTYS	Pacific Telephone
	DICKER NATHAN M ATTY	Pacific Telephone

FINDINGS

Year	*Uses*	*Source*
1970	DICKER NORTON V & ASSOCIATES	Pacific Telephone
	DICKER ROBT L ATTY	Pacific Telephone
	DUBEY WM CPA	Pacific Telephone
	DUBIN ROBERT CPA	Pacific Telephone
	ENVIRODYNE INC	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	GADER PAUL	Pacific Telephone
	GEYER OSWALD INC	Pacific Telephone
	HACKER ROBERT N	Pacific Telephone
	HILLCREST AGCY INC	Pacific Telephone
	HOCHMAN DONALD I CPA	Pacific Telephone
	HOLLAND HAROLD C OTTY	Pacific Telephone
	JOHN PAUL MUSIC CORP	Pacific Telephone
	JONES CHARLES H	Pacific Telephone
	LERMAN HARRY CPA	Pacific Telephone
	LINDE CONSTRUCTION CO	Pacific Telephone
	LINDE CORP	Pacific Telephone
	LINDE FINANCE & DEVELOPMENT CORP	Pacific Telephone
	LIU CHARLES K CPA	Pacific Telephone
	MACOFSKY SIDNEY CPA	Pacific Telephone
	MARCK ALEX RL EST	Pacific Telephone
	MARGOLIS HAROLD B	Pacific Telephone
	NELSON ASSOCIATES	Pacific Telephone
	NORTON ASSOCIATES INC	Pacific Telephone
	NORTON V DICKER & ASSOCIATES	Pacific Telephone
	NOSTRAND REALTY CO INC	Pacific Telephone
	OCCIDENTAL PETROLEUM CORP	Pacific Telephone
	OGLE CLARE & ONEILL	Pacific Telephone
	PACIFIC MUTUAL LIFE INSURANCE COMPANY	Pacific Telephone
	PILGER DUBEY & CO CPAS	Pacific Telephone
	PROGRESSIVE PLANNING INC	Pacific Telephone
	PROGRESSIVE PLANNING INC	Pacific Telephone
	PROVIDENT LIFE & ACCIDENT INS CO	Pacific Telephone
	STEIN WM C ATTY	Pacific Telephone
	STEIN WM C ATTY	Pacific Telephone
	STEINFIELD STEPHEN	Pacific Telephone
1967	Ackerman Irving CPA	Pacific Telephone

Year	Uses	Source
1967	Alef Frank atty	Pacific Telephone
	Angeles Finance Corp	Pacific Telephone
	California CONSTRUCTION CONTROL CORP	Pacific Telephone
	Church Barton Realty	Pacific Telephone
	Crocker & Associates Inc securtes	Pacific Telephone
	Crocker Norman ins	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	GADER PAUL	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Norman Associates ins	Pacific Telephone
	OCCIDENTAL PETROLEUM CORP	Pacific Telephone
	L A Area Prod & Exploration Ofc	Pacific Telephone
	Sanoff Norman M Agcy	Pacific Telephone
	Stein Wm C atty	Pacific Telephone
	Washington Acceptance Corp	Pacific Telephone

1182 S BEVERLY DR

Year	Uses	Source
1962	Trolly Ho	Pacific Telephone

1204 S BEVERLY DR

Year	Uses	Source
1991	SHEINART DAVID	Pacific Bell
	SHEINART DAVID	Pacific Bell
	Sheinart David	Pacific Bell
	Sheinart David	Pacific Bell
	Sheminbein MGMD 2721100	Pacific Bell
1985	SHEINART DAVID	Pacific Bell
	SHELNART DAVID	Pacific Bell
1980	Shelnart David	Pacific Telephone
	Shelnart David	Pacific Telephone
	Sheinart	Pacific Telephone
1965	SHELNART SHELLEY LONNIE	Pacific Telephone
1962	RCHWARZ SANFOID M	Pacific Telephone
	ICHWARZ SANDRA	Pacific Telephone
1958	SCHWARZ SANDRA	Pacific Telephone
	SCHWARZ SANFORD M	Pacific Telephone

FINDINGS

Year	Uses	Source
1954	SCHWARZ SANTORD LVI	R. L. Polk & Co.

1206 S BEVERLY DR

Year	Uses	Source
1965	BLITZER DOROTHY P	Pacific Telephone

1208 S BEVERLY DR

Year	Uses	Source
1962	ZISKIN EARLE B	Pacific Telephone
1958	ZISKIN EARLE D R	Pacific Telephone
1954	ZISKIN EARLE D R	R. L. Polk & Co.

1211 S BEVERLY DR

Year	Uses	Source
1991	DODECKGARY& LISA	Pacific Bell
	Dorfck Gary & Lisa	Pacific Bell
	Dod Eck Gary& Lisa	Pacific Bell
	DORFCK GARY & LISA	Pacific Bell
1985	POOLE EILEEN THOMAS	Pacific Bell
	POOLE RICHARD ELLIOTT	Pacific Bell
	POOLE S	Pacific Bell
1980	Poole Eileen Thomas	Pacific Telephone
	Poole Richard Elliott	Pacific Telephone
	Poole S	Pacific Telephone
	Poole S	Pacific Telephone
1975	HIRSCH J C	Pacific Telephone
1958	MILLER ALBERT	Pacific Telephone
1954	MILLER ALBERT	R. L. Polk & Co.

1214 S BEVERLY DR

Year	Uses	Source
1962	CALHOUN W E	Pacific Telephone
1958	CALHOUN W E R	Pacific Telephone
1954	CALHOUN W E R	R. L. Polk & Co.

1220 S BEVERLY DR

Year	Uses	Source
1975	BRIAN RICHARD B	Pacific Telephone
1965	NELSEN STANLEY A	Pacific Telephone
1962	NELSON STANLEY A	Pacific Telephone

FINDINGS

1222 S BEVERLY DR

Year	Uses	Source
1958	(ALLIN IVOR	Pacific Telephone
1954	KIRSH MARIE VILLEMONT MRS	R. L. Polk & Co.

1224 S BEVERLY DR

Year	Uses	Source
2000	XXXX	Haines & Company
	X PICO BLVD W	Haines & Company
1991	Beverly Hillcrest Hotel	Pacific Bell
	Portofino Restaurant	Pacific Bell
	TOP Of The Hilcrest	Pacific Bell
	TOP OF THE HLLCREST	Pacific Bell
	PORTOFINO RESTAURANT	Pacific Bell
	BEVERLY HILLCREST HOTEL	Pacific Bell
1985	TOP OF THE HILLCREST	Pacific Bell
	PORTOFINO RESTAURANT	Pacific Bell
	BUDGET LIMOUSINE SERVICE	Pacific Bell
	BEVERLY HILLCREST HOTEL	Pacific Bell
1981	BEVERLY HILLCREST HOTEL	Pacific Telephone
1980	Beverly Hillcrest Hotel	Pacific Telephone
	Prtoftno Restaurant	Pacific Telephone
	Rosin Elmer	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Top Of The Hillcrest	Pacific Telephone
1975	BEVERLY H1LLCREST HOTEL	Pacific Telephone
	PORTOFINO RESTAURANT	Pacific Telephone

1226 S BEVERLY DR

Year	Uses	Source
1965	ANSLL JOS	Pacific Telephone
1958	ANSILL JOS R	Pacific Telephone

1227 S BEVERLY DR

Year	Uses	Source
1975	BROWN ESTHER MRS	Pacific Telephone
1965	BROWN ESTHER MRS	Pacific Telephone
1962	BRAWN ESTHER MRS	Pacific Telephone
1958	BROWN RUBIN	Pacific Telephone

FINDINGS

1228 S BEVERLY DR

Year	Uses	Source
1975	KARLSEN JOHN W	Pacific Telephone
1965	KERN BERNARD H	Pacific Telephone
1958	HALE JOS D	Pacific Telephone

1234 S BEVERLY DR

Year	Uses	Source
1965	SCHANFARBER A J	Pacific Telephone
1954	WINNCTT GRACE B MRS	R. L. Polk & Co.

1238 S BEVERLY DR

Year	Uses	Source
1991	ALOUISETARA	Pacific Bell
	HAMPTON M	Pacific Bell
	PERIU OMAR	Pacific Bell
	Alouise Tara	Pacific Bell
	Hampton M	Pacific Bell
	Hampton Michael 2044651	Pacific Bell
	Periu Omar	Pacific Bell
	Perka Freidrich LOS ANGELES 3913822	Pacific Bell
1985	BERBERIAN R	Pacific Bell
	KANE MICHAEL	Pacific Bell
	LEAK DENNIS J	Pacific Bell
	RAEL GORDON	Pacific Bell
	SPENCER CHAS H	Pacific Bell
1980	Berberlan R	Pacific Telephone
	Cohen W L	Pacific Telephone
	Kane Michael	Pacific Telephone
	Leak Dennis J	Pacific Telephone
	Lebenzon Christopher	Pacific Telephone
	Lebennon Jos MD	Pacific Telephone
	Lebennon Jos E MD	Pacific Telephone
	Marks Richard G	Pacific Telephone
	Morgan Robb	Pacific Telephone
	Morneae Timothy J	Pacific Telephone
	Resales Vicky	Pacific Telephone
	Spencer Chas H	Pacific Telephone
1975	CROOKES LYNN C	Pacific Telephone
	ICHNOWSKI ELIZABETH	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	MARKS RICHARD G	Pacific Telephone
	MICKIEVIC DINAH	Pacific Telephone
	PAZ BERGMAN	Pacific Telephone
	ARMENDARIZ CESAR F	Pacific Telephone
	BERBERIAN R	Pacific Telephone
1965	BLOCK DOROTHY MRS	Pacific Telephone
	BRYSON GRAYCE	Pacific Telephone
	GAUSLIN MARGARET	Pacific Telephone
	GREENWOOD ESTHER T	Pacific Telephone
	JEROME GERALDIEE JUNE	Pacific Telephone
	PIKE BARBARA A	Pacific Telephone
	ROME STEVE	Pacific Telephone
	ROSENKRANZ FRIEDA	Pacific Telephone
	SACKS PAUL	Pacific Telephone
	SINGER JACK	Pacific Telephone
	TAMINELLI FLORENCE V	Pacific Telephone
	WHITELAW GAIL G MRS	Pacific Telephone
1962	ANDERSON LUCNLLE	Pacific Telephone
	BOLIN LOYCE	Pacific Telephone
	BRYSON GCRAYCE	Pacific Telephone
	LONG ROBT E	Pacific Telephone
	MOSER B C MRS	Pacific Telephone
	RAMBO DAVID DDS	Pacific Telephone
	ROSENKRANZ FRIEDA	Pacific Telephone
	SCOTT JAS E	Pacific Telephone
1958	BEHEE MYRTLE L	Pacific Telephone
	BELL CONSTANCE H	Pacific Telephone
	BOLIN LOYCE	Pacific Telephone
	FORBES PATRICIA	Pacific Telephone
	GLASSER JACK D	Pacific Telephone
	HYDE MARLENE E	Pacific Telephone
	NEWMAN N L	Pacific Telephone
	SCHLAMP WM A	Pacific Telephone
	SCOTT JAS E	Pacific Telephone
	SPRITZLER IDA	Pacific Telephone
1954	BELON ALBERT E	R. L. Polk & Co.
	CASANAVE HERBERT H	R. L. Polk & Co.
	GREENWOOD ESTHER T	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	LASSEGARD DOROTHY	R. L. Polk & Co.
	MALONE MEREDITH	R. L. Polk & Co.
	MANNE ALAN S	R. L. Polk & Co.
	MCNAIR RONALD BRUCE	R. L. Polk & Co.
	ROMICK GERALD	R. L. Polk & Co.
	SPINNLER ERNEST A	R. L. Polk & Co.

1240 S BEVERLY DR

Year	Uses	Source
1965	GEESEN LEONARD	Pacific Telephone
1962	SACLCETT PHIL	Pacific Telephone

1242 S BEVERLY DR

Year	Uses	Source
1965	SCHERMER C I	Pacific Telephone
	SEIDMAN MICHAEL	Pacific Telephone
1962	SPITZ MOIRIS MRS	Pacific Telephone
	SORELL JOE H	Pacific Telephone

1244 S BEVERLY DR

Year	Uses	Source
1965	CURTIS AUBREY M	Pacific Telephone
	PLAN MAX	Pacific Telephone
	SEREB JACOB S	Pacific Telephone
	TURKUS ARON ARNOLD	Pacific Telephone
1962	LUFT LEONORA	Pacific Telephone
1958	JOHNSON GWENDOLYN B	Pacific Telephone
	SEREB JACOB S	Pacific Telephone
	PLAN MAX	Pacific Telephone
	LUFT LEONORA	Pacific Telephone
1954	DE VERDI CHICO	R. L. Polk & Co.

1246 S BEVERLY DR

Year	Uses	Source
1965	SAREAH JOE H	Pacific Telephone
1958	STACK ADOLPH	Pacific Telephone
1954	STACK ADOLPH	R. L. Polk & Co.

FINDINGS

1248 S BEVERLY DR

Year	Uses	Source
1965	KISCHEN VIVIAN P	Pacific Telephone
	PRELL HY	Pacific Telephone
	HOFACKER PAUL N	Pacific Telephone
1962	I(ISCHEN VIVIAN P	Pacific Telephone
	PRELL HY	Pacific Telephone
	RIPPNER ESTHER	Pacific Telephone
1958	FESLER ANDREW J SR MRS	Pacific Telephone
	PRELL HY	Pacific Telephone
1954	FESLER ANDREW J SR MRS	R. L. Polk & Co.
	PRELL HY	R. L. Polk & Co.

1250 S BEVERLY DR

Year	Uses	Source
1991	Hekmat Elahe	Pacific Bell
	Hendrickx Cony	Pacific Bell
	Himmelberg Douglas & Kirsten	Pacific Bell
	Himmelfarb E SANTA MONICA 3940976	Pacific Bell
	Houman Jim	Pacific Bell
	Kashefi Sereldoun	Pacific Bell
	Lazick JR	Pacific Bell
	Moss Blanche W	Pacific Bell
	Pomeranze Peter	Pacific Bell
	Pomeroy B 4727147	Pacific Bell
	Shooshani Farhood	Pacific Bell
	Tabak E	Pacific Bell
	Tabak Harold 2751719	Pacific Bell
	Tabak M	Pacific Bell
	Toney Chas	Pacific Bell
	Toney Edwin 8224176	Pacific Bell
	Waldorf Joe	Pacific Bell
	Wadorf M&S BRENTWOOD 4766717	Pacific Bell
	Wexier Phyllis	Pacific Bell
	Wexler R 8361640	Pacific Bell
	BLERMAN EMANUEL	Pacific Bell
	EBERF	Pacific Bell
	GRIBLEBERNARD	Pacific Bell
	HEKMAT AVITA	Pacific Bell
	HENDRICKX CONY	Pacific Bell

FINDINGS

Year	Uses	Source
1991	HIMMELBERG DOUGLAS & KIRSTEN	Pacific Bell
	HOUMAN JIM	Pacific Bell
	KASHEFI SERELDOUN	Pacific Bell
	LAZICKJR	Pacific Bell
	MOSS BLANCHE W	Pacific Bell
	POMERANZE PETER	Pacific Bell
	SHOOSHANI FARHOOD	Pacific Bell
	TABAK E	Pacific Bell
	TABAK M	Pacific Bell
	TONEY CHAS	Pacific Bell
	WALDORF JOE	Pacific Bell
	WEXIER PHYLLIS	Pacific Bell
	Blerman Emanuel	Pacific Bell
	Eber F	Pacific Bell
	Eber G BRENTWOOD 4762015	Pacific Bell
	Grible Bernard	Pacific Bell
	Hekmat Avita	Pacific Bell
1985	BRODER M	Pacific Bell
	CAMRAS MICHAEL	Pacific Bell
	CHIATE RUTH	Pacific Bell
	CHODIRKER NIMAN	Pacific Bell
	EBER F	Pacific Bell
	FIRESTONE MARC S	Pacific Bell
	GORDON AARON	Pacific Bell
	HEKMAT AVITA	Pacific Bell
	HEKMAT ISAAC	Pacific Bell
	JOHANNES J K	Pacific Bell
	KAPLAN MAX	Pacific Bell
	KRAUSE PAUL S	Pacific Bell
	LAZNICK J R	Pacific Bell
	LEE ROD D	Pacific Bell
	MEYERS STEVE A	Pacific Bell
	ROSENBERG HARRY	Pacific Bell
	SACHSE M	Pacific Bell
	WATDORF JOE	Pacific Bell
1980	Alberts Mal	Pacific Telephone
	Alberts Maurice M WEST LOS ANGELES	Pacific Telephone
	Bender Edw	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Chandler Robt C	Pacific Telephone
	Eher F	Pacific Telephone
	Futterman Yvonne B	Pacific Telephone
	Harrigan J	Pacific Telephone
	Hekmat Avita	Pacific Telephone
	Hekmat Isaac	Pacific Telephone
	Johnsoni T K	Pacific Telephone
	Kaplan Max	Pacific Telephone
	Laznnck J R	Pacific Telephone
	Livingsuone S F	Pacific Telephone
	LIVINGSTONES OF BEVERLY HILLS	Pacific Telephone
	Mc Cann Y B	Pacific Telephone
	Ratner Andrew D	Pacific Telephone
	Ratner Benjamin LA	Pacific Telephone
	Rosenberg Harry	Pacific Telephone
	Rosenthal S	Pacific Telephone
	Stolier Jeffrey M	Pacific Telephone
	Twelve Fifty Apartments	Pacific Telephone
	Waldorf Joe	Pacific Telephone
	Waldorf Michael BRENTWOOD	Pacific Telephone
	Waldorf Ro	Pacific Telephone
1975	BENDER EDW	Pacific Telephone
	CHICK RENEE	Pacific Telephone
	COHEN DAVID M	Pacific Telephone
	DUDELSON HARRIS	Pacific Telephone
	FYNE GEO G	Pacific Telephone
	GALLAGHER JOE	Pacific Telephone
	GEFFNER IRVING	Pacific Telephone
	GELMAN MORRIS	Pacific Telephone
	GOTLER JOEL	Pacific Telephone
	GOTTILEB E	Pacific Telephone
	HARRIS ROBT M	Pacific Telephone
	JACKSON WM F	Pacific Telephone
	JASS HARVEY	Pacific Telephone
	KAPLAN MALVERN	Pacific Telephone
	KAPLAN MAX	Pacific Telephone
	KING WM T	Pacific Telephone
	KLEIN MAURICE J	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	KNAPP MELUICE I	Pacific Telephone
	LEVINE JOS	Pacific Telephone
	MAEL SIMON	Pacific Telephone
	MASSMAN BRUCE	Pacific Telephone
	MEYER BURTON H	Pacific Telephone
	OSWALD M	Pacific Telephone
	PINK J J	Pacific Telephone
1965	COHEN CHAS W	Pacific Telephone
	GRAY EDW R	Pacific Telephone
	SMITH CHAS E MRS	Pacific Telephone
	THORNE ROBT MRS	Pacific Telephone
1962	GRAY E0DMV R	Pacific Telephone
	THORNE ROBT MRS	Pacific Telephone
1958	GRAY EDW R	Pacific Telephone
1954	MALIN BEN	R. L. Polk & Co.

1251 S BEVERLY DR

Year	Uses	Source
1958	CLARK VERN C	Pacific Telephone

1252 S BEVERLY DR

Year	Uses	Source
1965	BRANDES SHIRLEY	Pacific Telephone
1962	FAGAN RONALD J	Pacific Telephone

1253 S BEVERLY DR

Year	Uses	Source
1965	BEN HUNTER TOURS AND TRAVEL	Pacific Telephone

1254 S BEVERLY DR

Year	Uses	Source
1965	SELIGSON STEWART	Pacific Telephone
1962	FRANKLIN MARVIN R	Pacific Telephone
1954	SARGEANT MVLELVIN J	R. L. Polk & Co.

1256 S BEVERLY DR

Year	Uses	Source
1965	HORAK CONSTANCE	Pacific Telephone
1962	ME CORMICH DONALD P	Pacific Telephone

FINDINGS

1257 S BEVERLY DR

Year	Uses	Source
1975	KONHEIM NEIL	Pacific Telephone
1965	KEATING GRACE W MRS	Pacific Telephone
1954	KEATING GRACE W MRS	R. L. Polk & Co.

1258 S BEVERLY DR

Year	Uses	Source
1965	NEYMAN RUTH	Pacific Telephone
	SHAPIRO HERBERT D	Pacific Telephone
	NEYMAN SALLY	Pacific Telephone
	REINHART MAX	Pacific Telephone
1962	SHAPIRO HERBERT D	Pacific Telephone
	REINHART MAX	Pacific Telephone
	DOUGLAS JIM R	Pacific Telephone
1958	REINHART MAX	Pacific Telephone
	BOLESLAVSKY R	Pacific Telephone
	RADIS JEAN	Pacific Telephone
1954	YUSTER PAUL	R. L. Polk & Co.
	BOLESLAVSKY R	R. L. Polk & Co.

1260 S BEVERLY DR

Year	Uses	Source
1991	SHAPIROJOEM & ADELLE	Pacific Bell
	ACKERMAN SHELLEY	Pacific Bell
	CORAZZA JAS	Pacific Bell
	LANDIS SIDNEY	Pacific Bell
	LIEB A	Pacific Bell
	UEB SAUL MD	Pacific Bell
	MEEKER DS	Pacific Bell
	MYERS UOYD COMPANY INC	Pacific Bell
	SUMMERFIELD MARVIN	Pacific Bell
	TURBOW BARRY & BRYAN	Pacific Bell
	TURBOW SHERWYN	Pacific Bell
	VALENCIA TRADING COMPANY	Pacific Bell
	Ackerman Shelley	Pacific Bell
	Corazza Jas	Pacific Bell
	Landis Sidney	Pacific Bell
	Lieb A	Pacific Bell
	Ueb Saul MD	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Meeker DS	Pacific Bell
	Myers Uoyd Company Inc	Pacific Bell
	Myers Louis W& Nancy MALIBU 4568207	Pacific Bell
	Summerfield Marvin	Pacific Bell
	Summerfield T LOS ANGELES 477495	Pacific Bell
	Turbow Barry & Bryan	Pacific Bell
	Turbow Sherwyn	Pacific Bell
	Valencia Trading Company	Pacific Bell
1985	CONDIE W A MRS	Pacific Bell
	CORAZZA JAS	Pacific Bell
	FRAMER M D	Pacific Bell
	KATZ ALBERT A	Pacific Bell
	KOFFEND BROOKE	Pacific Bell
	LANDIS SIDNEY	Pacific Bell
	LEE K	Pacific Bell
	LIEB A	Pacific Bell
	MEEKER D S	Pacific Bell
	POSEN NORMAN L	Pacific Bell
	SHAPIRO JOE M & ADELLE	Pacific Bell
	SMARDAN LADENE	Pacific Bell
	LAMEY ARNAULT	Pacific Bell
	LIEB SAUL MD	Pacific Bell
1980	Amirkhanian Arsineh	Pacific Telephone
	Amirkhanian Arsineh	Pacific Telephone
	Atassi Hammad	Pacific Telephone
	Atcheson Geo	Pacific Telephone
	Cherbo M J	Pacific Telephone
	Condie W A Mrs	Pacific Telephone
	Corazza Jas	Pacific Telephone
	Jones Joy	Pacific Telephone
	Kalmenson Howard	Pacific Telephone
	Karaoglan Serge	Pacific Telephone
	Katz Albert A	Pacific Telephone
	Landis Sidney	Pacific Telephone
	Lee K	Pacific Telephone
	Lieb Saul MD	Pacific Telephone
	Meeker D S	Pacific Telephone
	Shapiro Joe M	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Shapiro Joe M & Adelle	Pacific Telephone
	Smith Holly	Pacific Telephone
	Summerfield Marvin	Pacific Telephone
1975	COUNTRY GLEN CONDOMINIUMS	Pacific Telephone
1965	BERMAN STANLEY	Pacific Telephone
	BERNER BARBARA	Pacific Telephone
	DAVIES LOLITA B	Pacific Telephone
	OPPER JANE H MRS	Pacific Telephone
	SIDELL BERTHA	Pacific Telephone
1962	SALENGER STEPHEN E	Pacific Telephone
	DAMORE ANNA MRSLOS ANGELES	Pacific Telephone
1958	SCHEKMAN NANCY	Pacific Telephone
	SCHWARTZ SYBIL	Pacific Telephone
	SWARTZ STEVE D	Pacific Telephone
1954	HEIMBAUGH EARL H	R. L. Polk & Co.
	RING FANNIE	R. L. Polk & Co.
	SCHEKMAN CAROL LYNN	R. L. Polk & Co.
	CHILKOV SAM N LOS ANGELES	R. L. Polk & Co.

1262 S BEVERLY DR

Year	Uses	Source
1965	BROTSKY S JOYCE	Pacific Telephone
	SAWTELLE WM H	Pacific Telephone
	DELMAN SIDNEY	Pacific Telephone
1962	AWTELLE WM H	Pacific Telephone
	HASTEN ROSS MRS	Pacific Telephone
	DELMAN SIDNEY	Pacific Telephone
1958	WHITE SELDEN	Pacific Telephone
	SAWTEILE WM H	Pacific Telephone
	ORENSTEIN LARRY	Pacific Telephone
1954	GRAUMAN HERBERT J MRS	R. L. Polk & Co.
	JOHNSON CARL A JR	R. L. Polk & Co.

1263 S BEVERLY DR

Year	Uses	Source
1965	HELNECKE ELEANOR	Pacific Telephone
1962	HEINECKE ELEANOR	Pacific Telephone

FINDINGS

1264 S BEVERLY DR

Year	Uses	Source
1975	DONOHUE JOS C	Pacific Telephone
1962	HOLT LINDA	Pacific Telephone
	SMITH MVLIA	Pacific Telephone
1958	HUTCHISON ELIZABETH S DR	Pacific Telephone

1266 S BEVERLY DR

Year	Uses	Source
1985	MCDONALD J	Pacific Bell
1965	SCHWARTZ DAVID	Pacific Telephone
1962	SUMMERVILLE JANELLE MRS	Pacific Telephone
	FISCHMAN DAVID MRS	Pacific Telephone

1267 S BEVERLY DR

Year	Uses	Source
1965	PITTLER HELENE E	Pacific Telephone
	PITTLER ROBT H	Pacific Telephone
1958	PITTLER ROBT H	Pacific Telephone

1268 S BEVERLY DR

Year	Uses	Source
1965	WANDER EMANUEL	Pacific Telephone
1958	WANDER EMANUEL	Pacific Telephone
1954	PIERCE W L JR	R. L. Polk & Co.

1269 S BEVERLY DR

Year	Uses	Source
1965	LANDY EDIE	Pacific Telephone
	LANDY WM	Pacific Telephone
	LANDY GEO WM	Pacific Telephone
1962	LANDY GEO W	Pacific Telephone

1270 S BEVERLY DR

Year	Uses	Source
1965	HAYDEN VIRGINIA MRS	Pacific Telephone
1962	CLIFTON EDGAR P	Pacific Telephone
1958	GREGG JOHN	Pacific Telephone

FINDINGS

1271 S BEVERLY DR

Year	Uses	Source
1965	STERQ KARL	Pacific Telephone
1962	STERN KARL WEST LOS ANGELES -	Pacific Telephone

1272 S BEVERLY DR

Year	Uses	Source
1980	Jeffrey Alan & Associates	Pacific Telephone
	Advcom	Pacific Telephone
1975	MAYBERRY H L	Pacific Telephone
	HARRIE J E	Pacific Telephone
	GAGNON DEL R	Pacific Telephone
1965	MAGEE STELLA	Pacific Telephone
	GAGNON ERNEST E	Pacific Telephone
	GRIFFIN A	Pacific Telephone
	LOTTES BARBARA	Pacific Telephone
1962	BUSSARD DAVID L	Pacific Telephone
	JONIN FRANCES	Pacific Telephone
	TRAD SCYLLA R	Pacific Telephone
1958	DAVIS B G	Pacific Telephone
	GAGNON ERNEST E	Pacific Telephone
	BERNAND ROCHELLE	Pacific Telephone
	NEWHOUSE GERTRUDE	Pacific Telephone
1954	WITLNER PHYLLIS	R. L. Polk & Co.
	HOLZMAN GLADYS	R. L. Polk & Co.
	FRANKS DONALD P MD	R. L. Polk & Co.

1273 S BEVERLY DR

Year	Uses	Source
1965	MCGAHAN JOS F	Pacific Telephone

1274 S BEVERLY DR

Year	Uses	Source
1965	SHIAES BARRE	Pacific Telephone
1958	GANULIN HOWARD	Pacific Telephone
	GANULIN SIDNEY	Pacific Telephone
1954	LEVY JOS L	R. L. Polk & Co.
	LEVY JULES	R. L. Polk & Co.

FINDINGS

1275 S BEVERLY DR

Year	Uses	Source
1965	BERGMAN MERRILL M	Pacific Telephone
1962	DUGAS FRANK J	Pacific Telephone

1276 S BEVERLY DR

Year	Uses	Source
1985	NIIMURA MEGUMI	Pacific Bell

1277 S BEVERLY DR

Year	Uses	Source
1991	D1ALILMAND DAVID	Pacific Bell
	EISENBERG MORRIS	Pacific Bell
	HALIMIL	Pacific Bell
	HAMBURGERSIVAN	Pacific Bell
	JACOBY DAVID	Pacific Bell
	KRAMERMICHAEL	Pacific Bell
	MEYER LILLIAN H	Pacific Bell
	RATNER MELVIN S	Pacific Bell
	SOBOL F P	Pacific Bell
	TOOBI YOUSEF	Pacific Bell
	Eisenberg Morris	Pacific Bell
	Gershater Philip	Pacific Bell
	Halimi L	Pacific Bell
	Hamburger Sivan	Pacific Bell
	Jacoby David	Pacific Bell
	Jacoby E&Kv LOS ANGELES 3902944	Pacific Bell
	Kramer Michael	Pacific Bell
	Kramer Michae 026177	Pacific Bell
	Meyer Lillian H	Pacific Bell
	Ratner Melvin S	Pacific Bell
	Sobol F P	Pacific Bell
	Toobi Yousef	Pacific Bell
	GERSHATER PHILIP WESTWOOD	Pacific Bell
1985	RATNER MELVIN SWESTWOOD	Pacific Bell
	SOBOL F PWESTWOOD	Pacific Bell
	COHEN RALPH	Pacific Bell
	EISENBERG MORRIS	Pacific Bell
	HALIMI I	Pacific Bell
	HAMBURGER SIVAN	Pacific Bell

FINDINGS

Year	Uses	Source
1985	ISAACSON JOEL & MAUREEN	Pacific Bell
	JACOBSON S	Pacific Bell
	KIM DALWOD	Pacific Bell
	LILIEN SAM	Pacific Bell
	RAPOPORT BETTY	Pacific Bell
	STAHL SOL	Pacific Bell
	TOOBI YOUSEF	Pacific Bell
	WHITE J ARTHUR	Pacific Bell
1980	Cohen Ralph	Pacific Telephone
	Cohen Ralph	Pacific Telephone
	Cole F	Pacific Telephone
	Elsenberg Morris	Pacific Telephone
	Foib Bden	Pacific Telephone
	Getteinsan Eugene Dr	Pacific Telephone
	Gettleman Eugene Dr	Pacific Telephone
	Goldberg Wm	Pacific Telephone
	Gould Adele Doris	Pacific Telephone
	Jacobson S	Pacific Telephone
	Jacoby David	Pacific Telephone
	Jacoby David	Pacific Telephone
	Jacoby Elil	Pacific Telephone
	Kahan Fred	Pacific Telephone
	Kim Dalwoo	Pacific Telephone
	Kiss Dalwoo	Pacific Telephone
	Morris Ronnie	Pacific Telephone
	Rapaport Harry	Pacific Telephone
	Ratner Melvin S	Pacific Telephone
	Stahl Sol	Pacific Telephone
	Steinfeld Mickey	Pacific Telephone
	Toobi Dani	Pacific Telephone
	White J Arthur	Pacific Telephone
	Zamanl All	Pacific Telephone
	Etherea Norell Div Of Revlon	Pacific Telephone
1975	COLE F	Pacific Telephone
	JACOBSON S	Pacific Telephone
	KAHAN FRED	Pacific Telephone
	LAWRENCE STEVEN INC	Pacific Telephone
	GEISZ EMORY R	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	LAMB BEATRICE E MRS	Pacific Telephone
1962	LAMB BEATRICE E MIRS	Pacific Telephone

1278 S BEVERLY DR

Year	Uses	Source
1991	Sharp JS	Pacific Bell
	SHARP JS	Pacific Bell
1985	SHARP J S	Pacific Bell
1965	TEWELES RICHARD J	Pacific Telephone
1962	HANAK NORMAN	Pacific Telephone
	HANAK CHRISTY	Pacific Telephone
1958	ANTILLON RICHARD H	Pacific Telephone

1279 S BEVERLY DR

Year	Uses	Source
1965	CHAPPELL ROYAL MRS	Pacific Telephone
	KALKAVAN CAMILLE CHAPPELL	Pacific Telephone

1280 S BEVERLY DR

Year	Uses	Source
1965	DARROW GEO I	Pacific Telephone
	DARROW BONNIE	Pacific Telephone
1962	RING DONNA	Pacific Telephone
	RING IRVING	Pacific Telephone
1958	REDLER JOS DR	Pacific Telephone

1281 S BEVERLY DR

Year	Uses	Source
1970	BELOUS ESTHER IGLN	Pacific Telephone
1965	BELOUS ESTHER I	Pacific Telephone
	HARMS CLARE D MRS	Pacific Telephone

1282 S BEVERLY DR

Year	Uses	Source
1985	HUGHES JEFFREY & DONNA	Pacific Bell
1975	HILL ELAINE	Pacific Telephone
1965	JOSLYN HARRIET	Pacific Telephone
1962	SIMETH COLLEEN	Pacific Telephone

FINDINGS

1283 S BEVERLY DR

Year	Uses	Source
1991	KLEE JOHN	Pacific Bell
	Klee John	Pacific Bell
	Klee Kenneth N &Doreen LOS ANGELES	Pacific Bell
1985	LINDSAY JOANNE K	Pacific Bell
1980	Somper G	Pacific Telephone
	Klee John	Pacific Telephone
	Harris Richard S	Pacific Telephone
1975	HARRIS RICHARD S	Pacific Telephone
	GERBER BEN	Pacific Telephone
1965	WARREN NORMAN	Pacific Telephone
	SUSSMAN B	Pacific Telephone
	GERBER BEN	Pacific Telephone
1958	WINSTON FRAN	Pacific Telephone
	STOTTER RAYMOND H	Pacific Telephone

1284 S BEVERLY DR

Year	Uses	Source
1985	DESLAURIERS M	Pacific Bell
1980	Kerr Interiors	Pacific Telephone
	Sitnin S	Pacific Telephone
1965	SOMPER FRANK	Pacific Telephone
1962	SOMPER FRANK LOS ANGELES	Pacific Telephone

1285 S BEVERLY DR

Year	Uses	Source
1965	BLOCK ROBT F	Pacific Telephone
1958	JAMISON C BLAND	Pacific Telephone

1287 S BEVERLY DR

Year	Uses	Source
1965	GEISELMAN DANA C	Pacific Telephone

1289 S BEVERLY DR

Year	Uses	Source
1975	HERRITT J	Pacific Telephone
1965	NESBITT JOHN NM	Pacific Telephone

FINDINGS

1291 S BEVERLY DR

Year	Uses	Source
1965	KELLY WM S	Pacific Telephone

1293 S BEVERLY DR

Year	Uses	Source
1991	Sachse B	Pacific Bell
	Sachse Edmond&Julie SANTA MONICA 3930615	Pacific Bell
	Sachse M	Pacific Bell
	Sachse M LOS ANGELES 4736878	Pacific Bell
	Sachse S SANTA MONICA 93990124	Pacific Bell
	Sachson B D	Pacific Bell
	Sachson P L 5534564	Pacific Bell
	Sachson R	Pacific Bell
	BURAK BARBARA	Pacific Bell
	BURAKBARBARA	Pacific Bell
	DHONRT FLORENT A L & JENNY C B	Pacific Bell
	FISHMAN MARK D	Pacific Bell
	MTCHELL MARVIN	Pacific Bell
	SACHSE B	Pacific Bell
	Burak Barbara	Pacific Bell
	Burak Barbara	Pacific Bell
	Dhonrt Florent A L & Jenny C B	Pacific Bell
	DHoop Marcella Josiane 2772960	Pacific Bell
	Fishman Mark D	Pacific Bell
	Mtchell Marvin	Pacific Bell
1985	ANDERSON M	Pacific Bell
	CONRAD JACK	Pacific Bell
	DHONT FLORENT A L & JENNY C	Pacific Bell
	ESMAILIAN NOUROLLAH	Pacific Bell
	KRIEGER MILTON S & BETTY	Pacific Bell
	LEVENSON CHESTER S	Pacific Bell
	MITCHELL MARVIN	Pacific Bell
	SACHSE B	Pacific Bell
1980	Anderson M	Pacific Telephone
	Bluffestone M E	Pacific Telephone
	Bluhm O	Pacific Telephone
	Dhont Florent A L & Jenny C B	Pacific Telephone
	Fegen Solomon Mrs	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Ferrier M	Pacific Telephone
	Gurr John	Pacific Telephone
	Kastel Norma	Pacific Telephone
	Kasteler	Pacific Telephone
	Measer A	Pacific Telephone
	Mitchell Marvin	Pacific Telephone
	Quaratino Constance	Pacific Telephone
	Quaratino Constance	Pacific Telephone
	Reichert Corky	Pacific Telephone
	Rosen Geo J	Pacific Telephone
	Sachse B	Pacific Telephone
	Sachse	Pacific Telephone
	Sachse Salli	Pacific Telephone
	Sachse U	Pacific Telephone
	West Walter W	Pacific Telephone
1965	FREENRAN IRVING	Pacific Telephone
1962	COHEN HARRY Z	Pacific Telephone
1958	MASERANG EDWIN J	Pacific Telephone
1954	SCHWARTZ SANFORD	R. L. Polk & Co.

1300 S BEVERLY DR

Year	Uses	Source
1937	HANSEN Cath R wid Otto	Los Angeles Directory Co.

1301 S BEVERLY DR

Year	Uses	Source
1985	ENGELBERG DAVID	Pacific Bell
1980	Enlelberg David	Pacific Telephone

1306 S BEVERLY DR

Year	Uses	Source
1980	Frey RM	Pacific Telephone
	Frey Michael	Pacific Telephone
	Frey Nikk	Pacific Telephone
	Rosenberg Eric	Pacific Telephone
1975	KELLY CLOS ANGELES	Pacific Telephone
1965	AUFFERTH CHAS J INTR DECRTR	Pacific Telephone
1962	AUFFERTH CHAS J INTRI DECRTR	Pacific Telephone
1958	AUFFERTH CHAS J INTR DECRTR	Pacific Telephone

FINDINGS

Year	Uses	Source
1954	AUFFERTH CHAS J INTR DECRTR	R. L. Polk & Co.

1307 S BEVERLY DR

Year	Uses	Source
1965	KNOTT JAS	Pacific Telephone

1308 S BEVERLY DR

Year	Uses	Source
1985	VONPLATER HUGH F	Pacific Bell
1975	GOLDMAN J	Pacific Telephone
	OSTROW LLOS ANGELES	Pacific Telephone
1965	JENKINS D	Pacific Telephone
1962	CUDDEBACK RUTH MRS	Pacific Telephone
1958	ALDRIN DOROTHY	Pacific Telephone
1954	ALDRIN DOROTHY	R. L. Polk & Co.

1309 S BEVERLY DR

Year	Uses	Source
1980	Goharderakhshan K	Pacific Telephone
1975	MARCIL JACQUELINE	Pacific Telephone
1965	RUSSEL BLANCHE MRS	Pacific Telephone
	EMERSON EDNA	Pacific Telephone
1962	RUSSEL BLANCHE MI-S WEST LOS ANGELES	Pacific Telephone

1310 S BEVERLY DR

Year	Uses	Source
1985	LOK C	Pacific Bell
1965	RYAN PHIL L	Pacific Telephone
1962	RYAN PHIL L	Pacific Telephone
1958	GOLD LEON S	Pacific Telephone
	RYAN PHIL L	Pacific Telephone
1954	RYAN PHIL L	R. L. Polk & Co.

1311 S BEVERLY DR

Year	Uses	Source
1980	Pattiz C	Pacific Telephone
1965	SCHLEGEL DAVID W	Pacific Telephone

FINDINGS

1312 S BEVERLY DR

Year	Uses	Source
1958	LINDEMANN C P	Pacific Telephone
1954	LINDEMANN C P	R. L. Polk & Co.

1314 S BEVERLY DR

Year	Uses	Source
1980	Mc Carthy John	Pacific Telephone
1975	BINDER MITCH	Pacific Telephone
	GINNES DAVID	Pacific Telephone

1316 S BEVERLY DR

Year	Uses	Source
1985	FOULGER BYRON K MRS	Pacific Bell
1980	Foulger Byron K Mrs	Pacific Telephone
1975	FOULGER BYRON K MRS	Pacific Telephone
1965	FROEHLICH BIRUCE	Pacific Telephone
1962	NEUMANN JEHUDA	Pacific Telephone

1318 S BEVERLY DR

Year	Uses	Source
1985	HARVEY RUTH A	Pacific Bell
	BRESLOW M	Pacific Bell
1980	Harvey S	Pacific Telephone
	Harvey Ruth A	Pacific Telephone
1965	HARVEY RUTH A	Pacific Telephone
	NOHLER ORVILLE E MRS	Pacific Telephone
1962	ALPERIN JANE G	Pacific Telephone
	EDGERT PENNY	Pacific Telephone
1958	EDGERT PENNY	Pacific Telephone
1954	ULMAN IVLARILYN	R. L. Polk & Co.
	COLLINS JO ANNE	R. L. Polk & Co.
	STENNER VIRGINIA	R. L. Polk & Co.
	SCHNITZER GERALD	R. L. Polk & Co.
	CARLEMAN BARBARA	R. L. Polk & Co.

1320 S BEVERLY DR

Year	Uses	Source
1980	Guben Jack P	Pacific Telephone
1975	GUBEN JACK PLOS ANGELES	Pacific Telephone
1965	GUBEN JACK P	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	GUBEN JACK P	Pacific Telephone
1958	BRUST C K	Pacific Telephone
1954	BRUST C K	R. L. Polk & Co.

1324 S BEVERLY DR

Year	Uses	Source
1965	CANNAN THOS H JR	Pacific Telephone
1962	LIEBUG JEANNE	Pacific Telephone
	STERRETT CHARLOTTE	Pacific Telephone

1326 S BEVERLY DR

Year	Uses	Source
1965	REETZ JACK F	Pacific Telephone
	KIRTLEY PAT	Pacific Telephone
	HARRLSON MARGARET C	Pacific Telephone
	GULLION SUSAN	Pacific Telephone
	GU0ZO CAROL J	Pacific Telephone
	COLEMAN DEBORAH	Pacific Telephone
	CREIGHTON ALICE	Pacific Telephone
1962	(LEIN ESTHER LOS ANGELES	Pacific Telephone
	MIRALESTEKIN FRANCES	Pacific Telephone
1958	CRANDALL JACK	Pacific Telephone
	MOHLER ORVILLE E MRS	Pacific Telephone
	PLANETA MARY ANN	Pacific Telephone
1954	CRANDALL JACK	R. L. Polk & Co.
	DOMINIK EDW	R. L. Polk & Co.
	HENDERSON ALLYN B	R. L. Polk & Co.

1327 S BEVERLY DR

Year	Uses	Source
1958	GOTTLIEB MURRAY	Pacific Telephone

1328 S BEVERLY DR

Year	Uses	Source
1965	CHERNACK LYNN	Pacific Telephone
	SMART JUNIUS H	Pacific Telephone
	ISENBERG BARBARA	Pacific Telephone
1962	NEWGARD NANCY	Pacific Telephone
	NEWGARD ROBT N	Pacific Telephone
	SMART JASSIUS H	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	WAITE KARMA	Pacific Telephone
	NADAULD SANDY	Pacific Telephone
	HASTINGS (AREN	Pacific Telephone
	AHARONIAN PARIS	Pacific Telephone
	WRIGHT DONNA M	Pacific Telephone
	WELCH WENMA	Pacific Telephone

1329 S BEVERLY DR

Year	Uses	Source
1958	BAXENDALE LEE B	Pacific Telephone

1330 S BEVERLY DR

Year	Uses	Source
1962	HEDAYA EDDIE	Pacific Telephone

1331 S BEVERLY DR

Year	Uses	Source
1954	MAHONEY J A	R. L. Polk & Co.

1333 S BEVERLY DR

Year	Uses	Source
1991	Albert Jacob S	Pacific Bell
	Besbeck Joe	Pacific Bell
	Chier Reuben & Violet	Pacific Bell
	Kates Nathan	Pacific Bell
	KATES RONALD S & COMPANY REAL ESTATE	Pacific Bell
	Levine Alvin A	Pacific Bell
	Levine Alvin A	Pacific Bell
	Millman Herman C	Pacific Bell
	Molasky R	Pacific Bell
	Weber Gerald	Pacific Bell
	Weber Gertrude 2741931	Pacific Bell
	WEBER GERALD	Pacific Bell
	HOLUB LORETTA WESTWOOD	Pacific Bell
	MELTZER FREIDA WESTWOOD	Pacific Bell
	TEICHERJOSEPH D MRS WESTWOOD	Pacific Bell
	WEISMAN JOS WESTWOOD	Pacific Bell
	ALBERT JACOBS	Pacific Bell
	BESBECKJOE	Pacific Bell

FINDINGS

Year	Uses	Source
1991	CHIER REUBEN & VIOLET	Pacific Bell
	KATES NATHAN	Pacific Bell
	LEVINEALVINA	Pacific Bell
	LEVINE ALVIN A	Pacific Bell
	MILLMAN HERMAN C	Pacific Bell
	MOLASKY R	Pacific Bell
1985	GREEN JOE WESTWOOD	Pacific Bell
	HOFFMAN SYLVIAWESTWOOD475 0105	Pacific Bell
	BAY SAM	Pacific Bell
	BESBECK JOE	Pacific Bell
	ECKSTEIN NORMAN C	Pacific Bell
	GIRARD JACK	Pacific Bell
	GODT ALBERT	Pacific Bell
	GUTTMAN ABE MRS	Pacific Bell
	HOLUB LORETTA	Pacific Bell
	KING GERTRUDE	Pacific Bell
	KLEIN MANUEL	Pacific Bell
	LUXENBERG LEON	Pacific Bell
	LYON E PHILLIP	Pacific Bell
	LYON LESTER V DDS	Pacific Bell
	LYON SERENE B	Pacific Bell
	MELTZER EDW	Pacific Bell
	MOLASKYR	Pacific Bell
	PASTOR NORMA JEAN	Pacific Bell
	TAPPER MALVINA MRS & DONALD D DR	Pacific Bell
	TEICHER JOSEPH D MRS	Pacific Bell
	ALBERTJACOBSWESTWOOD	Pacific Bell
	MEYER ERNESTOWESTWOOD	Pacific Bell
	MILLMAN HERMAN CWESTWOOD	Pacific Bell
	NORRIS M FWESTWOOD	Pacific Bell
1980	Lyon Lester V DDS	Pacific Telephone
	Lyon Serene B	Pacific Telephone
	Me Nabb John	Pacific Telephone
	Meyer Ernesto	Pacific Telephone
	Millman Herman C	Pacific Telephone
	Molasky R	Pacific Telephone
	Norris M F	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Res	Pacific Telephone
	If No Answer Call	Pacific Telephone
	Simon H	Pacific Telephone
	Sobel Harry	Pacific Telephone
	Talpis Hurley R	Pacific Telephone
	Teicher Joseph D Mrs	Pacific Telephone
	Weiss Maurice	Pacific Telephone
	We Iss Mickey	Pacific Telephone
	Whitney Thos A	Pacific Telephone
	Albert Jacob S	Pacific Telephone
	Friedman Jerome	Pacific Telephone
	Girard Jack	Pacific Telephone
	Godt Albert	Pacific Telephone
	Guerrero Becky	Pacific Telephone
	Gilttman Abe Mrs	Pacific Telephone
	Guttman Bruce J atty	Pacific Telephone
	Hertzberg Harold J	Pacific Telephone
	Kane Irwin E	Pacific Telephone
	Kates Nathan	Pacific Telephone
	Klein Manuel	Pacific Telephone
	Levine Alvin A	Pacific Telephone
	Lyon E Phillip	Pacific Telephone
	Lyon Earl & Ruth	Pacific Telephone
	Lyon Eric	Pacific Telephone
1975	KING GERTRUDE	Pacific Telephone
	MOIASKY R	Pacific Telephone
	ALBERT JAEOBS	Pacific Telephone
	BAY SAM	Pacific Telephone
	BENJAMIN LARRY	Pacific Telephone
	DICK AL	Pacific Telephone
	ECKSTEIN NORMAN C	Pacific Telephone
	FRIEDMAN JEROME	Pacific Telephone
	GIRARD JACK	Pacific Telephone
	GLEN TOWERS APTO	Pacific Telephone
	GOLD JACK	Pacific Telephone
	GOODMAN PERLE MRS	Pacific Telephone
	GREEN JOE	Pacific Telephone
	GROSSMAN NICKI	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	GUTTMAN ABE MRS	Pacific Telephone
	HYMAN MAURICE	Pacific Telephone
	HYMAN MAURICE	Pacific Telephone
	JENSEN ROBT L	Pacific Telephone
	KANE IRWIN E	Pacific Telephone
	KLEIN MANUEL	Pacific Telephone
	LEFF IRVING	Pacific Telephone
	LEFF MICKEY	Pacific Telephone
	LEVINE ALVIN A	Pacific Telephone
	LUXENBERG LEON	Pacific Telephone
	LYON E PHILLIP	Pacific Telephone
	ME NABB JOHN	Pacific Telephone
	MILLMAN KEN	Pacific Telephone
	MORTON JAMES JIMMY	Pacific Telephone
	NORRIS M F	Pacific Telephone
	PASTOR JEROME ATTY	Pacific Telephone
	PATTIA OSCAR S MRS	Pacific Telephone
1965	EISENBERG JEANNE L	Pacific Telephone
	WAECHTER HELEN	Pacific Telephone
	WEILER MILLARD MRS	Pacific Telephone
	DUNITZ HARRY	Pacific Telephone
	ELSBACH JOHN P	Pacific Telephone
	EPSTEIN GEO	Pacific Telephone
	GOEMANS EDW M	Pacific Telephone
	LAVINE HARRY	Pacific Telephone
	LAVINE JOHN	Pacific Telephone
	LEDERMAN CHAS	Pacific Telephone
	LEDERMAN CHAS	Pacific Telephone
	LUXENBERG LEON	Pacific Telephone
	NANCE EARL MRS	Pacific Telephone
	SAVINAR HARRY	Pacific Telephone
	SCHENCK MARVIN	Pacific Telephone
	SHAFER SERENE B MRS	Pacific Telephone
	SHERIDAN HARRY T	Pacific Telephone
	SIEGEL MAX L	Pacific Telephone
	SINTON ARTHUR	Pacific Telephone
	NORRIS N F	Pacific Telephone
	LAIRD JOS R SR	Pacific Telephone

FINDINGS

Year	Uses	Source
1965	SINDLER BERNARD	Pacific Telephone
	SELVIN EDWIN MRS	Pacific Telephone
	ALPERT JOAN	Pacific Telephone
	ALPERT SANDY	Pacific Telephone
	BENJAMIN LARRY	Pacific Telephone
	CORNBLUM MALVINA	Pacific Telephone
	DICK JACK	Pacific Telephone
	WESTWOOD	Pacific Telephone
	PAPER DAVID	Pacific Telephone
	DOLSON L W	Pacific Telephone
	EDWARDS DUFFY	Pacific Telephone
	GOODMAN PERLE MRS	Pacific Telephone
	KETAY MORRIS	Pacific Telephone
	KETAY PAULINE	Pacific Telephone
	KING HAL	Pacific Telephone
	LEFF IRVING	Pacific Telephone
	LYON E PHILLIP	Pacific Telephone
	NORRIS M F	Pacific Telephone
	ROSENTHAL MACE M	Pacific Telephone
	SHAFFER SERENE B MVIRS	Pacific Telephone
	SIMON HELEN MRS	Pacific Telephone
	SWONETZ HARRY	Pacific Telephone
	TABAK LEWIS	Pacific Telephone
	TAPPER MALVINA MRS	Pacific Telephone
	VATZ JACK A MD	Pacific Telephone
	WEXLER DORINE	Pacific Telephone

1334 S BEVERLY DR

Year	Uses	Source
1965	PAULSON JOHN	Pacific Telephone
1958	ADAMS HAROLD G	Pacific Telephone

1336 S BEVERLY DR

Year	Uses	Source
1962	ROBINSON MORTON	Pacific Telephone
1958	LIEN LOIS	Pacific Telephone
	JENSON LOIS	Pacific Telephone
	REGAL MIGNON	Pacific Telephone
1954	GREENHOUSE LLOYD	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	ULRICH FRED	R. L. Polk & Co.

1338 S BEVERLY DR

Year	Uses	Source
1962	CROUT D H G	Pacific Telephone
1954	GICHTIN A L	R. L. Polk & Co.

1340 S BEVERLY DR

Year	Uses	Source
1991	BROOK EVE	Pacific Bell
	BRYANTP	Pacific Bell
	CROEN LAURA T	Pacific Bell
	GOULD ROBERT	Pacific Bell
	LEVINEJL	Pacific Bell
	LIBOTT RICHARD	Pacific Bell
	OLONDAVID	Pacific Bell
	REISFELD BERT &HILDEGARDE	Pacific Bell
	SHOPSCAPES	Pacific Bell
	SOLEYMANIYEHUDA	Pacific Bell
	STEMLICHT DAVID N	Pacific Bell
	Brook Eve	Pacific Bell
	Bryant P	Pacific Bell
	Croen Laura T	Pacific Bell
	Croes Frank& Kim SOUTH MONROVIA	Pacific Bell
	Gould Robert	Pacific Bell
	Levine JL	Pacific Bell
	Levine J & M CULVER CITY 3907070	Pacific Bell
	Libott Richard	Pacific Bell
	Olon David	Pacific Bell
	Olson David H LOS ANGELES 3954465	Pacific Bell
	Reisfeld Bert &Hildegarde	Pacific Bell
	Shopscapes	Pacific Bell
	Soleymani Yehuda	Pacific Bell
	Stemlicht David N	Pacific Bell
	Weintraub Abe	Pacific Bell
	Weintraub Ardeth PLAYA DEL REY 8234501	Pacific Bell
	Weintraub B E 4730653	Pacific Bell
	WEINTRAUB ABE	Pacific Bell

FINDINGS

Year	Uses	Source
1985	WEINTRAUB L	Pacific Bell
	WELSBARD JUNE	Pacific Bell
	BORRAY B	Pacific Bell
	FERRELL VICTOR R	Pacific Bell
	ANDERSEN TED	Pacific Bell
	ANDREWSMILLIN	Pacific Bell
	ARMANDA L	Pacific Bell
	BELONSKY MILLIN	Pacific Bell
	BLANK JOAN B	Pacific Bell
	BREIN DAVID A	Pacific Bell
	COLE J ROBT & SELMA	Pacific Bell
	CRAGHEAD LARRY	Pacific Bell
	GARSHOFSHY LAWRENCE	Pacific Bell
	GILBERT ROBT C	Pacific Bell
	GLEITMAN STEVE	Pacific Bell
	GOULD ROBT	Pacific Bell
	HABER GANR	Pacific Bell
	JELLEN MORRIS	Pacific Bell
	LABELLE CHAS T	Pacific Bell
	LIBOTT RICHARD	Pacific Bell
	MCDONOUGH M	Pacific Bell
	OBERG L J	Pacific Bell
	PYNE NEIL L	Pacific Bell
	REISFELD BERT & HILDEGARDE	Pacific Bell
	SOLEYMANI YEHUDA	Pacific Bell
	SPILKA GROUP THE	Pacific Bell
	TESTA RICHARD	Pacific Bell
	TORNQUIST L T	Pacific Bell
	WARSHAW MICHAEL	Pacific Bell
	WEINTRAUB ABE	Pacific Bell
1980	Armanda L	Pacific Telephone
	Block Joe	Pacific Telephone
	Brein David A	Pacific Telephone
	Caivert Michael	Pacific Telephone
	Castle Deborah	Pacific Telephone
	Gel Coo Irving	Pacific Telephone
	Gifford Thos	Pacific Telephone
	Gilbert Robt C	Pacific Telephone

FINDINGS

Year	*Uses*	*Source*
1980	Gordon Al G	Pacific Telephone
	Gould Robt	Pacific Telephone
	Greenclay Bee	Pacific Telephone
	Jdlien Morris	Pacific Telephone
	Keith Stephen	Pacific Telephone
	Libott Richard	Pacific Telephone
	Lihott Yaspan & Munldy attys.	Pacific Telephone
	Mc Roberts Jas	Pacific Telephone
	Panagiotis S	Pacific Telephone
	Shagrin Don	Pacific Telephone
	Shagrin Dorothy	Pacific Telephone
	Smith Fay M	Pacific Telephone
	Soleymani Yehuda	Pacific Telephone
	Stern Leonard	Pacific Telephone
	Tepper S	Pacific Telephone
	Tornqulst L T	Pacific Telephone
	Trazenfeld Herbert & Claire	Pacific Telephone
	Trazzare S	Pacific Telephone
	Veltman R	Pacific Telephone
1975	MCDANNOLD JOS H	Pacific Telephone
	GLENRIDGE CONDOMINIUMS	Pacific Telephone
	NAFTAL MELVIN	Pacific Telephone
	BERCUTT MAX M	Pacific Telephone
	BIALIS LEO	Pacific Telephone
	BRALNIN N B	Pacific Telephone
	CLARK WM L	Pacific Telephone
	COHEN D	Pacific Telephone
	GUSHING S D	Pacific Telephone
	DALVA CLARA	Pacific Telephone
	EATON P	Pacific Telephone
	FLAMM ALBERT	Pacific Telephone
	GEIGER LISAVON MANDEL	Pacific Telephone
	GELLERT IRVING	Pacific Telephone
	GROSSMAN R N	Pacific Telephone
	HACKETT K	Pacific Telephone
	HOLTZ E	Pacific Telephone
	INADOMI ROBT	Pacific Telephone
	JELIEN MORRIS	Pacific Telephone

Year	Uses	Source
1975	JULESJAY	Pacific Telephone
	KAUFMAN SIMON A	Pacific Telephone
	LEVIN IRVING J	Pacific Telephone
	LOGAN CAROLE	Pacific Telephone
	NADEAU WM L	Pacific Telephone
	PAULL SAM	Pacific Telephone
1965	KRAFT NELDA MRS	Pacific Telephone
1962	STERNBERG ULRNCH MD	Pacific Telephone
1958	GOLDHAND JERRY	Pacific Telephone

1342 S BEVERLY DR

Year	Uses	Source
1965	MORGAN CHRIS	Pacific Telephone
1962	LEVINSON ROSE W MRS	Pacific Telephone
	MARX SEYMOUR S	Pacific Telephone
	NEWELL JOHN	Pacific Telephone
1958	WARSHAWSKY ERWIN H	Pacific Telephone
1954	MACE JEANNE MISS	R. L. Polk & Co.

1344 S BEVERLY DR

Year	Uses	Source
1958	LAW J K	Pacific Telephone

1345 S BEVERLY DR

Year	Uses	Source
1991	Barger J	Pacific Bell
	Donoff Heather	Pacific Bell
	DOnofrio Dawn E 5592021	Pacific Bell
	Kottwitz Lisa	Pacific Bell
	KOTTWITZ LISA	Pacific Bell
	BARGERJ	Pacific Bell
	PURIE CHRIS	Pacific Bell
	PURLE CHRIS SON	Pacific Bell
1980	Everson T	Pacific Telephone
	Krusi Alan	Pacific Telephone
	Touchstone Jonas S	Pacific Telephone
	Ian Overdikk Robt	Pacific Telephone
1975	AEBI ANDREAS	Pacific Telephone
	BESTWAYS INTERNATL IMPORTS	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	FOSTER A M	Pacific Telephone
	HALPERN PAUL	Pacific Telephone
	HLRSCHMANN RUDOLF	Pacific Telephone
1965	GRANT DONALD W	Pacific Telephone
	HOFFMAN RITA	Pacific Telephone
	HUMBLE WM K	Pacific Telephone
	SUAREZ MANUEL	Pacific Telephone
	LATKER MAURY	Pacific Telephone
	NODEN S BOYD	Pacific Telephone
	SLOHM ADELINE	Pacific Telephone
	SPENCER ARTHUR	Pacific Telephone
	TOUCHSTONE JONAS S	Pacific Telephone
	BOLLINGER JOHN E WEST LOS ANGELES	Pacific Telephone
1962	LEHNE RUTH WEST LOS ANGELES -	Pacific Telephone
	POLASKI ATTHUR	Pacific Telephone
1958	POLASKI ARTHUR	Pacific Telephone
	CUMMINS OSCAR RICHARD	Pacific Telephone
	GROSSMAN JIM	Pacific Telephone
	STONE JOHN	Pacific Telephone
1954	SCHWARTZ SAMI D	R. L. Polk & Co.

1348 S BEVERLY DR

Year	Uses	Source
1958	FELLDMAN EDR W MRS	Pacific Telephone
1954	FELLDMAN EDW MRS	R. L. Polk & Co.

1350 S BEVERLY DR

Year	Uses	Source
1965	JARNAGIN RUTH C	Pacific Telephone
1962	DEVEI JOS	Pacific Telephone
1954	ANGUS MALEEL MRS CHR SCI PR	R. L. Polk & Co.

1352 S BEVERLY DR

Year	Uses	Source
1962	HOLMAN FANNIE ROBINSON MRS CHR SCI PR	Pacific Telephone
1958	MCAUSLAND A MISS	Pacific Telephone
	HOLMAN FANNIE ROBINSON IVIRS CHR SCI PI	Pacific Telephone

FINDINGS

Year	Uses	Source
1954	HOLMAN FANNIE ROBINSON MRS CHR SCI PR	R. L. Polk & Co.

1354 S BEVERLY DR

Year	Uses	Source
1962	BULGER CADDIE P MRS	Pacific Telephone

1356 S BEVERLY DR

Year	Uses	Source
1965	FOX G HI	Pacific Telephone

1357 S BEVERLY DR

Year	Uses	Source
1975	KARDOS LESLIE	Pacific Telephone
1965	KARDOS LESLIE	Pacific Telephone
1962	(ARDOS LESLIE	Pacific Telephone

1358 S BEVERLY DR

Year	Uses	Source
1954	SEMLER NORMAN N	R. L. Polk & Co.

1359 S BEVERLY DR

Year	Uses	Source
1991	HALL SHAWN	Pacific Bell
	SANDERS LIDDANE	Pacific Bell
	Sanders M	Pacific Bell
	Sanders M SANTA MONICA 3995330	Pacific Bell
	Sanders Liddane	Pacific Bell
	Sanders Lori	Pacific Bell
	Sanders M 2026901	Pacific Bell
	Hall Shawn	Pacific Bell
1985	BREITMAN C	Pacific Bell
1980	Mc Adams Nancy	Pacific Telephone
	Rosenberg N & J	Pacific Telephone
1975	BAGLEY ROBT	Pacific Telephone
	HURWITZ MICHAEL	Pacific Telephone
1965	SABA CATHERINE	Pacific Telephone
	PRINGLE SHARON MVCLAGLEN	Pacific Telephone
	SABA BARBARA	Pacific Telephone

FINDINGS

1360 S BEVERLY DR

Year	Uses	Source
1991	TALILI MAHIN	Pacific Bell
	talili Mahin	Pacific Bell
	Ohalil R WESTLOS ANGELES 4714487	Pacific Bell
	Khalili Poopack 8597185	Pacific Bell
	Kha Bl BNoloofa	Pacific Bell
	Khalili Niloofar LOS ANGELES	Pacific Bell
	Khali Nasser & Roza 5508287	Pacific Bell
1985	JAVAHERI YEDIA	Pacific Bell
	HAKIMI VIDA	Pacific Bell
	CARDONE DANTE	Pacific Bell
1958	FEINBERG PHILIP COL	Pacific Telephone
1954	TURNAGE TERRY	R. L. Polk & Co.
	LEVY ADOLPH H	R. L. Polk & Co.

1361 S BEVERLY DR

Year	Uses	Source
1991	Byrnes Joseph	Pacific Bell
1985	HERDING TERESA	Pacific Bell
	CERA BARRY	Pacific Bell
1980	Schreger Chas	Pacific Telephone
	Hardlng Kruse P	Pacific Telephone
1975	MANNERS LAWRENCE	Pacific Telephone
	DANN LARRY	Pacific Telephone
1965	RICHTER MARGARET F	Pacific Telephone
	SMITH FRANK	Pacific Telephone
	WILLOUGHBY EARLE S	Pacific Telephone
1962	MAR VISTACCAUSLAND WM	Pacific Telephone

1362 S BEVERLY DR

Year	Uses	Source
1975	KOFSKY IRA	Pacific Telephone

1364 S BEVERLY DR

Year	Uses	Source
1965	MAKZOUME V C	Pacific Telephone
1962	VINER MORT	Pacific Telephone

FINDINGS

1366 S BEVERLY DR

Year	Uses	Source
1991	WALLBERT M H	Pacific Bell
	Wallbert M H	Pacific Bell
1985	WALLBERT M H	Pacific Bell
1980	Wallbert M H	Pacific Telephone
1965	WAILBERT ROBIN	Pacific Telephone
	WALLBERT M H	Pacific Telephone
1962	LEESON H L MRS	Pacific Telephone
	LEESON JO ANNE	Pacific Telephone
1958	CLORFENE IRWIN B	Pacific Telephone
1954	NEWMARK JILL	R. L. Polk & Co.
	NEWMARK RICHARD R MRS	R. L. Polk & Co.

1368 S BEVERLY DR

Year	Uses	Source
1985	HESSLEIN DOE	Pacific Bell
1980	Hessler Don	Pacific Telephone
	Hesslein Joe	Pacific Telephone
1975	HESSLEIN JOE	Pacific Telephone
1965	HESSLEIN JOE	Pacific Telephone
1962	DAVIS PHIL	Pacific Telephone
1958	KRAMER MIELVIN	Pacific Telephone
1954	KRAMER MVELVIN	R. L. Polk & Co.

1370 S BEVERLY DR

Year	Uses	Source
1991	Baaheri Bahram	Pacific Bell
	a h ri D	Pacific Bell
	BAAHERI BAHRAM	Pacific Bell
1985	JAVAHERI BAHRAM	Pacific Bell
1965	FINNEGAN ROLST	Pacific Telephone
1962	FINNEGAN ROBT	Pacific Telephone
1954	DONOHUE D J	R. L. Polk & Co.

1371 S BEVERLY DR

Year	Uses	Source
1991	Bemle Al	Pacific Bell
	Blond R	Pacific Bell
	Copeland A	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Emanuel Jack	Pacific Bell
	Emanuel Jack J & Parivash WESTWOOD 4745672	Pacific Bell
	Emanuel Joel WESTLOS ANGELES	Pacific Bell
	Emanuel M 4722143	Pacific Bell
	Emanuel M LOS ANGELES 4787006	Pacific Bell
	Emanuel N 2774932	Pacific Bell
	Enayati Behrouz	Pacific Bell
	Hallfeld P J	Pacific Bell
	Me Dermott Rodney	Pacific Bell
	Mc Dermott Ross C 8360703	Pacific Bell
	Mc Dermnnott Shelley SANTA MONICA 8292948	Pacific Bell
	Nassi Rahmatollah Dr	Pacific Bell
	Pintel Martha & Joshua	Pacific Bell
	BEMLEAL	Pacific Bell
	BLOND R	Pacific Bell
	COPELAND A	Pacific Bell
	EMANUEL JACK	Pacific Bell
	ENAYATI BEHROUZ	Pacific Bell
	Price Alfred B	Pacific Bell
	Rapp S	Pacific Bell
	Rapp Victoria MARINA DEL REY 3906862	Pacific Bell
	Rapp Wendy LOS ANGELES	Pacific Bell
	Rappal M SANTA MONICA 992427	Pacific Bell
	Rappa JM SANTA MONICA 3992427	Pacific Bell
	Skolnick Mike	Pacific Bell
	Skolnick Paul & Corie TOPANGA	Pacific Bell
	HALLFELD P J	Pacific Bell
	ME DERMOTT RODNEY	Pacific Bell
	NASSI RAHMATOLLAHDR	Pacific Bell
	PINTEL MARTHA & JOSHUA	Pacific Bell
	PRICE ALFRED B	Pacific Bell
	RAPPS	Pacific Bell
	SKOLNICKMIKE	Pacific Bell
	WATERS DAVID	Pacific Bell
1985	HEIDHUES A ROBT	Pacific Bell
	FREEMAN M CWESTWOOD	Pacific Bell
	PRICE ALFRED BWESTWOOD	Pacific Bell

FINDINGS

Year	Uses	Source
1985	BACON DEAN W	Pacific Bell
	BEMIE AL	Pacific Bell
	BLOND R	Pacific Bell
	CLARK L R	Pacific Bell
	COPEAND A	Pacific Bell
	FRIED E	Pacific Bell
	HALLFELD P J	Pacific Bell
	KELLY JOS P	Pacific Bell
	KLIPSTEIN IRWIN	Pacific Bell
	LEVIN DOUGLAS	Pacific Bell
	LEWIS SAMMY	Pacific Bell
	LOPEZ SUSANA B	Pacific Bell
	MOSSAWIR HARVE H JR	Pacific Bell
	ONEILL ROBT J	Pacific Bell
	SIMON LESTER	Pacific Bell
	WEISSMAN JACQUES	Pacific Bell
	WEISSMAN LAWRENCE	Pacific Bell
1980	Heidhuns A Robt	Pacific Telephone
	Arden Harry W & Lee	Pacific Telephone
	Blond R	Pacific Telephone
	Fried E	Pacific Telephone
	Katz Nathan	Pacific Telephone
	Kelly Jos P	Pacific Telephone
	Kelly K	Pacific Telephone
	Klipsatern Irwin	Pacific Telephone
	Lewis Sammy	Pacific Telephone
	Lewis Sandi	Pacific Telephone
	Mendelson C R	Pacific Telephone
	Soldinger Steve & Cookie	Pacific Telephone
	Weintraub Abe	Pacific Telephone
1975	DAVIDMANN A	Pacific Telephone
	BLOND R	Pacific Telephone
	BLOND R	Pacific Telephone
	ESSIG JERRY	Pacific Telephone
	FRIED E	Pacific Telephone
	GANUTIN MARY MRS	Pacific Telephone
	GANULIN MARY MRS	Pacific Telephone
	GOTTDANK LEON	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	HEIDHUES A ROBT	Pacific Telephone
	GREEN WALTER T	Pacific Telephone
	HOCHIMAN ALEX E	Pacific Telephone
	KAPLAN ELLEN	Pacific Telephone
	KASLER WM J	Pacific Telephone
	KLIPSTEIN IRWIN	Pacific Telephone
	LANDIS SIDNEY	Pacific Telephone
	LANDIS SIDNEY	Pacific Telephone
	POPKIN HAP	Pacific Telephone
1965	FRISHMAN IVIRNG NI	Pacific Telephone
	COOPER BERNIE	Pacific Telephone
	COOPER STEPHEN	Pacific Telephone
	ESSIG JERRY	Pacific Telephone
	BANULIN MARY MRS	Pacific Telephone
	BANULIN MARY MRS	Pacific Telephone
	HOCHMAN ALEX E	Pacific Telephone
	ISCOVETZ HAROLD MRS	Pacific Telephone
	ISCOVETZ LINDA	Pacific Telephone
	KARCHMER ELEANOR	Pacific Telephone
	LANDIS SIDNEY	Pacific Telephone
	LANDIS SIDNEY	Pacific Telephone
	SAVARESE SOL	Pacific Telephone
	TELSON I	Pacific Telephone
	TIBER YOSEF L MD	Pacific Telephone
	COHN SIDNEY M	Pacific Telephone
	GOLDSON J MRS	Pacific Telephone
	KLIPSTEIN IRWIN	Pacific Telephone
	NATER HERMAN R MRS	Pacific Telephone
	STURZA ELYSE	Pacific Telephone
	STURZA HAROLD	Pacific Telephone
	WHITE DAVID	Pacific Telephone
1962	WHITE DAVID	Pacific Telephone

1372 S BEVERLY DR

Year	Uses	Source
1991	Glaser Chas Mrs	Pacific Bell
	GLASER CHAS MRS	Pacific Bell
	Glaser D R 2771925	Pacific Bell
1985	GLASER CHAS MRS	Pacific Bell

FINDINGS

Year	Uses	Source
1980	Glaser Chas Mrs	Pacific Telephone
1975	GLASER CHAS MRS	Pacific Telephone
1965	LOS ANGELES	Pacific Telephone
	LOS ANGELES	Pacific Telephone
1962	GLASER CHARLES	Pacific Telephone
1954	GLASER CHARLES	R. L. Polk & Co.

1374 S BEVERLY DR

Year	Uses	Source
1980	Brady D P	Pacific Telephone
1975	BRADY D F	Pacific Telephone
1965	HELLMAN LOUIS B	Pacific Telephone
1962	LELLMAN LOUIS B	Pacific Telephone
1958	HELLMAN LOUIS B	Pacific Telephone
1954	HELIMAN LOUIS B	R. L. Polk & Co.

1375 S BEVERLY DR

Year	Uses	Source
1965	KING HOWARD C	Pacific Telephone

1376 S BEVERLY DR

Year	Uses	Source
1991	HALLLAPRELE	Pacific Bell
	Hall La Prele	Pacific Bell
1985	HALL LA PRELE	Pacific Bell
1980	Hall La Prele	Pacific Telephone
1975	HALL LA PRELE	Pacific Telephone
1965	HALL LA PRELE	Pacific Telephone
1958	HALL LEE C	Pacific Telephone
1954	HALL LEE C	R. L. Polk & Co.

1377 S BEVERLY DR

Year	Uses	Source
1991	BERMAN M	Pacific Bell
	DOUEKMAURICE	Pacific Bell
	FLAXMAN L R	Pacific Bell
	GDTERTLRVING	Pacific Bell
	POLON D	Pacific Bell
	ROSEN A	Pacific Bell
	SAUNDERS L R	Pacific Bell

FINDINGS

Year	Uses	Source
1991	SCHIFFMANMORRISE	Pacific Bell
	SUGAITAKESHI	Pacific Bell
	WESTOVER EARL R	Pacific Bell
	WOLF CY	Pacific Bell
	BEN AMIN MARIANNE WESTWOOD	Pacific Bell
	FRIEDN WESTWOOD	Pacific Bell
	GOLDEN B WESTWOOD	Pacific Bell
	HAMADANI NASSER K WESTWOOD	Pacific Bell
	JAVIDJAMILEH WESTWOOD	Pacific Bell
	PROCTOR V	Pacific Bell
	SOKLLN GEO	Pacific Bell
	Berman M	Pacific Bell
	Douek Maurice	Pacific Bell
	Flaxman L R	Pacific Bell
	Flaxman S 8392078	Pacific Bell
	Flaxman S H S 3951084	Pacific Bell
	Gdtertlrving	Pacific Bell
	Polon D	Pacific Bell
	Proctor V	Pacific Bell
	Rosen A	Pacific Bell
	Saunders L R	Pacific Bell
	Saunders La Vance SANTA MONICA	Pacific Bell
	Schiffman Morris E	Pacific Bell
	Soklln Geo	Pacific Bell
	Sugai Takeshi	Pacific Bell
	Westover Earl R	Pacific Bell
	Wolf Cy	Pacific Bell
	Wolf D 4711619	Pacific Bell
	Wolf D WESTLOS ANGELES 4744933	Pacific Bell
1985	GOLDEN BWESTWOOD	Pacific Bell
	KAUFFMAN LOUISWESTWOOD	Pacific Bell
	MEYER LILLIAN HWESTWOOD	Pacific Bell
	BEN AMTN MARIANNE	Pacific Bell
	BERMAN M	Pacific Bell
	FLAXMAN L R	Pacific Bell
	GLASS GERTRUDE	Pacific Bell
	GOLD DON	Pacific Bell
	GOLDIE R	Pacific Bell

FINDINGS

Year	Uses	Source
1985	KASH H	Pacific Bell
	KATZ F	Pacific Bell
	KERN STGMUND	Pacific Bell
	KRIEGER ISIDORE	Pacific Bell
	KRONHELM M	Pacific Bell
	MICHAELSON LESTER R	Pacific Bell
	POLON D	Pacific Bell
	PROCTOR V	Pacific Bell
	ROSEN A	Pacific Bell
	SAUNDERS L R	Pacific Bell
	SCHIFFMAN MORRIS E	Pacific Bell
	WEBER JERRY	Pacific Bell
	WOLF C Y	Pacific Bell
	STECKLER CY & LISA	Pacific Bell
	STEIN SAM M	Pacific Bell
	SELDIN S R	Pacific Bell
	SIEGEL DAVID A & ROSE	Pacific Bell
	SINDER JACK	Pacific Bell
1980	Fraser Douglas	Pacific Telephone
	Glass Gertrude	Pacific Telephone
	Gold Don	Pacific Telephone
	Goldie R	Pacific Telephone
	Gunn R L & Gretchen	Pacific Telephone
	Kauffman Louis	Pacific Telephone
	Kelley LW	Pacific Telephone
	Kern Gertrude	Pacific Telephone
	Kern SIgmund	Pacific Telephone
	Krieqer Isidore	Pacific Telephone
	Mann E	Pacific Telephone
	Me Crum Sidney E	Pacific Telephone
	Michaelson L	Pacific Telephone
	Michaelson Lester R	Pacific Telephone
	Polon D	Pacific Telephone
	Proctor V	Pacific Telephone
	Rock L C	Pacific Telephone
	Rock P	Pacific Telephone
	Rosen A	Pacific Telephone
	Saunders L R	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Siegel David A & Rose	Pacific Telephone
	Stein Sam M	Pacific Telephone
	Walker A	Pacific Telephone
	Weber Jerry	Pacific Telephone
	Wellington Rose J	Pacific Telephone
	Benjamin Marianne	Pacific Telephone
	Berman M	Pacific Telephone
	Epstein E	Pacific Telephone
	Flaxnian L R	Pacific Telephone
1975	ME CRUM SIDNEY E	Pacific Telephone
	POLON I	Pacific Telephone
	ANDREWS ADELAIDE LEE	Pacific Telephone
	BENJAMIN MARIANNE	Pacific Telephone
	BERMAN M	Pacific Telephone
	BEYDA S J	Pacific Telephone
	BIALER IRVING	Pacific Telephone
	EDELSTEIN LEO	Pacific Telephone
	ELSEN SAMI	Pacific Telephone
	FELDMAN A I	Pacific Telephone
	KATZ F	Pacific Telephone
	KAUFFMAN LOUIS	Pacific Telephone
	KELLEY LW	Pacific Telephone
	KERN GERTRUDE	Pacific Telephone
	KERN SIGMUND	Pacific Telephone
	KRIEGER ISIDORE	Pacific Telephone
	MALARIN LAWRENCE F	Pacific Telephone
	MANN E	Pacific Telephone
1965	IMLACLFND GORDON	Pacific Telephone

1380 S BEVERLY DR

Year	Uses	Source
1981	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Telephone

1400 S BEVERLY DR

Year	Uses	Source
1958	VAN BUREN WINIFRED	Pacific Telephone
	VAN BUREN DAVID T L MRS	Pacific Telephone
	JONES MATTISON B MRS	Pacific Telephone

FINDINGS

1401 S BEVERLY DR

Year	Uses	Source
1965	COMMINS HARRY L	Pacific Telephone
1962	COMMINS HARRY L	Pacific Telephone

1402 S BEVERLY DR

Year	Uses	Source
1958	ZUCKER STANFORD	Pacific Telephone
1954	ZUCKER STANFORD	R. L. Polk & Co.

1403 S BEVERLY DR

Year	Uses	Source
1991	ABOUAF FORTUNEE	Pacific Bell
	Abouaf Henry MARINA DEL REY 5787031	Pacific Bell
	Abouaf Fortunee	Pacific Bell
1985	ABOUAF FORTUNEE	Pacific Bell
1975	GOMES CLARA	Pacific Telephone

1407 S BEVERLY DR

Year	Uses	Source
1980	Kanzelberger Michael	Pacific Telephone

1408 S BEVERLY DR

Year	Uses	Source
1991	Solomon Ruth	Pacific Bell
	SOLOMON RUTH	Pacific Bell
	BAUDAUX MONIQUE	Pacific Bell
	Baudaux Monique	Pacific Bell
	Bauder S SANTA MONICA 3928184	Pacific Bell
1985	BAUDAUX MONIQUE	Pacific Bell
	VONARX MARC	Pacific Bell
	SONNENFELD HANS MD	Pacific Bell
	ROSENTHAI STUART	Pacific Bell
	MUHLENKAMP RENEE	Pacific Bell
	CRAWFORD JANET A	Pacific Bell
	CLARK M	Pacific Bell
1980	Thatchek E V	Pacific Telephone
	Stewart Cary	Pacific Telephone
	Stewart Carrie & Mellssa	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Brown Debbee	Pacific Telephone
	Clark M	Pacific Telephone
	Rosenthal Stuart	Pacific Telephone
	Shenson Rich	Pacific Telephone
	Sonnenfeld Hans MD	Pacific Telephone
	Stewart Carolyn	Pacific Telephone
1975	BECKER DOROTHY	Pacific Telephone
	FLIEDNERJ	Pacific Telephone
	MICHAELS ROHT S	Pacific Telephone
	ABRAHAM STANLEY C	Pacific Telephone
1965	MARTIN BEATRICE	Pacific Telephone
	BECKER DOROTHY	Pacific Telephone
	STEBBINGS JUAN	Pacific Telephone
	WORONOFF BEATRICE	Pacific Telephone
	WORONOFF MORRIS	Pacific Telephone
1962	BECKER DOROTHY LOS ANGELES	Pacific Telephone
	SHANK RICHARD	Pacific Telephone
	SIEGEL AARON M MRS	Pacific Telephone
1958	SIEGEL AARON M MRS	Pacific Telephone
	SCHULMAN VERLA	Pacific Telephone
	HAUSMAN EARL R	Pacific Telephone
	KLIPSTEIN IRWIN	Pacific Telephone
	SHANK RICHARD	Pacific Telephone
	SPENCER ROBT D	Pacific Telephone

1409 S BEVERLY DR

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	JOHNSON Nick	Haines & Company
1980	Askern David	Pacific Telephone
	Dray Alice L	Pacific Telephone
1975	DERIN MOLLIE	Pacific Telephone
	DRAY ALICE L	Pacific Telephone
1965	NEWHOUSE DAVID	Pacific Telephone
1962	HAFELL CACILIA C	Pacific Telephone
1958	HAFELI CACILIA IC	Pacific Telephone
1954	LOHR FRANCIS J	R. L. Polk & Co.

FINDINGS

1410 S BEVERLY DR

Year	Uses	Source
2000	XXXX	Haines & Company

1411 S BEVERLY DR

Year	Uses	Source
1980	Yoder Lew	Pacific Telephone
	Stack Linda	Pacific Telephone
1970	GLOBUS JIM	Pacific Telephone
1965	KILDEBY JOHN	Pacific Telephone
	ALARJD LJ	Pacific Telephone
1962	ANDERSON SIV	Pacific Telephone
1958	SLAYTON TANYA	Pacific Telephone
1954	BRENNER MILDRED LEE R	R. L. Polk & Co.

1413 S BEVERLY DR

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	XXXX	Haines & Company
1991	Sumimura Minoru	Pacific Bell
1985	ESCHER J A	Pacific Bell
1980	Sumimura Minoru	Pacific Telephone
	Smith Thaddeus	Pacific Telephone
1970	KITAY J L	Pacific Telephone
1965	SCHAEUBLA RUTH C	Pacific Telephone
	HOFFMEYER T C	Pacific Telephone
1958	DINWOODEY SHERWOOD L	Pacific Telephone

1414 S BEVERLY DR

Year	Uses	Source
2006	DIAMONDS FOR	Haines Co., Inc.
	STARS BY ASTRIK	Haines Co., Inc.
	JEWELRYDESIGNS	Haines Co., Inc.
	BY ASTRIK	Haines Co., Inc.
	SWANSON Roberta	Haines Co., Inc.
	SWANSON Roberta	Haines Co., Inc.
2000	ELI Paul	Haines & Company
	SWANSON Roberta	Haines & Company
	SWANSON Roberta	Haines & Company
	BEVERLY DR S 9035 CONT	Haines & Company

FINDINGS

Year	Uses	Source
2000	WASSER Harry	Haines & Company
1991	Asimnow Morris	Pacific Bell
	ASIMNOW MORRIS	Pacific Bell
	Sher John	Pacific Bell
1985	LEAFMAN BEATRICE MRS	Pacific Bell
	LUBOCKI RACHEL	Pacific Bell
	ASIMOW MORRIS	Pacific Bell
1980	Leafmpn Beatrice Mrs	Pacific Telephone
	Leagons J D	Pacific Telephone
	Rosenstein I	Pacific Telephone
	Rosenstein IJ	Pacific Telephone
	Steinmann R	Pacific Telephone
	Szlark Natan	Pacific Telephone
	Aslmow Morris	Pacific Telephone
	Parr Harvey	Pacific Telephone
	Farr Harvey A	Pacific Telephone
1975	LEAFMAN BEATRICE MRS	Pacific Telephone
	ASIMOW MORRIS	Pacific Telephone
1970	FRADIN SALLY	Pacific Telephone
	LEAFIMAN BEATRICE MRS	Pacific Telephone
	ROSENBERG B L	Pacific Telephone
	STEINMANN R	Pacific Telephone
1965	TSIMOW MORRIS	Pacific Telephone
	CHRISTIANSEN J L	Pacific Telephone
	ENENBERG BENJ JR	Pacific Telephone
	LEFT BELLE	Pacific Telephone
	LOANERR IDA	Pacific Telephone
	ROSENBERG BEATRICE MRS	Pacific Telephone
1962	ILUMENTHAL ABRAHAM	Pacific Telephone
	REZNICLS GRACE MRS	Pacific Telephone
	Blumenthal Abraham	Pacific Telephone
	ENENBERG BENJ JR	Pacific Telephone
1958	ENENBERG BENJ JR	Pacific Telephone
	MIEREANU ABRAHAM	Pacific Telephone
	REZNICDL GRACE MRS	Pacific Telephone
	WEISMAN PHILIP	Pacific Telephone
1954	BART ARTHUR E	R. L. Polk & Co.
	BART JOS	R. L. Polk & Co.

FINDINGS

Year	Uses	Source
1954	EPSTEIN SARAH MRS	R. L. Polk & Co.
	LICKERANNA MRS	R. L. Polk & Co.
	SEITZMAN ALBERT	R. L. Polk & Co.

1415 S BEVERLY DR

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	WIENER Neil	Haines & Company
1991	WIENER NEIL	Pacific Bell
	Wiener R 2718773	Pacific Bell
	Wiener Nicole SANTA MONICA	Pacific Bell
	Wiener Neil	Pacific Bell
1985	WIENER NEIL	Pacific Bell
1980	Wiener Neil	Pacific Telephone
1975	ARDARY BETTY	Pacific Telephone
1965	WOLF DONALD	Pacific Telephone
	WIENER NEIL	Pacific Telephone
1954	DOIWOODEY SHERWOOD L R	R. L. Polk & Co.

1416 S BEVERLY DR

Year	Uses	Source
2006	HAKIMI Michael	Haines Co., Inc.
2000	1/2 RUBENS Jack	Haines & Company
1991	Mc Cleary Tom	Pacific Bell
	Groner Jerald N	Pacific Bell
1985	SCHOBER CHAS F	Pacific Bell
1980	Schober Chas F	Pacific Telephone
1970	SCHOBER CHAS F	Pacific Telephone
1965	LEVINE BERTHA B MRS	Pacific Telephone
1962	LEVINE BERTHA B	Pacific Telephone
1958	COHEN HARRY	Pacific Telephone
1954	BOSOKEN B R	R. L. Polk & Co.

1417 S BEVERLY DR

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	XXXX	Haines & Company
1991	Slagel Eric WESTLOS ANGELES 3120252	Pacific Bell
	Slafsky Toby	Pacific Bell

FINDINGS

Year	Uses	Source
1991	SLAFSKY TOBY	Pacific Bell
1985	SLAFSKYTOBY	Pacific Bell
1980	Sawith M E	Pacific Telephone
	Bir Thos	Pacific Telephone
	Biram B	Pacific Telephone
1975	CHRYSLER F	Pacific Telephone
	NUSSBAUM N	Pacific Telephone
1958	LARGOLIS EVELYN	Pacific Telephone
1954	PLATT PAUL	R. L. Polk & Co.

1418 S BEVERLY DR

Year	Uses	Source
2006	o LITMANSamantha W	Haines Co., Inc.
2000	LITMAN Samantha W	Haines & Company
1985	DRABIN S	Pacific Bell
1980	Drabn S	Pacific Telephone
1975	DRABIN S	Pacific Telephone
	PESICH ANDY A	Pacific Telephone
1970	SCHAFFER ESTELLE A	Pacific Telephone
1965	SINMON ANN	Pacific Telephone
1962	SIMON ANN	Pacific Telephone
1958	KRITZER ARTHUR H	Pacific Telephone
1954	OSTER K H	R. L. Polk & Co.
	ROGERS SAUL	R. L. Polk & Co.

1419 S BEVERLY DR

Year	Uses	Source
2008	SHALOM DAY CARE & PRE SCHOOL	Cole Information Services
	AAZ CONSTRUCTION	Cole Information Services
2006	AAR	Haines Co., Inc.
	CONSTRUCTION	Haines Co., Inc.
2000	EZRAN Eliahu	Haines & Company
	SHALOM HEBREW ACDMY	Haines & Company
1991	Kashani Shimon	Pacific Bell
	Shalom Hebrew Academy	Pacific Bell
	KASHANI SHIMON	Pacific Bell
	SHALOM HEBREW ACADEMY	Pacific Bell
1985	EZRAN ELIAHU SHALOM	Pacific Bell
	EZRAN SHALOM	Pacific Bell

FINDINGS

Year	Uses	Source
1980	Erran Eliahu Shalom	Pacific Telephone
1965	HENTELL LILLIAN	Pacific Telephone
1962	HENTELL FREDYCE	Pacific Telephone
	HENTELL LILLIAN	Pacific Telephone
	HENTELL MARC A	Pacific Telephone
1958	VITELLO CHAS	Pacific Telephone
1954	CLAYPOOL HOWARD	R. L. Polk & Co.

1420 S BEVERLY DR

Year	Uses	Source
1954	FLEMING CLARENCE E	R. L. Polk & Co.

1421 S BEVERLY DR

Year	Uses	Source
1975	MINSKY FRED A	Pacific Telephone
	MINSKY LEIBA	Pacific Telephone
	CARLSON D B	Pacific Telephone
1965	FISHMAN PETER	Pacific Telephone
1962	FISHMAN PETER	Pacific Telephone
1958	FISHMAN PETER	Pacific Telephone
	BARRISH HARRY	Pacific Telephone

1423 S BEVERLY DR

Year	Uses	Source
1991	Behnam Kamran	Pacific Bell
	BEHNAM KAMRAN	Pacific Bell
1965	HERNIANN THERESA	Pacific Telephone
1962	DU CHARME RUDOLPH WESTWOOD	Pacific Telephone

1427 S BEVERLY DR

Year	Uses	Source
1980	Taylor E	Pacific Telephone
1965	SISSON YVONNE	Pacific Telephone
1954	FINKEL JOS H	R. L. Polk & Co.

1142D S BEVERLY DR

Year	Uses	Source
1958	SHINNERS TIMOTHY J	Pacific Telephone

FINDINGS

1150C S BEVERLY DR

Year	Uses	Source
1962	WESTWOOD BONDED ESCROW CO	Pacific Telephone
	WILK INVESTMENT CO	Pacific Telephone

1336A S BEVERLY DR

Year	Uses	Source
1965	CHAMPLAIN J K	Pacific Telephone

1336D S BEVERLY DR

Year	Uses	Source
1954	KANE IRVONE	R. L. Polk & Co.

1342B S BEVERLY DR

Year	Uses	Source
1962	BUTLER NICHAELLOS ANGELES	Pacific Telephone
	STEILER SAUL	Pacific Telephone

1264 1/2 S BEVERLY DR

Year	Uses	Source
1965	GARFIELD GIL	Pacific Telephone
1958	GRAVES JOHN MRS	Pacific Telephone

1268 1/2 S BEVERLY DR

Year	Uses	Source
1965	HILTSON DIANA B MRS	Pacific Telephone
	BOURBON DIANA	Pacific Telephone
1954	MALTZMAN MAC	R. L. Polk & Co.

1270 1/2 S BEVERLY DR

Year	Uses	Source
1975	MURPHY MICHAEL R	Pacific Telephone
1965	DAVIDSON GORDON	Pacific Telephone

1274 1/2 S BEVERLY DR

Year	Uses	Source
1962	CANTILLON MICHAEL LOS ANGELES	Pacific Telephone

1330 1/2 S BEVERLY DR

Year	Uses	Source
1965	ABESON BETTE MISS	Pacific Telephone
1954	CAREY JOE MII	R. L. Polk & Co.

FINDINGS

1350 1/2 S BEVERLY DR

Year	Uses	Source
1965	FELLDMAN EDW MRS	Pacific Telephone
1954	KENNER ARTHUR J	R. L. Polk & Co.

1409 1/2 S BEVERLY DR

Year	Uses	Source
1958	ZIGLCR GENE I	Pacific Telephone

1411 1/2 S BEVERLY DR

Year	Uses	Source
1975	BARBOUR YNLEZ	Pacific Telephone
1958	COLLINS JULIUS	Pacific Telephone

1413 1/2 S BEVERLY DR

Year	Uses	Source
1991	SUMIMURA MINORU	Pacific Bell
1970	SUMIMURA MIINORU	Pacific Telephone
1962	ONEIL HELEN J MRS	Pacific Telephone
1958	ONEIL HELEN J MRS	Pacific Telephone

1414 1/2 S BEVERLY DR

Year	Uses	Source
1991	SHER JOHN	Pacific Bell
1975	FARR HARVEY	Pacific Telephone
1970	PARR ELAINE	Pacific Telephone
	SZTARK NATAN	Pacific Telephone
1965	WARD HARRY J	Pacific Telephone
	WASSER HARRY	Pacific Telephone
1962	WASSER HARRY	Pacific Telephone
1958	WASSER HARRY	Pacific Telephone

1415 1/2 S BEVERLY DR

Year	Uses	Source
1970	BATEMAN WM D	Pacific Telephone
1965	BATEMAN WM D	Pacific Telephone
1962	BAYER ANNID	Pacific Telephone

1416 1/2 S BEVERLY DR

Year	Uses	Source
1991	MCCLEARYTOM	Pacific Bell

Year	Uses	Source
1991	GRONERJERALDN	Pacific Bell
1970	SCHAEFFER GOLDIE	Pacific Telephone
1965	SCHAEFFER GOLDIE MRS	Pacific Telephone
1962	SCHAEFFER GOLDIE MRS	Pacific Telephone
1958	SCHAEFFER GOLDIE MRS	Pacific Telephone

1417 1/2 S BEVERLY DR

Year	Uses	Source
1970	SMITH MARY ELIZABETH	Pacific Telephone
1965	SMITH MARY ELIZABETH	Pacific Telephone
1962	SMITH MARY ELIZABETH	Pacific Telephone
1958	SMITH MARY ELIZABETH	Pacific Telephone
1954	DINWOODEY KATHERINE R	R. L. Polk & Co.

1418 1/2 S BEVERLY DR

Year	Uses	Source
1975	EPSTEIN BERTHA C	Pacific Telephone
1970	MAY J STANLEY	Pacific Telephone
1965	SLADE S J	Pacific Telephone
	MAY J STANLEY	Pacific Telephone
1962	MAY J STANLEY	Pacific Telephone
1954	FISHER H G R	R. L. Polk & Co.

1420 1/2 S BEVERLY DR

Year	Uses	Source
1975	ABRAMS MORRIS R	Pacific Telephone
	ABRAMS MORRIS R	Pacific Telephone
1970	FLESISHMAN DORA	Pacific Telephone
1962	FLEISHMAN DORA	Pacific Telephone
1958	LEVER RONALD S	Pacific Telephone
1954	SPILE WALTER	R. L. Polk & Co.

1423 1/2 S BEVERLY DR

Year	Uses	Source
1970	STUMPF OTTO C	Pacific Telephone
1958	YOUNG RAYMOND A	Pacific Telephone

1426 1/2 S BEVERLY DR

Year	Uses	Source
1965	GREENBERG HENRY L MVRS	Pacific Telephone

Year	Uses	Source
1954	WEINSHENK S	R. L. Polk & Co.

S BEVERLY DR LOS ANGELES

1150 S BEVERLY DR LOS ANGELES

Year	Uses	Source
1958	Hanousek R J Braemar Construction Corp	Pacific Telephone

1180 S BEVERLY DR LOS ANGELES

Year	Uses	Source
1971	Pollitt Agency	Pacific Telephone
	Kunin Agency	Pacific Telephone

S ELM DR

1125 S ELM DR

Year	Uses	Source
1970	JACOBS RANDY	Pacific Telephone
1965	NELSON WALTER J	Pacific Telephone
1962	NELSON WALTER J	Pacific Telephone
1958	NELSON WALTER J R	Pacific Telephone
1954	NELSON WALTER J R	R. L. Polk & Co.

1129 S ELM DR

Year	Uses	Source
1970	BLESSITT ARTHUR	Pacific Telephone
1965	KOTZKERMLITN IE	Pacific Telephone
	KOTZKER HAROLD	Pacific Telephone
1962	SAMSON JULIUS L	Pacific Telephone
	SAMSON J L	Pacific Telephone
	Samson Julius L	Pacific Telephone
1958	Samson Julius L atty	Pacific Telephone
	Res	Pacific Telephone

1130 S ELM DR

Year	Uses	Source
2006	KHOO David	Haines Co., Inc.
2000	OKUM Todd	Haines & Company
	FELDMAN Laurie	Haines & Company
1980	Levl Mark	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Mark Electric Co	Pacific Telephone
1965	DEMAIN BETTIE MRS	Pacific Telephone
1958	LIPSITZ RALPH R	Pacific Telephone
1954	LIPSITZ RALPN R	R. L. Polk & Co.

1133 S ELM DR

Year	Uses	Source
1939	NORDAHL ELLA	Los Angeles Directory Co.

1134 S ELM DR

Year	Uses	Source
2006	PEAK Judith	Haines Co., Inc.
	LINK Cari J	Haines Co., Inc.
2000	LINK Carl J	Haines & Company
1991	Link Carl J	Pacific Bell
	LINK CARLJ	Pacific Bell
1985	LINK CARL J	Pacific Bell
1980	Link Carl J	Pacific Telephone
1975	LINK CARL J	Pacific Telephone
1970	LINK CARL J	Pacific Telephone
1965	LINK CARL J	Pacific Telephone
1958	LINK CARL J R	Pacific Telephone
1954	LINK CARL J R	R. L. Polk & Co.

1135 S ELM DR

Year	Uses	Source
1970	ADLER LOUIS DR	Pacific Telephone
1965	PRESSLER ANNA	Pacific Telephone
	PRESSLER ANNA	Pacific Telephone
1962	Sutton Henry Mrs	Pacific Telephone
1954	SPITZ E A R	R. L. Polk & Co.
	SPITZ FRANCES MRS R	R. L. Polk & Co.

1138 S ELM DR

Year	Uses	Source
2006	WASSER Harry	Haines Co., Inc.
2000	WASSER Harry	Haines & Company
1991	Wasser Harry	Pacific Bell
1985	WASSER HARRY	Pacific Bell
1980	Mc Lean Wasser Inc	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Wasser Harry	Pacific Telephone
1962	L(RAKOWSKI JOSPF	Pacific Telephone
1958	YOUKSTETTER WM S R	Pacific Telephone
1954	YOUKSTETTER WM S R	R. L. Polk & Co.

1139 S ELM DR

Year	Uses	Source
1958	CAHN S	Pacific Telephone
1954	FREY SAMI R	R. L. Polk & Co.

1143 S ELM DR

Year	Uses	Source
1954	SOLOMON BEN	R. L. Polk & Co.

1144 S ELM DR

Year	Uses	Source
2006	SHADROOZYaghoub	Haines Co., Inc.
2000	SHADROOZ Yaghoub	Haines & Company
1985	ROSENBERG DAVID	Pacific Bell
	WESTERN RECRUITING ASSOCIATES	Pacific Bell
1980	Bernstein Hyman	Pacific Telephone
1975	BERNSTEIN HYMAN	Pacific Telephone
1970	MOGEN DAVID STRICTLY KOSHER CATERERS	Pacific Telephone
	BERNSTEIN HYMAN	Pacific Telephone
1965	BERNSTEIN HYMAN	Pacific Telephone
	MOAEN DAVID STRICTLY KOSHER CATERERS	Pacific Telephone
1962	BERNSTERRR HYMAN	Pacific Telephone
1958	BERNSTEIN HYMAN	Pacific Telephone
1954	DAVIDSON BARBARA	R. L. Polk & Co.
	DAVIDSON MURRAY R	R. L. Polk & Co.

1145 S ELM DR

Year	Uses	Source
1939	LOTT HATTIE C MRS	Los Angeles Directory Co.

1150 S ELM DR

Year	Uses	Source
2008	PAUL CHAMBERLAIN PHOTOGRAPHY	Cole Information Services
	LENMAR MANAGEMENT INC	Cole Information Services

FINDINGS

Year	Uses	Source
2006	LENMAR	Haines Co., Inc.
	MANAGEMENT INC	Haines Co., Inc.
2000	AUTHENTIC COLLECTIBLES INC	Haines & Company
	LOMBROSO Dorit	Haines & Company
	LOMBROSO DORIT PHOTOGRAPHY	Haines & Company
	1/2 CHAMBERLAIN PAUL PHOTOGRAPHY	Haines & Company
1991	MINA FLORAL DESIGN	Pacific Bell
	Mina Floral Design	Pacific Bell
	Minaai Joy LOS ANGELES	Pacific Bell
	Orazem Scott	Pacific Bell
	Orazi M J 5591324	Pacific Bell
1981	NOVIAN CUSTOM CARPETS	Pacific Telephone
1975	BEVERLY FURNITURE HOSPITAL	Pacific Telephone
1970	BEVERFY FURN HOSPITAL	Pacific Telephone
1958	BEVERLY FURNITURE HOSPITAL	Pacific Telephone
	FURNITURE HOSPITAL BEVERLY	Pacific Telephone
1954	BEVERLY FURNITURE HOSPITAL	R. L. Polk & Co.
	FURNITURE HOSPITAL BEVERLY	R. L. Polk & Co.
1933	Solaray Corp Eug Courtway v pres T R Tousley sec treas elec equip	Los Angeles Directory Co.

1152 S ELM DR

Year	Uses	Source
2013	MAJOR SHOE REPAIR	Cole Information Services
2006	MAJOR SHOE REPAIR	Haines Co., Inc.
2000	MAJORS SHOE REPAIR SHOP	Haines & Company
	X PICO BLVD W	Haines & Company
1991	Majors Shoe Repair Shop	Pacific Bell
	Majoy B MARINA DEL REY	Pacific Bell
	Majzler B	Pacific Bell
	MAJORS SHOEREPAIR SHOP	Pacific Bell
1985	ORAZEM SCOTT	Pacific Bell
1980	Works The physci fitness	Pacific Telephone
	The Works physnc fitness	Pacific Telephone
1975	GRAPHIC CAPITALISM	Pacific Telephone

1155 S ELM DR

Year	Uses	Source
1950	NEUMANN LEO	Pacific Telephone

1175 S ELM DR

Year	Uses	Source
1975	LEVY ROBT	Pacific Telephone

1150 1/2 S ELM DR

Year	Uses	Source
1991	ORAZEM SCOTT	Pacific Bell
1985	PARIS SORBETS INC	Pacific Bell
1981	W E PRODUCTIONS	Pacific Telephone
1975	KEMPTON LEO M	Pacific Telephone
	KEMPTON LEO M TIMES LOS ANGELES CIRCULATION DEALERS	Pacific Telephone
1970	KEMPTON LEO M TIMES LOS ANGELES CIRCULATION DEALERS	Pacific Telephone
1965	MAJICO ENTERPRISES INC	Pacific Telephone

South Beverly Drive

1177 South Beverly Drive

Year	Uses	Source
2006	HERTZLOCAL	Haines Co., Inc.
	EDITION	Haines Co., Inc.
	MARRIOTT	Haines Co., Inc.
	Resi DENCE INN	Haines Co., Inc.
	MARRIOTT	Haines Co., Inc.
	Resi DENCE INN	Haines Co., Inc.
2000	MARRIOTT RESIDENCE INN	Haines & Company
	RESIDENCE INN BY MARRIOTT	Haines & Company
1991	BEVERLY HILLS MEDICAL CENTER	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER INFERTILITY PROGRAM	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER PHYSICIAN REFERRAL SERVICE	Pacific Bell
	BEVERLY HILLS EMERGENCY SPECIALIST	Pacific Bell
	OPTIFAST-BEVERLY HILLS MEDICAL CENTER	Pacific Bell
	PAIN CARE CENTER AT BEVERLY HILLS MEDICAL CENTER	Pacific Bell
	BEVERLY HILLS RECOVERY PROGRAM	Pacific Bell
	CENTURY PLAZA PHYSICAL THERAPY	Pacific Bell
	SHANO JACK M	Pacific Bell

FINDINGS

Year	Uses	Source
1991	LANEWHOSPITAL	Pacific Bell
	GLEN RECOVERY CENTER	Pacific Bell
	LANew Hospital	Pacific Bell
	Shano Jack M	Pacific Bell
	Beverly Hills Recovery Program	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER	Pacific Bell
	Beverly Hills Medical Center Infertility Program	Pacific Bell
	Beverly Hills Medical Center Physician Referral Service	Pacific Bell
	Beverly Hills Emergency Specialist	Pacific Bell
	Glen Recovery Center	Pacific Bell
	Century Plaza Physical Therapy	Pacific Bell
	Pain Care Center At Beverly Hills Medical Center	Pacific Bell
	Pain Center 2731141	Pacific Bell
	Optifast Beverly Hills Medical Center	Pacific Bell
1990	OPTIFAST BEVERLY HILLS MEDICAL CENTER	Pacific Bell
	L A NEW HOSPITAL	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER	Pacific Bell
	BEVERLY HILLS RECOVERY PROGRAM	Pacific Bell
1986	L A NEW HOSPITAL	Pacific Bell
	MEMORIAL CANCER RESEARCH FOUNDATION OF SOUTHERN CALIFORNIA INC	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER	Pacific Bell
1985	SHANO JACK M	Pacific Bell
	L A NEW HOSPITAL	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER J	Pacific Bell
	BEVERLY HILLS MEDICAL CENTER EATING DISORDERS UNIT	Pacific Bell
	BEVERLY HILLS EMERGENCY SPECIALIST	Pacific Bell
	CENTURY PLAZA PHYSICAL THERAPY	Pacific Bell
1981	LOS ANGELES NEW HOSPITAL	Pacific Telephone
1980	Los Angeles Education & Research Foundation	Pacific Telephone
	Los Angeles Education & Research Foundation	Pacific Telephone
	LOS ANGELES FEDERAL SAVINGS	Pacific Telephone
	Los Angeles New Hospital	Pacific Telephone

Year	Uses	Source
1980	Parking Services Inc	Pacific Telephone
	RIchman Leon MD	Pacific Telephone
1976	Los Angeles New Hospital	Pacific Telephone
1975	LOS ANGELES NEW HOSPITAL	Pacific Telephone
1970	BEVERLY CREST CONVALESCENT HOSPITAL	Pacific Telephone
1965	LIBERTY SAVINGS & LOAN ASSN	Pacific Telephone

1180 South Beverly Drive

Year	Uses	Source
2006	ACCOUNTING OFC	Haines Co., Inc.
	DEVELOPMENT	Haines Co., Inc.
	NELSON EDW	Haines Co., Inc.
	WAINBERG	Haines Co., Inc.
	BUILDING	Haines Co., Inc.
	SOUTH	Haines Co., Inc.
	BEVERLY DRIVE	Haines Co., Inc.
	A D M ASSOC INC	Haines Co., Inc.
	OF CHNGZTMRI	Haines Co., Inc.
	ACKERMAN IRVING	Haines Co., Inc.
	ACKERMAN	Haines Co., Inc.
	MATTHEW FIBER&	Haines Co., Inc.
	ACKERMANN	Haines Co., Inc.
	TILAJES PC	Haines Co., Inc.
	AD PERSONNEL	Haines Co., Inc.
	AEVASC INC	Haines Co., Inc.
	CONSULTING	Haines Co., Inc.
	ENGNRS	Haines Co., Inc.
	AH INVESTMENTS	Haines Co., Inc.
	ALTSCHUL JOHN A	Haines Co., Inc.
	ARTISTS AGENCY 310 277 g	Haines Co., Inc.
	BECKERSTEVEN G	Haines Co., Inc.
	CATALYST	Haines Co., Inc.
	COMPUTER	Haines Co., Inc.
	GMBNRRLTYCO	Haines Co., Inc.
	CHRIROPRACTIC	Haines Co., Inc.
	COMPLETE	Haines Co., Inc.
	DELTA	Haines Co., Inc.
	MANAGEMENT	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	DENTALVILLE	Haines Co., Inc.
	EAGLE GROUP LLC	Haines Co., Inc.
	ESUDRI DAVID DC	Haines Co., Inc.
	FEIN SUMNER CPA	Haines Co., Inc.
	FIBER LAWRENCE I	Haines Co., Inc.
	HABER WILLIAM	Haines Co., Inc.
	HASSID	Haines Co., Inc.
	MEHRNOUGH DR	Haines Co., Inc.
	IMPERL PARKING	Haines Co., Inc.
	JULIAN WBNSTOCK	Haines Co., Inc.
	CONSTRCOINC	Haines Co., Inc.
	KOZBERG	Haines Co., Inc.
	LA RECONVEYANCE	Haines Co., Inc.
	MARTIN STEPHEN	Haines Co., Inc.
	MATTHEW	Haines Co., Inc.
	SEYMOURS	Haines Co., Inc.
	MATTHEW	Haines Co., Inc.
	SEYMOUR S CPA	Haines Co., Inc.
	INTERNATL INC	Haines Co., Inc.
	PUNTURERE	Haines Co., Inc.
	VINCENT A DC	Haines Co., Inc.
	Resp IRATORY	Haines Co., Inc.
	CARE OFAMERICA	Haines Co., Inc.
	SIMON FURER	Haines Co., Inc.
	ACCOUNTING&TAX	Haines Co., Inc.
	SLOAN COMPANY	Haines Co., Inc.
	DIANA	Haines Co., Inc.
	SOUResr AFIL	Haines Co., Inc.
	DIANA	Haines Co., Inc.
	SPELLING	Haines Co., Inc.
	COMMUNICATIONS	Haines Co., Inc.
	TALLFELLOWINC	Haines Co., Inc.
	TALL FELLOW	Haines Co., Inc.
	THE RIGBERG	Haines Co., Inc.
	ROBERTS CO	Haines Co., Inc.
	LAWRENCE N	Haines Co., Inc.
	ACKERMAN IRVING	Haines Co., Inc.
	CHOTINER&	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	INDUSTRY	Haines Co., Inc.
	INVESTMENT CO	Haines Co., Inc.
	SOUResr AFIL	Haines Co., Inc.
	WAINBRG	Haines Co., Inc.
	SERVICES INC	Haines Co., Inc.
	FIBERLAWRENCE I	Haines Co., Inc.
	SIMCOFOODS	Haines Co., Inc.
	PRess	Haines Co., Inc.
2000	ACKERMAN IRVING	Haines & Company
	ACKERMAN MATHEW FIBER & WAINBERG	Haines & Company
	AID ASSN FOR LUTHERANS	Haines & Company
	ALTSCHUL JOHN A ATTY	Haines & Company
	AYRES EZER	Haines & Company
	AYRES J MARX CNSLTNG ENGNR	Haines & Company
	AYRES VARADI	Haines & Company
	BANE GEORGE D ATYY	Haines & Company
	BEAVERS TYRA DC	Haines & Company
	CATALYST COMPUTER SERVICES INC	Haines & Company
	EDWARD NELSON INTERNATL INC	Haines & Company
	ENGINEERS EXCHANGE INC	Haines & Company
	FEIN SUMNER CPA	Haines & Company
	FIBER LAWRENCE I	Haines & Company
	GIANT STEP ENTERTAINMENT	Haines & Company
	HABER WILLIAM ATTY	Haines & Company
	HASSID CHIROPRACTIC OFFICE	Haines & Company
	HASSID MEHRNOUSH DC	Haines & Company
	HAYAKAWA ASSOCIATES	Haines & Company
	HEARTBEAT OF THE CITY	Haines & Company
	INTEG REALTY CORP	Haines & Company
	JULIAN WEINSTOCK CONSTRCO INC	Haines & Company
	KONRAD RAYNES & VICTOR LLP	Haines & Company
	KONRAD WILLIAM K ATTY	Haines & Company
	LEDGER DOMAIN	Haines & Company
	LIBERTY BELL PRODUCTIONS	Haines & Company
	MATTHEW SEYMOUR S	Haines & Company
	NELSON EDW INTERNATL INC	Haines & Company
	OCONNOR ROBERT	Haines & Company
	PUNTURERE VINCENT DC	Haines & Company

FINDINGS

Year	Uses	Source
2000	RAYNES ALANS ATTY	Haines & Company
	RESPIRATORY CARE OF AMERICA	Haines & Company
	RUDE DANIEL M DC	Haines & Company
	SHOCAST PRODUCTIONS	Haines & Company
	SIEGEL LARRY REALTY	Haines & Company
	SIMCO FOODS	Haines & Company
	SIMON FURER ACCOUNTING & TAX SRV	Haines & Company
	SLOAN COMPANY THE	Haines & Company
	SPELLING COMMUNICATIONS INC	Haines & Company
	TALL FELLOW INC	Haines & Company
	TALL FELLOW PRESS	Haines & Company
	THE RIGBERG ROBERTS CO	Haines & Company
	VICTOR DAVID W ATTY	Haines & Company
	BUILDING ADM ASSOC INC	Haines & Company
	COMPLETE DEVELOPMENT	Haines & Company
	MARTIN STEPHEN LAW OFFICES OF	Haines & Company
	WAINBERG LAWRENCE N	Haines & Company
1991	Beverly Drive	Pacific Bell
	Savings 5538822	Pacific Bell
	Urov Martin Real Estate Investments	Pacific Bell
	Urquhart L LOS ANGELES	Pacific Bell
	Warschaw Bernard Sales Agcy Inc	Pacific Bell
	Dinow Jas	Pacific Bell
	Kin Beverl	Pacific Bell
	pines Steven R CPA	Pacific Bell
	Fmrn Beverly Hills Telephones Call 8581276	Pacific Bell
	Western Frontier Corp	Pacific Bell
	Ackerman Irving	Pacific Bell
	Ackerman Irving CPA	Pacific Bell
	Ackerman Matthew Fiber & Walnberg	Pacific Bell
	Ackerman Max 2710433	Pacific Bell
	Kobel Management Co	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	Ayres Exer Lau Inc	Pacific Bell
	Am Teq	Pacific Bell
	Amabile A SANTA MONICA	Pacific Bell
	Amack Lew VENICE	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Amacker H D	Pacific Bell
	Marck Alexrdest	Pacific Bell
	Macofsky & Portnoy CPA	Pacific Bell
	Siebel John Associates Architects IL	Pacific Bell
	Simaron	Pacific Bell
	Simantob imprtrs	Pacific Bell
	Berman Yvette Business Services	Pacific Bell
	Bermann Todd A 5593250	Pacific Bell
	Bermann Todd A 5593820	Pacific Bell
	Gilbert Donna L	Pacific Bell
	Haber William atty	Pacific Bell
	Morsly Inc	Pacific Bell
	Hayakawa Associates	Pacific Bell
	Fromm Los Angeles Telephones Call 8794477	Pacific Bell
	Hayakawa B N SANTA MONICA 8282551	Pacific Bell
	Hayakawa K	Pacific Bell
	Cal Pacificesto Neets	Pacific Bell
	Cal Pacific Pebtrm Corp 2736873	Pacific Bell
	Cal oto P 2717622	Pacific Bell
	Interior Furnishings	Pacific Bell
	Hochman Donald M CPA	Pacific Bell
	Hochmnan Donald M An Accountancy Corporation	Pacific Bell
	Nelson Edward Internatl Inc	Pacific Bell
	Wainberg Lawrence N	Pacific Bell
	Walnberg P & L 2021615	Pacific Bell
	Walner C 8387747	Pacific Bell
	ACKERMAN IRVING	Pacific Bell
	ACKERMAN IRVING CPA	Pacific Bell
	COAST SAVINGSCORPORATEOFFICE	Pacific Bell
	AYRES EXER LAU INC	Pacific Bell
	NELSON EDWARD INTERNATLINC	Pacific Bell
	WARSCHAW BERNARD SALES AGCY INC	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	BERMAN YVETTE BUSINESS SERVICES	Pacific Bell
	HABER WILLIAM ATTY	Pacific Bell
	WESTERN FRONTIER CORP	Pacific Bell

FINDINGS

Year	Uses	Source
1991	HOCHMANDONALD M CPA	Pacific Bell
	HOCHMNAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	PINES STEVEN R CPA	Pacific Bell
	MARCKALEXRDEST	Pacific Bell
	CALPACIFICESTONEETS	Pacific Bell
	SIEBEL JOHN ASSOCIATES ARCHITECTS IL	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	INTERIOR FURNISHINGS	Pacific Bell
	KIN BEVERL	Pacific Bell
	KOBEL MANAGEMENT CO	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	SIMANTOB IMPRTRS	Pacific Bell
	SIMARON	Pacific Bell
	DINOW JAS	Pacific Bell
	MACOFSKY & PORTNOY CPA	Pacific Bell
	ACKERMAN MATTHEW FIBER & WALNBERG	Pacific Bell
	AM-TEQ	Pacific Bell
	GILBERT DONNA L	Pacific Bell
	MORSLY INC	Pacific Bell
	UROV MARTIN REAL ESTATE INVESTMENTS	Pacific Bell
1990	WAINBERG LAWRENCE N	Pacific Bell
	COAST SAVINGS BEVERLY DRIVE	Pacific Bell
	ACKERMAN IRVING CPA	Pacific Bell
	NELSON EDWARD INTERNATL INC	Pacific Bell
	SIEBEL JOHN ASSOCIATES ARCHITECTS	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	UROV MARTIN REAL ESTATE INVESTMENTS	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	EDWARD NELSON INTENATL INC	Pacific Bell
	MATTHEW SEYMOUR S CPA	Pacific Bell
	INTERIOR FURNISHINGS	Pacific Bell
	FIBER LAWRENCE I CPA	Pacific Bell
1986	LEDGER DOMAIN	Pacific Bell

FINDINGS

Year	Uses	Source
1986	ACKERMAN IRVING CPA	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	MACOFSKY SIDNEY CPA	Pacific Bell
	PORTNOY GERALD M CPA	Pacific Bell
	FIBER LAWRENCE I CPA	Pacific Bell
	LAW PUBLICATIONS INC	Pacific Bell
	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	ESCUADRO ANTONIO C	Pacific Bell
	EDWARD NELSON INTERNATL INC	Pacific Bell
	INTEGRATED DESIGN ASSOCIATES	Pacific Bell
	INTERIOR FURNISHINGS	Pacific Bell
	MATTHEW SEYMOUR S CPA	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	KATZAN STEPHEN Z ATTY	Pacific Bell
	NELSON EDWARD INTERNATL INC	Pacific Bell
	WARNECKE JOHN CARL & ASSOCIATES	Pacific Bell
	COAST SAVINGS AND LOAN ASSOCIATION	Pacific Bell
	SIEBEL JOHN ASSOCIATES ARCHITECTS	Pacific Bell
	OLSTEIN HEALTH CARE SERVICES	Pacific Bell
1985	COAST SAVINGS AND LOAN ASSOCIATION -	Pacific Bell
	KOBEL MANAGEMENT CO	Pacific Bell
	DICKER & DICKER ATTYS	Pacific Bell
	DICKER LAYNE DAVID	Pacific Bell
	DICKER ROBT L ATTY	Pacific Bell
	LAYNE DAVID DICKER	Pacific Bell
	LEDGER DOMAIN	Pacific Bell
	SHNIER C R ARCHT	Pacific Bell
	SIEBELJOHN ASSOCIATES ARCHITECTS	Pacific Bell
	LAW PUBL(CATIONS NC	Pacific Bell
	SMART OFFICE CO THE	Pacific Bell
	ACKERMAN IRVING CPA	Pacific Bell
	ACKERMAN MATTHEW & FIBER CPAS	Pacific Bell
	FIBER LAWRENCE I CPA	Pacific Bell
	MATTHEW SEYMOUR S CPA	Pacific Bell
	SIMANTOB IMPRTRS	Pacific Bell

FINDINGS

Year	Uses	Source
1985	MARCK ALEX RIEST	Pacific Bell
	AYRES ASSOCIATES	Pacific Bell
	GREENUP CAMPBELL HUGH	Pacific Bell
	NELSON EDWARD INTEMATT INC	Pacific Bell
	NAKAOKA J T ASSOCIATES ARCHT	Pacific Bell
	MULLAHY BERNARD J	Pacific Bell
	WASHINGTON ACCEPTANCE	Pacific Bell
	WASHINGTON ACCEPTANCE CORP	Pacific Bell
	UNITED IMPEX CORPORATION	Pacific Bell
	WAINBERG LAWRENCE N	Pacific Bell
	BIXBY KELLYW ATTY	Pacific Bell
	HAYAKAWA ASSOCIATES	Pacific Bell
	HABER WIFTIAM ATTY	Pacific Bell
	OLSTEN HEALTH CARE SERVICES	Pacific Bell
	HOCHMAN DONALD M CPA	Pacific Bell
	HOCHMAN DONALD M AN ACCOUNTANCY CORPORATION	Pacific Bell
	CAL PACIFIC INVESTMENTS	Pacific Bell
	INTEGRATED DESIGN ASSOCIATES	Pacific Bell
	INTERREL INC	Pacific Bell
	J T NAKAOKA ASSOCIATES ARCHT	Pacific Bell
	PORTNOY GERALD M CPA	Pacific Bell
	KELVIN DAVID I	Pacific Bell
	KATZAN STEPHEN Z ATTY	Pacific Bell
	KASHARA	Pacific Bell
1981	LERMAN HARRY CPA	Pacific Telephone
	OSHEROFF SAMUEL J CPA	Pacific Telephone
	ZWEBEN I WILLIAM WASHINGTON ACCEPTANCE	Pacific Telephone
	INTERIOR FURNISHINGS	Pacific Telephone
	HAYAKAWA ASSOCIATES	Pacific Telephone
	LERMAN OSHEROFF & CO CPAS	Pacific Telephone
	SIEBEL JOHN ASSOCIATES ARCHITECTS	Pacific Telephone
	DICKER & DICKER ATTYS	Pacific Telephone
	DICKER ROBT L ATTY	Pacific Telephone
	EFFICIENT NURSING HOME	Pacific Telephone
	EFFICIENT NURSING REGISTRY	Pacific Telephone
	EDWARD NELSON INTERNATL INC	Pacific Telephone
	LAWRENCE I CPA	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	MATTHEW SEYMOUR S CPA	Pacific Telephone
	PORTNOY GERALD M CPA	Pacific Telephone
	RAIKOW & LEWIS AN ACCOUNTANCY CORP	Pacific Telephone
	KELEMAN MYER	Pacific Telephone
	KATZAN STEPHAN Z ATTY	Pacific Telephone
	ROTHSCHILD REALTY CORPORATION	Pacific Telephone
	NELSON EDWARD INTERNATL INC	Pacific Telephone
	WASHINGTON ACCEPTANCE	Pacific Telephone
	COAST FEDERAL SAVINGS AND LOAN ASSOCIATION-	Pacific Telephone
	LAW PUBLICATIONS INC	Pacific Telephone
	ACKERMAN IRVING CPA	Pacific Telephone
1980	Fell Gordon A CPA	Pacific Telephone
	Marck Alex rlest	Pacific Telephone
	Marco A Al	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Solender & Co	Pacific Telephone
	Solenthaler Will	Pacific Telephone
	Abrams Ronald A atty	Pacific Telephone
	Ackerman Irving CPA	Pacific Telephone
	Ackerman Macofsky & Matthew CPAs	Pacific Telephone
	Furby JO Co mfr agts	Pacific Telephone
	Matthew Seymour S CPA	Pacific Telephone
	Ayres Associates	Pacific Telephone
	Glenvill Homes	Pacific Telephone
	Moaddeb Ness CPA	Pacific Telephone
	Nelson Edward Internat l Inc	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Washington Acceptance Corp	Pacific Telephone
	Haber William atty	Pacific Telephone
	Hochman Donald M CPA	Pacific Telephone
	HOLIFIELD MORTAGE CO	Pacific Telephone
	HAYAKAWA ASSOCIATES	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Hayakawa C	Pacific Telephone
	Osheroff Samuel J CPA	Pacific Telephone
	Wilshire Development Co	Pacific Telephone

FINDINGS

Year	Uses	Source
1980	Portnoy Gerald M CPA	Pacific Telephone
	From Lps Angeles Telephones Ca	Pacific Telephone
	Zweben I William Washington Acceptance	Pacific Telephone
	Cai Pacific Investments	Pacific Telephone
	Century Pacific Corporation	Pacific Telephone
	Integrated Design Associates Inc	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Interior Furnishings	Pacific Telephone
	Keleman Myer	Pacific Telephone
	Katzan Steplan atty	Pacific Telephone
	Rossetti Associates archts	Pacific Telephone
	Dicker & Dicker attys	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
	Davis Joseph Daniel atty	Pacific Telephone
	Dicker Robt L atty	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Lerman Osheroff & Co CPAs	Pacific Telephone
	Lerman S	Pacific Telephone
	Lerman Shell	Pacific Telephone
	Landis Wm atty	Pacific Telephone
	Law Publications Inc	Pacific Telephone
	Kobel Management Co	Pacific Telephone
	Efficient Nursing Home	Pacific Telephone
	Energy Management Consultants Inc	Pacific Telephone
	Siebt I John Associates Architects	Pacific Telephone
	Slebol John E	Pacific Telephone
1976	Alef Frank atty	Pacific Telephone
	Mentec Corporation mngmont consltnts	Pacific Telephone
	Ayres & Hayakawa	Pacific Telephone
	COAST FEDERAL SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
	Beverly Hills	Pacific Telephone
	Kramer Richard I Integrated Design Associates Inc	Pacific Telephone
	Katzan Stephan Z atty	Pacific Telephone
	Kirkside Corp	Pacific Telephone
	Nelson Associates	Pacific Telephone
	Washington ington ington Acceptance Corp	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Zweben I William Washington ington ington Acceptance Corp	Pacific Telephone
	Dicker & Dicker attys	Pacific Telephone
	Dicker Nathan M atty	Pacific Telephone
	Dicker Robt L atty	Pacific Telephone
	Law Publications Inc	Pacific Telephone
	Osheroff Samuel J CPA	Pacific Telephone
	Hochman Donald M CPA	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Lerman Osheroff & Co CPAs	Pacific Telephone
	Eisenstadt & Co	Pacific Telephone
	Ackerman Irving CPA	Pacific Telephone
	Integrated Design Associates Inc	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Portnoy Gerald M CPA	Pacific Telephone
1975	PARTNERS MARTIN INC PUB RELATNS	Pacific Telephone
	MARTIN PARTNERS INC PUB RELATNS	Pacific Telephone
	KIRKSIDE CORP	Pacific Telephone
	KATZAN STEPHAN Z ATTY	Pacific Telephone
	LOSHIN DAVID G ATTY	Pacific Telephone
	HOCHMAN DONALD M CPA	Pacific Telephone
	ANGELES FACTORS	Pacific Telephone
	CAMRAS MICHAEL J ATTY	Pacific Telephone
	INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	INDUSTRIAL CREDIT ASSOCIATION	Pacific Telephone
	COAST FEDERAL SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
	CITADEL CORP	Pacific Telephone
	LAW PUBLICATIONS INC	Pacific Telephone
	KRAMER RICHARD I INTEGRATED DESIGN ASSOCIATES INC	Pacific Telephone
	LANDIS WM ATTY	Pacific Telephone
	MACOFSKY SIDNEY CPA	Pacific Telephone
	LINDE CONSTRUCTION CO	Pacific Telephone
	LINDE CORP	Pacific Telephone
	LYSLE RICHARD SCOTT ATTY	Pacific Telephone
	LERMAN HARRY CPA	Pacific Telephone

FINDINGS

Year	Uses	Source
1975	LERMAN OSHEROFF & CO CPAS	Pacific Telephone
	ENVIRODYNE INC	Pacific Telephone
	EISENSTADT & CO	Pacific Telephone
	DICKER & DLCKER ATTYS	Pacific Telephone
	DICKER NATHAN M ATTY	Pacific Telephone
	DICKER NORTON V & ASSOCIATES	Pacific Telephone
	DICKER ROBT L ATTY	Pacific Telephone
	MARCK ALEX RIEST	Pacific Telephone
	LOSHIN MICHAEL S ATTY	Pacific Telephone
	MENTEC CORPORATION MNGMNT CONSLTNTS	Pacific Telephone
	AYRES & HAYAKAWA	Pacific Telephone
	NELSON ASSOCIATES	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ALEF FRANK ATTY	Pacific Telephone
	GLOBE INTERNATIONAL OF CALIFORNIA	Pacific Telephone
	GBO-WOOD INDUSTRIES LTD	Pacific Telephone
	OSHEROFF SAMUEL J CPA	Pacific Telephone
	NBBT0N V DICKER & ASSOCIATES	Pacific Telephone
	ACKERMAN-MACOFUKY & CO CPAS	Pacific Telephone
	ACKERMAN IRVING CPA	Pacific Telephone
	ADELSON ELINOR R & ASSOCIATES	Pacific Telephone
	HABER WILLIAM ATTY	Pacific Telephone
	PORTNOY GERALD M CPA	Pacific Telephone
1971	Industrial Credit Association	Pacific Telephone
	Norton V Dicker & Associates	Pacific Telephone
	Pollitt Agency	Pacific Telephone
	Kunin Agency	Pacific Telephone
	Matisse Realty	Pacific Telephone
	Progressive Planning Inc	Pacific Telephone
	Stein Wm C atty	Pacific Telephone
	ALTEMUS CO JULES B realtor & investmts	Pacific Telephone
	Alef Frank atty	Pacific Telephone
	GADER PAUL	Pacific Telephone
	Frumhoff & Cohen	Pacific Telephone
	Angeles Factors	Pacific Telephone
	Jones Charles H	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	Ayres Cohen & Hayakawa consltng engnrs	Pacific Telephone
	Ayres & Hayakawa	Pacific Telephone
	Cohen M H	Pacific Telephone
	Washington Acceptance Corp	Pacific Telephone
	Warren Earl W atty	Pacific Telephone
	United Employers Inc Trust counslrs	Pacific Telephone
	Winston Geo J	Pacific Telephone
	Berke Louis Co The	Pacific Telephone
	Berke Louis F	Pacific Telephone
	Nelson Associates	Pacific Telephone
	Zweben I Wm Angeles Factors	Pacific Telephone
	Dicker & Dicker attys	Pacific Telephone
	Dicker Nathan M atty	Pacific Telephone
	Dicker Norton V & Associates	Pacific Telephone
	Dicker Robt L atty	Pacific Telephone
	Dubey Wm CPA	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	Lerman Jas atty	Pacific Telephone
	Lerman Osheroff & Co CPAs	Pacific Telephone
	LIBERTY SAVINGS & LOAN ASSOCIATION Beverly Dr At Pico	Pacific Telephone
	Osheroff Samuel J CPA	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	Envirodyne Inc	Pacific Telephone
	Hochman Donald M CPA	Pacific Telephone
	Linde Construction Co	Pacific Telephone
	Linde Corp	Pacific Telephone
	A C Industries Inc	Pacific Telephone
	Ackerman Irving CPA	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Pilger Dubey & Co CPAs	Pacific Telephone
	Pilger Louis S	Pacific Telephone
1970	LERMAN JAS ATTY	Pacific Telephone
	LANDIS WM ATTY	Pacific Telephone
	HACKER ROBERT N	Pacific Telephone
	PROGRESSIVE PLANNING INC	Pacific Telephone
	PACIFIC MUTUAL LIFE INSURANCE COMPANY	Pacific Telephone
	ACKERMEAN IRVING CPA	Pacific Telephone

FINDINGS

Year	Uses	Source
1970	ACKERMAN-MACOFSLCY & CO OPAS	Pacific Telephone
	A(EF FRANK ATTY	Pacific Telephone
	ALTEMUS DAVID E ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	ALPINE OIL CO INC	Pacific Telephone
	ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	AMERICAN PLAN INVESTMENT CO OF LOS ANGELES	Pacific Telephone
	ANGELES FACTORS	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ANGELES FINANCE CORP	Pacific Telephone
	ARGONAUT OIL & GAS CO	Pacific Telephone
	OGLE CLARE & ONEILL	Pacific Telephone
	PROGRESSIVE PLANNING INC	Pacific Telephone
	PILGER DUBEY & CO CPAS	Pacific Telephone
	BERKE LOUIS F	Pacific Telephone
	AYRES COHEN & HAYAKAWA CONSLTNG ENGNRS	Pacific Telephone
	HOCHMAN DONALD I CPA	Pacific Telephone
	HILLCREST AGCY INC	Pacific Telephone
	PROVIDENT LIFE & ACCIDENT INS CO	Pacific Telephone
	BERCOVITCH REUBEN	Pacific Telephone
	JONES CHARLES H	Pacific Telephone
	HOLLAND HAROLD C OTTY	Pacific Telephone
	BROWN & BIGELOW WESTERN REGION OFC	Pacific Telephone
	JOHN PAUL MUSIC CORP	Pacific Telephone
	COHEN MARVIN H INS	Pacific Telephone
	LERMAN HARRY CPA	Pacific Telephone
	STEIN WM C ATTY	Pacific Telephone
	STEINFIELD STEPHEN	Pacific Telephone
	LIU CHARLES K CPA	Pacific Telephone
	LINDE CONSTRUCTION CO	Pacific Telephone
	LINDE CORP	Pacific Telephone
	LINDE FINANCE & DEVELOPMENT CORP	Pacific Telephone
	ENVIRODYNE INC	Pacific Telephone
	DICKER & DICKER ATTYS	Pacific Telephone

Year	Uses	Source
1970	DICKER NATHAN M ATTY	Pacific Telephone
	DICKER NORTON V & ASSOCIATES	Pacific Telephone
	DICKER ROBT L ATTY	Pacific Telephone
	DUBEY WM CPA	Pacific Telephone
	DUBIN ROBERT CPA	Pacific Telephone
	DENWE MADY ALTEMUS CO JULES B REALTOR & INVESTMTS	Pacific Telephone
	MARGOLIS HAROLD B	Pacific Telephone
	MACOFSKY SIDNEY CPA	Pacific Telephone
	BERKE WINSTON MANAGEMENT CO	Pacific Telephone
	COHEN GARY G CPA	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	MARCK ALEX RL EST	Pacific Telephone
	STEIN WM C ATTY	Pacific Telephone
	GEYER OSWALD INC	Pacific Telephone
	GADER PAUL	Pacific Telephone
	NORTON ASSOCIATES INC	Pacific Telephone
	NORTON V DICKER & ASSOCIATES	Pacific Telephone
	NELSON ASSOCIATES	Pacific Telephone
	NOSTRAND REALTY CO INC	Pacific Telephone
	OCCIDENTAL PETROLEUM CORP	Pacific Telephone
1967	Ackerman Irving CPA	Pacific Telephone
	California CONSTRUCTION CONTROL CORP	Pacific Telephone
	ESCROWS INC	Pacific Telephone
	Norman Associates ins	Pacific Telephone
	Sanoff Norman M Agcy	Pacific Telephone
	Alef Frank atty	Pacific Telephone
	Lerman Harry CPA	Pacific Telephone
	OCCIDENTAL PETROLEUM CORP	Pacific Telephone
	L A Area Prod & Exploration Ofc	Pacific Telephone
	Angeles Finance Corp	Pacific Telephone
	Church Barton Realty	Pacific Telephone
	GADER PAUL	Pacific Telephone
	Macofsky Sidney CPA	Pacific Telephone
	Stein Wm C atty	Pacific Telephone
	Washington Acceptance Corp	Pacific Telephone
	Crocker Norman ins	Pacific Telephone
	Crocker & Associates Inc securtes	Pacific Telephone

FINDINGS

1409 South Beverly Drive

Year	Uses	Source
2006	No Current Listing	Haines Co., Inc.
2000	JOHNSON Nick	Haines & Company
1980	Dray Alice L	Pacific Telephone
	Askern David	Pacific Telephone
1975	DERIN MOLLIE	Pacific Telephone
	DRAY ALICE L	Pacific Telephone
1965	NEWHOUSE DAVID	Pacific Telephone
1962	HAFELL CACILIA C	Pacific Telephone
1958	HAFELI CACILIA IC	Pacific Telephone
1954	LOHR FRANCIS J	R. L. Polk & Co.

W PICO

9533 W PICO

Year	Uses	Source
1981	HOME MEAT SALES WHSLE	Pacific Telephone
1975	Superior Meat Co whsle	Pacific Telephone

W PICO BLVD

9376 W PICO BLVD

Year	Uses	Source
1971	Dennis Prescription Pharmacy	Pacific Telephone

9400 W PICO BLVD

Year	Uses	Source
2008	REXFORD LAUNDRY & CLEANERS	Cole Information Services
	613 THE MITZVAH STORE	Cole Information Services
2006	613 THE MITZVAH	Haines Co., Inc.
	MITZVAH STORE	Haines Co., Inc.
	RABBI	Haines Co., Inc.
	KRAFTSHIMON	Haines Co., Inc.
	STORE	Haines Co., Inc.
2000	KRAFT Shimon Rabbi	Haines & Company
	FISCHER Harold	Haines & Company
	MITZVAH STORE THE	Haines & Company
1991	DAVIDSON NATE REALTY INC	Pacific Bell
	Davklson Nathan S & Phyllis	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Davidson Nathan S 5561112	Pacific Bell
	DAVIDSON NATE REALTY INC	Pacific Bell
1985	REXFORD LAUNDRY & CLEANERS	Pacific Bell
	REXFORD LAUNDRY & CLEANERS	Pacific Bell
1980	Rexford Laundry & Cleaners	Pacific Telephone
1970	REXFORD LAUNDRY & CLEANERS	Pacific Telephone
1965	REXFORD LAUNDERETTE	Pacific Telephone
1962	REXFORD LAUNDERETTE	Pacific Telephone
1958	REXFORDC LAUNRIERETIC	Pacific Telephone

9402 W PICO BLVD

Year	Uses	Source
2008	VFX KROMA	Cole Information Services

9405 W PICO BLVD

Year	Uses	Source
1965	REX LIQUOR	Pacific Telephone

9406 W PICO BLVD

Year	Uses	Source
2013	REXFORD PHARMACY	Cole Information Services
2008	REXFORD PHARMACY	Cole Information Services
	REXFORD BEAUTY	Cole Information Services
2006	PHARMACY	Haines Co., Inc.
	REXFORD	Haines Co., Inc.
	REXFORD BEAUTY	Haines Co., Inc.
2000	REXFORD PHARMACY	Haines & Company
1990	BEVERLYWOOD PHARMACY	Pacific Bell
1986	BEVERLYWOOD PHARMACY	Pacific Bell
1981	OLYMPIC PHARMACY	Pacific Telephone
	BEVERLYWOOD PHARMACY	Pacific Telephone
1980	Beverlywood Pharmacy	Pacific Telephone
	Olympic Pharmacy	Pacific Telephone
	From Los Angeles Telephones Ca	Pacific Telephone
1976	Bennys Kosher Meat Mkt	Pacific Telephone
1971	Bennys Kosher Meat Mkt	Pacific Telephone
1970	MAYER S KOSHER MEAT MKT	Pacific Telephone
1967	Phils Kosher Meat Mkt	Pacific Telephone
1965	PHIL S KOSHER MEAT MKT	Pacific Telephone

Year	Uses	Source
1962	PHIL S KOSHER MEAT MKT	Pacific Telephone
	Phils Kosher Meat Mkt	Pacific Telephone
1958	Abe Fleischmans Kosher Meat Mkt	Pacific Telephone
	Fleischman Abe Abe Fleischmans Kosher Meat Mkt	Pacific Telephone
	FLEISCHMAN ABE ABE FLEISCHMAN S KOSHER MEAT MARKET	Pacific Telephone
	ABE FLEISCHMAN S KOSHER MEAT MIT	Pacific Telephone

9409 W PICO BLVD

Year	Uses	Source
1991	LAI ELIZABETH OFC AT	Pacific Bell
	Lai Elizabeth Ofc At	Pacific Bell
1985	LAI ELIZABETH	Pacific Bell
1965	SCHWARTZMANN HARVEY G HARVEY INS ANCY LOS ANGELES	Pacific Telephone

9410 W PICO BLVD

Year	Uses	Source
1976	Morrys Barber Shop	Pacific Telephone
1971	Nates & Morrys Barber Shop	Pacific Telephone
1970	NATE S & MORRY S BARBER SHOP	Pacific Telephone
1967	Nates & Morrys Barber Shop	Pacific Telephone
1965	NATE S & MORRY S BARBER SHOP	Pacific Telephone
1962	MATE S & TONY S BARBER SHOP	Pacific Telephone
	Nates & Tonys Barber Shop	Pacific Telephone
1958	TONY S & NATES BARBELT SHOP	Pacific Telephone
	NATES & TONY S BARBER SHOP	Pacific Telephone

9417 W PICO BLVD

Year	Uses	Source
2013	PAULS CUSTOM TAILORING	Cole Information Services
2008	PAULS TAILORING	Cole Information Services
2006	PAULS TAILORING	Haines Co., Inc.
2000	PAULS TAILORING	Haines & Company
1991	Pauls Tailoring	Pacific Bell
	PAUL S TAILORING	Pacific Bell
1985	PAUL S TAILORING	Pacific Bell
1980	Oldengude	Pacific Telephone
1976	Burnford Paul Film Productions	Pacific Telephone

Year	Uses	Source
1971	Burnford Paul Film Productions	Pacific Telephone
1970	BURNFORD PAUL FILM PRODUCTIONS	Pacific Telephone
1967	Royal Moving & Storage Co	Pacific Telephone
1965	ROYAL TRANSFR & STORAGE CO	Pacific Telephone
	ROYAL MOVING & STORAGE CO	Pacific Telephone
1962	ROYAL TRANSFR & STORAGE CO	Pacific Telephone
	ROYAL MOVING & STORAGE CO	Pacific Telephone
	Royal Moving & Storage Co	Pacific Telephone
1958	Royal Moving & Storage Co	Pacific Telephone
	ROYAL TRANSFR & STORAGE CO	Pacific Telephone
	ROYAL MOVING & STORAGE CO	Pacific Telephone

9419 W PICO BLVD

Year	Uses	Source
2006	KINGS AUTO BODY	Haines Company, Inc
2000	XXXX	Haines & Company
1991	From Los Angeles Telephones Ca 8797157	Pacific Bell
	Novian Custom Carpets	Pacific Bell
	NOVIAN CUSTOM CARPETS	Pacific Bell
1990	NOVIAN CUSTOM CARPETS	Pacific Bell
1986	NOVIAN CUSTOM CARPETS	Pacific Bell
1985	NOVIAN CUSTOM CARPETS	Pacific Bell
1970	CAMELOT BEAUTY SALON	Pacific Telephone
	CAMELOT BEAUTY SALON	Pacific Telephone
1965	TRES CHIC HAIR STYLISTS	Pacific Telephone
	TRES CHIC HAIR STYLISTS	Pacific Telephone
1962	TRES CHIC HAIR STYLISTS	Pacific Telephone
1958	TROPICANA BEAUTY SALON	Pacific Telephone
	TROPICANA BEAUTY SALON	Pacific Telephone
	WES S BEAUTY SALON SEE TROPICANA BEAUTY SALON	Pacific Telephone

9420 W PICO BLVD

Year	Uses	Source
2013	DELICACIES FINE CATERING	Cole Information Services
	FACTORS FAMOUS DELI	Cole Information Services
2008	FACTORS FAMOUS DELI	Cole Information Services
	DELICACIES FINE CATERING	Cole Information Services
2006	DELICACIES FINE	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	CATERING	Haines Co., Inc.
	FACTORS FAMOUS	Haines Co., Inc.
2000	FACTORS FAMOUS DELI & RESTAURANT	Haines & Company
	OKUM Alan	Haines & Company
1991	Factors Famous Deli & Restaurant	Pacific Bell
	FACTOR S FAMOUS DELI & RESTAURANT	Pacific Bell
1990	FACTOR S DELICATESSEN & RESTAURANT	Pacific Bell
1986	FACTORS DELICATESSEN & RESTAURANT	Pacific Bell
1985	FACTOR S DELICATESSEN & RESTAURANT	Pacific Bell
1981	FACTOR S DELICATESSEN & RESTAURANT	Pacific Telephone
1980	Factors Delicatessen & Restaurant	Pacific Telephone
	Lindys New York Cheesecake Co	Pacific Telephone
1976	Factors Delicatessen & Restaurant	Pacific Telephone
	Factors Delicatessen & Restaurant	Pacific Telephone
1970	FACTOR S DELICATESSEN & RESTAURANT	Pacific Telephone
1965	FACTOR S DELICATESSEN & RESTAURANT	Pacific Telephone
	FACTOR S DELICATESSEN & RESTAURANT	Pacific Telephone
1962	FACTOR S DELICATESSEN & RESTAURIANT	Pacific Telephone
	Factors Delicatessen & Restaurant	Pacific Telephone
1958	FACTOR S DELICATESSEN & RESTAURANT	Pacific Telephone

9421 W PICO BLVD

Year	Uses	Source
2013	MONAREX HOLLYWOOD CORP	Cole Information Services
2008	KROMA	Cole Information Services
2006	KROMA	Haines Co., Inc.
	MONAREX	Haines Co., Inc.
	HOLLYWOOD CORP	Haines Co., Inc.
2000	NEMAT Novian	Haines & Company
	1/2 MONAREX HOLLYWOOD CORP	Haines & Company
1991	Global Marble Design Center Inc	Pacific Bell
	Global Marketing Network Inc 55	Pacific Bell

FINDINGS

Year	Uses	Source
1991	Monarex Hollywooad Corp	Pacific Bell
	Monarrey Antonia 5508338	Pacific Bell
	Pronto Italia	Pacific Bell
	GLOBAL MARBLE DESIGN CENTER INC	Pacific Bell
	PRONTO ITALIA	Pacific Bell
1990	GLOBAL MARBLE DESIGN CENTER INC	Pacific Bell
1986	GLOBAL MARBLE DESIGN CENTER INC	Pacific Bell
1985	WORLD S DRAPERY	Pacific Bell
1980	Fouladian Real Estate	Pacific Telephone
1970	ROSEN UPHOLSTERY STUDIO	Pacific Telephone
1965	ROSEN UPHOLSTERY STUDIO	Pacific Telephone
1962	ROSEN UPHOLSTERY STUDIO	Pacific Telephone
1958	ROSEN UPHOLSTERY STUDIO	Pacific Telephone

9423 W PICO BLVD

Year	Uses	Source
1991	Star Camera	Pacific Bell
	STARCAMERA	Pacific Bell
1990	STAR CAMERA	Pacific Bell
1985	MAJERS SHOE REPAIR SHOP	Pacific Bell
1980	Majestic Film Sales Ltd	Pacific Telephone
	Majers Shoe Repair Shop	Pacific Telephone
1970	MEJERS SHOE REPAIR SHOP	Pacific Telephone
1933	HOLLAND Lincoln jr real est	Los Angeles Directory Co.

9424 W PICO BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1991	Westside Construction	Pacific Bell
	WESTSIDECONSTRUCTION	Pacific Bell
1970	FOUR STAR BAKERY	Pacific Telephone
	SLOTNICK BEN FOUR STAR BAKERY	Pacific Telephone
1965	FOUR STAR BAKERY	Pacific Telephone
	SLOTNICK BEN FOUR STAR BAKERY	Pacific Telephone
1962	FOUR STAR BAKERY	Pacific Telephone
1958	PECK DANCE STUDIO DANCNG	Pacific Telephone
	PECK STEVEN DANCE STUDIO DANCNG	Pacific Telephone
	PECK STUDIOS PECK STEVEN DANCE STUDIO DANCNG	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	STEVECN PECK DANCE STUDIO DANCUNL	Pacific Telephone
	Peck Steven Dance Studio dancng	Pacific Telephone
	Steven Peck Dance Studio dancing	Pacific Telephone
	Peck Dance Studio dancng	Pacific Telephone

9425 W PICO BLVD

Year	Uses	Source
1933	Safeway Laundry Co Jack Roth mgr	Los Angeles Directory Co.

9427 W PICO BLVD

Year	Uses	Source
2006	PICO GLATT	Haines Co., Inc.
	KOSHER MART	Haines Co., Inc.
2000	PICO GLATT KOSHER MART	Haines & Company
1991	J ROTH INC BOOKSELLER OF FINE AND SCHOLARLY JUDAICA	Pacific Bell
	ROTH J INC BOOKSELLER OF FINE AND SCHOLARLY JUDAICA	Pacific Bell
	J Roth Inc Bookseller Of Fine And Scholarly Judaica	Pacific Bell
	JSchlcher & Co 2781343	Pacific Bell
	Roth J Inc Bookseller Of Fine And Scholarly Judaica	Pacific Bell
1990	J ROTH INC BOOKSELLER OF FINE AND SCHOLARLY JUDAICA	Pacific Bell
	ROTH J INC BOOKESELLER OF FINE AND SCHOLARLY JUDAICA	Pacific Bell
1986	HARELICK & ROTH BKSLRS	Pacific Bell
	J ROTH BKSLR	Pacific Bell
	JEWISH AMERICAN BOOKSHOP	Pacific Bell
	ROTH BKSLR	Pacific Bell
	ROTH J BKSLR	Pacific Bell
1985	JEWISH AMERICAN BOOKSHOP	Pacific Bell
	ROTH JACK BKSLRS	Pacific Bell
	Harelick & Roth bksirs	Pacific Bell
	ROTH BOOKSELLER	Pacific Bell
	Roth J bkslr	Pacific Bell
	ROTH J BKSLR	Pacific Bell
1981	HARELICK & ROTH BKSLRS	Pacific Telephone
	J ROTH BKSLR	Pacific Telephone
	JEWISH AMERICAN BOOKSHOP	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	ROTH BKSK	Pacific Telephone
	ROTH J BKSLR	Pacific Telephone
1980	Jewish American Oookshon	Pacific Telephone
	Roth bkslr	Pacific Telephone
	Roth J bkslr	Pacific Telephone
	Roth Jack bkslrs	Pacific Telephone
1976	Beverlywood Pharmacy	Pacific Telephone
1971	Beverlywood Pharmacy	Pacific Telephone
1970	BEVERLYWOOD PHARMACY LOS ANGELES	Pacific Telephone
1967	Beverlywood Pharmacy	Pacific Telephone
1965	BEVERLYWOOD PHARMACY	Pacific Telephone
1962	Beverlywood Pharmacy	Pacific Telephone
	BEVERLYWOOD PHARMACY	Pacific Telephone
1958	BEVERLYWOOD PHARMACY	Pacific Telephone
	Beveslywood Pharmacy	Pacific Telephone
1942	Grone Abr M Leah drugs	Los Angeles Directory Co.

9428 W PICO BLVD

Year	Uses	Source
2000	NG Yuet	Haines & Company
	X ELM DR S	Haines & Company
1991	Masgan Hand Laundry	Pacific Bell
	MASGAN HAND LAUNDRY	Pacific Bell
1985	MAGAN HAND LAUNDRY	Pacific Bell
1980	MAGAN HAND LAUNDRY	Pacific Telephone
1970	MACAN HAND LAUNDRY	Pacific Telephone
1965	MAGAN HAND LAUNDRY	Pacific Telephone
1962	AIELLO FRANK V PHOTGRPHR	Pacific Telephone
1958	AIELLO FRANK V PHOTGRPHR	Pacific Telephone
1942	Breitung Erich Martha vet	Los Angeles Directory Co.
1939	BREITUNG ERICH V M D HOSPITAL FOR SMALL ANIMALS	Los Angeles Directory Co.
1937	Stoll Lawrence clo clnr	Los Angeles Directory Co.
1933	STOLL Cleaning & Dyeing Service Inc L D Stoll mgr	Los Angeles Directory Co.

9448 W PICO BLVD

Year	Uses	Source
2013	SERVICE STATION OF THE STARS	Cole Information Services

FINDINGS

Year	Uses	Source
2013	PROFESSIONAL LOCKSMITH	Cole Information Services
2008	MOBIL	Cole Information Services
	SERVICE STATION OF STAR	Cole Information Services

W Pico Blvd

9448 W Pico Blvd

Year	Uses	Source
2006	MOBILSERVICE	Haines Co., Inc.
	STATION DEALRS	Haines Co., Inc.
	SERVICE STATION	Haines Co., Inc.
	OF THE STARS	Haines Co., Inc.
2000	MOBIL SERVICE STATION DEALRS	Haines & Company
	SERVICE STATION OF THE STARS	Haines & Company
1991	Service Station Of The Stars	Pacific Bell
	Beverly Hills WPIco I&Beverly Dr	Pacific Bell
	SERVICE STATION OF THE STARS	Pacific Bell
	ROBERTSON& OLYMPIC	Pacific Bell
1985	MOBIL SECURITY SHREDDING UNLIMITED	Pacific Bell
1980	W Pico & Beverly Or	Pacific Telephone
	Service Station Of The Stars	Pacific Telephone
	Service Supply Carbonation	Pacific Telephone
1971	Service Station Of The Stars	Pacific Telephone
1970	SERVICE STATION OF THE STARS	Pacific Telephone
	SERVICE STATION OF THE STARS	Pacific Telephone
1965	MOBIL SERV STANTON DIRS BEVERLY HILLS-	Pacific Telephone
	FREEMAN JOHN	Pacific Telephone
1962	MOBIL OIL CO	Pacific Telephone
	FREEMAN JOHN	Pacific Telephone
1958	MOBILE SERV STANTON DLRS	Pacific Telephone
	LAWRENCE JACK	Pacific Telephone
1951	W Pico LA Hill W J Serv Stn	Pacific Telephone & Telegraph Co.
1942	HILL Wm gas sta	Los Angeles Directory Co.

FINDINGS

W PICO BLVD

9449 W PICO BLVD

Year	Uses	Source
1965	CORNER THE	Pacific Telephone
1962	SONNY ALEXANDER FLOWERS	Pacific Telephone
	CORNER THE	Pacific Telephone
	ALEXANDER SONNY FLOWERS	Pacific Telephone
	Alexander Sonny Flowers	Pacific Telephone
	Sonny Alexander Flowers	Pacific Telephone
1958	BURLS RESTAURANT NO2	Pacific Telephone
	ZODIAC RM BUNLS RESTAURANT NO	Pacific Telephone
1942	Mc Eldowney J Kenneth florist	Los Angeles Directory Co.

9453 W PICO BLVD

Year	Uses	Source
1937	UNION OIL COMPANY OF CALIFORNIA L P St Clair Pres R D Matthews Exec V Pres W W Orcutt V Pres W L Stewart V Pres P M Gregg V Pres and Counsel A C Galbralth Asst V Pres W R	Los Angeles Directory Co.

9456 W PICO BLVD

Year	Uses	Source
2000	X BEVERLY DR S	Haines & Company
	XXXX	Haines & Company

9514 W PICO BLVD

Year	Uses	Source
1962	PINA S RESTAURANT	Pacific Telephone
	INA S RESTAURANT	Pacific Telephone
1958	PINA S RESTAURANT	Pacific Telephone

9516 W PICO BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1985	ORANGE JULIUS OF AMERICA ORANGE JULIUS STORES	Pacific Bell
1970	ORANGE JULIUS OF AMERICA ORANGE JULIUS STORES	Pacific Telephone

FINDINGS

9518 W PICO BLVD

Year	Uses	Source
1962	MAGAN HAND LAUNDRY	Pacific Telephone
1958	MLAGAN HAND LAUNDRY	Pacific Telephone

9522 W PICO BLVD

Year	Uses	Source
1962	PONCE FRANK CUSTM TIR	Pacific Telephone
1958	ROBERT S FINE ALTERATIONS	Pacific Telephone

9524 W PICO BLVD

Year	Uses	Source
2000	XXXX	Haines & Company

W Pico Blvd

9524 W Pico Blvd

Year	Uses	Source
2000	XXXX	Haines & Company

W PICO BLVD

9524 W PICO BLVD

Year	Uses	Source
1985	KENNEDY STEVEN	Pacific Bell
	SUNRISE & RAINBOW	Pacific Bell

W Pico Blvd

9524 W Pico Blvd

Year	Uses	Source
1985	SUNRISE & RAINBOW	Pacific Bell
	KENNEDY STEVEN	Pacific Bell

W PICO BLVD

9524 W PICO BLVD

Year	Uses	Source
1980	G H REAL ESTATE SERVICES	Pacific Telephone
	Kennedy Steven	Pacific Telephone

FINDINGS

W Pico Blvd

9524 W Pico Blvd

Year	*Uses*	*Source*
1980	G H REAL ESTATE SERVICES	Pacific Telephone
	Kennedy Steven	Pacific Telephone

W PICO BLVD

9524 W PICO BLVD

Year	*Uses*	*Source*
1970	LITTLE HOUSE OF BEAUTY	Pacific Telephone

W Pico Blvd

9524 W Pico Blvd

Year	*Uses*	*Source*
1970	LITTLE HOUSE OF BEAUTY	Pacific Telephone

W PICO BLVD

9524 W PICO BLVD

Year	*Uses*	*Source*
1965	OLLIE MAE BEAUTY PARLOR	Pacific Telephone

W Pico Blvd

9524 W Pico Blvd

Year	*Uses*	*Source*
1965	OLLIE MAE BEAUTY PARLOR	Pacific Telephone

W PICO BLVD

9524 W PICO BLVD

Year	*Uses*	*Source*
1962	OLLIE MAE BEAUTY PARLOR	Pacific Telephone

W Pico Blvd

9524 W Pico Blvd

Year	*Uses*	*Source*
1962	OLLIE MAE BEAUTY PARLOR	Pacific Telephone

FINDINGS

W PICO BLVD

9524 W PICO BLVD

Year	Uses	Source
1958	OLLIE MAE BEAUTY PARLOR	Pacific Telephone

W Pico Blvd

9524 W Pico Blvd

Year	Uses	Source
1958	OLLIE MAE BEAUTY PARLOR	Pacific Telephone
1951	W Pico Bl LA Winkler Rlty Co	Pacific Telephone & Telegraph Co.

W PICO BLVD

9526 W PICO BLVD

Year	Uses	Source
2013	BARBARA BARRY INC	Cole Information Services
	AAROUND THE CLOCK AIR CONDITIONING	Cole Information Services
2008	BARBARA BARRY INC	Cole Information Services
	24 HOUR LOCKSMITH	Cole Information Services
2006	BARBARA BARRY	Haines Co., Inc.
2000	BARRY Barbara	Haines & Company
	CAPLOWE M & ASSOCIATES	Haines & Company
	X REEVES	Haines & Company
1991	CAPIOWEM& ASSOCIATES REST	Pacific Bell
	Capiow EM& Associates rest	Pacific Bell
1990	S & H CABLE ENTERPRISES	Pacific Bell
	SPORTSVIEW MAGAZINE	Pacific Bell
1986	ACCEPTED MATERIALS CO	Pacific Bell
	SPORTSVIEW MAGAZINE	Pacific Bell
1985	ACCEPTED MATERIALS CO	Pacific Bell
	EVA S NAIL SALON	Pacific Bell
	LOS ANGELES MAISON DOMESTIC AGCY	Pacific Bell
	RELIABLE HOUSE CLEANING CO	Pacific Bell
	S & H CABLE ENTERPRISES	Pacific Bell
	SPORTSVIEW MAGAZINE	Pacific Bell
	THOMPSON ROBERT E	Pacific Bell

FINDINGS

Year	Uses	Source
1985	VALERLA MISARES DESIGN ASSOCIATES	Pacific Bell
1981	ACCEPTED MATERIALS CO	Pacific Telephone
	SPORTSVIEW MAGAZINE	Pacific Telephone
1980	Accepted Materials Co	Pacific Telephone
	Active Marketing & Sales Group	Pacific Telephone
	Foreign Services Center	Pacific Telephone
	L A MAISON DOMESTIC AGCY	Pacific Telephone
	Nail Joint The	Pacific Telephone
	Nail K M	Pacific Telephone
	National Vitamers	Pacific Telephone
	Reliable House Cleaning Co	Pacific Telephone
	Shield Tax Service	Pacific Telephone
	Sportsvnew Magazine	Pacific Telephone
	From Los Angeles Telephones Call	Pacific Telephone
	Thompson Robert E	Pacific Telephone
1976	Accepted Materials Co	Pacific Telephone
	Van Horn Cortlandt Mrs intrs	Pacific Telephone
1971	Accepted Materials Co	Pacific Telephone
	Schor Al Ins & Associates	Pacific Telephone
	Sportsview Magazine	Pacific Telephone
	Vision Optics	Pacific Telephone
1970	ALPERT HAROLD M	Pacific Telephone
	CAGAN ARTHUR	Pacific Telephone
	PARNESS MAURICE K & ASSOCIATES	Pacific Telephone
	SOLOMONS ENTERPRISES	Pacific Telephone
1967	PARNESS MAURICE K & ASSOCIATES	Pacific Telephone
	Stuart Emll R str planning consltnt	Pacific Telephone
1965	ALPERT HAROLD MV	Pacific Telephone
	ATLAS DEVELOPMENT CO	Pacific Telephone
	COHN MILTON ACCT	Pacific Telephone
	GENSER HARRY LIST BRKR	Pacific Telephone
	GREEOBAOM SAM ENTERPRISES	Pacific Telephone
	KELEMAN MYER CPA	Pacific Telephone
	PARNESS MAURICE K & ASSOCIATES	Pacific Telephone
	PRECISION GOLD & CERAMIC DENTAL LAB CO	Pacific Telephone
	STUART E ROCKWELL STR PLANNING CNNSLTNT	Pacific Telephone
1962	GREENBAUM SAM	Pacific Telephone

FINDINGS

Year	Uses	Source
1962	JACOBS HARRY ADVERTISING ART	Pacific Telephone
	KING KEN D INS	Pacific Telephone
	LAWRENCE PIPE CO	Pacific Telephone
	MAR VISTAYASTHENIA GRAVIS FOUNDATION INC THE	Pacific Telephone
	SOLLARS ELAINE	Pacific Telephone
	SOLLARS RICHARD	Pacific Telephone
	TITTL MARTIN INS	Pacific Telephone
	WERNER ALFRED L CPA	Pacific Telephone
	Beachaven Music	Pacific Telephone
	Morris & Stein	Pacific Telephone
	Myasthenia Gravis Foundation Inc The	Pacific Telephone
	ALPERT HAROLD M	Pacific Telephone
	COHN MILTON ACCT	Pacific Telephone
	FAR WEST COMMUNICATIONS	Pacific Telephone
	FEDERAL HOME BUILDERS INC	Pacific Telephone
	FREEZ-AIRE CORP OF AMERICA	Pacific Telephone
1958	Gibson Construction Co	Pacific Telephone
	Lawrence Pipo Co	Pacific Telephone
	Lyons Ivor & Associates consltng engnrs	Pacific Telephone
	BLOCK JAS A	Pacific Telephone
	BONDY PAUL PUB ACCT	Pacific Telephone
	COHN MILTON ACCT	Pacific Telephone
	FRESCO ROBT M	Pacific Telephone
	GIBSON CONSTRUCTION CO	Pacific Telephone
	GRAYSON-SWAILES & ASSOCIATES INS	Pacific Telephone
	GREEN BAUM SAM	Pacific Telephone
	GREENE JOHN L	Pacific Telephone
	LAWRENCE PIPE CO	Pacific Telephone
	LEVIN ANNE D PERSONAL SHOPPER	Pacific Telephone
	SWAILES GRAYSON & ASSOCIATES INS	Pacific Telephone
	CAMPBELL EARL W	Pacific Telephone
	LYONS IVOR & ASSOCIATES CCMNSLTNO TIIJIRUQWS	Pacific Telephone
	BETTS BILL AGCY INS	Pacific Telephone

FINDINGS

9527 W PICO BLVD

Year	Uses	Source
2013	OFFICE DEPOT	Cole Information Services
2008	OFFICE DEPOT	Cole Information Services
2006	OFFICE DEPOT	Haines Co., Inc.

9528 W PICO BLVD

Year	Uses	Source
1985	LLSBETH FASHIONS	Pacific Bell
1980	Lisbeth Fash Ions	Pacific Telephone
1970	LIZBETH FASHIONS	Pacific Telephone
	LISBETH FASHIONS	Pacific Telephone
1965	LISBETH FASHIONS	Pacific Telephone
1962	-LESFETZ L E	Pacific Telephone
	BARON HARRY RL EST	Pacific Telephone
1958	LANSING FRANCES YARN SHOP	Pacific Telephone

9529 W PICO BLVD

Year	Uses	Source
1958	BEVERLY SIGN CO	Pacific Telephone
	BEVERLY HILLS SIGN CO BEVERLY SIGN CO	Pacific Telephone
1942	Hugo Victor E Helen liquors	Los Angeles Directory Co.

9530 W PICO BLVD

Year	Uses	Source
2000	XXXX	Haines & Company
1990	ROBERT S ALTERATIONS	Pacific Bell
1986	ROBERTS ALTERATIONS	Pacific Bell
1985	ROBERT S ALTERATIONS	Pacific Bell
1981	ROBERTS ALTERATIONS	Pacific Telephone
1980	Roberts Alterations	Pacific Telephone
1976	Roberts Alterations	Pacific Telephone
1971	Roberts Alterations	Pacific Telephone
1970	ROBERT S ALTERATIONS	Pacific Telephone
1967	Roberts Alterations	Pacific Telephone
1965	ROBERT S ALTERATIONS	Pacific Telephone
1962	ROBERT S ALTERATIONS	Pacific Telephone
	Roberts Alterations	Pacific Telephone
1958	REGENT CLEANERS	Pacific Telephone

FINDINGS

9531 W PICO BLVD

Year	Uses	Source
1965	STUDIO G	Pacific Telephone

9532 W PICO BLVD

Year	Uses	Source
2013	DIGITAL IMAGING CENTER	Cole Information Services
	MOTOPHOTO	Cole Information Services
2008	DIGITAL IMAGING CENTER	Cole Information Services
	TWIN SISTERS INC	Cole Information Services
2006	PHOTO	Haines Co., Inc.
	ONEHOURMOTO	Haines Co., Inc.
	MOTO PHOTO	Haines Co., Inc.
	CENTER	Haines Co., Inc.
	DIGITALIMAGING	Haines Co., Inc.
2000	MOTO PHOTO	Haines & Company
	ONE HOUR MOTO PHOTO	Haines & Company
1991	Moto Photo	Pacific Bell
	One Hour Moto Photo	Pacific Bell
	ONEHOURMOTOPHOTO	Pacific Bell
	MOTOPHOTO	Pacific Bell
1985	ONE HOUR MOTO PHOTO	Pacific Bell
	MOTO PHOTO OF CALIFORNIA	Pacific Bell
1980	Idas Bra Girdle Specialists	Pacific Telephone
	Ann Ida Bra & Girdle Specialists	Pacific Telephone
1970	IDA S BRA & GIRDLE SHOPPE	Pacific Telephone
	ANN-IDA CORSET & LINGERIE SHOPPE	Pacific Telephone
1965	REGENT CLEANERS	Pacific Telephone
1962	REGENT CLEANERS	Pacific Telephone
1958	PICO -REEVES AUTOMATIC LAUNDRY	Pacific Telephone

9533 W PICO BLVD

Year	Uses	Source
2013	PRESIDIO FINANCIAL PARTNERS	Cole Information Services
	CAPLOW E M & ASSOCIATES	Cole Information Services
2008	CAPLOW DENVER LLC	Cole Information Services
	PRESIDIO FINANCIAL PARTNERS	Cole Information Services
	SUPERIOR MEAT CO	Cole Information Services
	EM CAPLOW & ASSOCIATES INC	Cole Information Services
2006	CAPLOW EM	Haines Co., Inc.

FINDINGS

Year	Uses	Source
2006	ASSOCIATES	Haines Co., Inc.
	CAPLOW EM	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	PResi DIOFINACIAL	Haines Co., Inc.
	PARTNERS	Haines Co., Inc.
2000	GRAYSON Barney	Haines & Company
	SUPERIOR MEAT CO WHSLE	Haines & Company
1991	Home Meat Saleswhsle	Pacific Bell
	Superior Meat Co whsle	Pacific Bell
	Fromn Los Angeles Telephones Call 8794515	Pacific Bell
	From Van Nuys Telephones Cal	Pacific Bell
	HOMEMEATSALESWHSLE	Pacific Bell
	SUPERIORMEATCO WHSLE	Pacific Bell
	Home Meat Sales whsle	Pacific Bell
	Superior Meat Co whule	Pacific Bell
	Superior Messenger	Pacific Bell
1990	HOME MEAT SALES WHSLE	Pacific Bell
	SUPERIOR MEAT CO WHSLE	Pacific Bell
1986	HOME MEAT SALES WHSLE	Pacific Bell
	SUPERIOR MEAT CO WHSLE	Pacific Bell
1985	SUPERIOR MEAT CO WHSLE	Pacific Bell
	HOME ME AT S ALE S whsle	Pacific Bell
	Superior Meat Co whsle	Pacific Bell
1981	SUPERIOR MEAT CO WHSLE	Pacific Telephone
1980	HOME MEAT SALES whsle	Pacific Telephone
	Superior Meat Co whsle	Pacific Telephone
	From Los Angeles Telephones From	Pacific Telephone
	From Van Nuas Telephones From	Pacific Telephone
	SUPERIOR OPTICAL COMPANY	Pacific Telephone
1976	HOME MEAT SALES whsle	Pacific Telephone
	Superior Meat Co whsle	Pacific Telephone
1975	HOME MEAT SALES whsle	Pacific Telephone
1971	HOME MEAT SALES whsle meat	Pacific Telephone
	Superior Meat Co whsle meat	Pacific Telephone
1970	HOME MEAT SALES WHSLE MEAT	Pacific Telephone
	SUPERIOR MEAT CO WHSLE MEAT	Pacific Telephone
	HOME MEAT SALES WHSLE MEAT	Pacific Telephone
	SUPERIOR MEAT CO WHSLE MEAT	Pacific Telephone

FINDINGS

Year	Uses	Source
1970	HOME MEAT SALES WHSLE MEAT	Pacific Telephone
	SUPERIOR MEAT CO WHSLE MEAT	Pacific Telephone
1967	HOME MEAT SALES whsle meat	Pacific Telephone
	Superior Meat Co whsle meat	Pacific Telephone
1965	LOS ANGELES	Pacific Telephone
	SUPERIOR MEAT CO WISLE MEAT	Pacific Telephone
1962	HOME MEAT SALES WHNLE MEAT	Pacific Telephone
	Home Meat Sales whsle meat	Pacific Telephone
	Superior Meat Co whsle meat	Pacific Telephone
	SUPERIOR MEAT CO WIMSLE MEAT	Pacific Telephone

9534 W PICO BLVD

Year	Uses	Source
1962	OMALLEY & SHUI-TLEFF ENGNRS	Pacific Telephone
	OMALLEY PATRICK H OMALLEY & SHURTLEFF ENANRS	Pacific Telephone

9541 W PICO BLVD

Year	Uses	Source
2013	THE COFFEE BEAN & TEA LEAF	Cole Information Services
2008	COFFEE BEAN TEA LEAF	Cole Information Services
2006	COFFEE BEAN	Haines Co., Inc.
	TEA LEAF	Haines Co., Inc.
2000	URAYSON Barney	Haines & Company
	LA MIRAGE CLEANERS	Haines & Company
	X SMITHWOOD DR	Haines & Company
1991	FLAIR CLEANERS	Pacific Bell
	REGAL CLEANERS	Pacific Bell
	Los Angeles	Pacific Bell
	Regal Cleaners	Pacific Bell
1985	REGAL CLEANERS	Pacific Bell
1980	Regal Cleaners	Pacific Telephone
1970	DANNENBURG TAWRENCE R LARDRNN DEVPLOPMENT CORP INC	Pacific Telephone
	FLAT RATE RENT-A-CAR	Pacific Telephone
	LARDAN DEVELOPMENT CORP INC	Pacific Telephone
	NEUFELD LIONEL R	Pacific Telephone
	NICKEL A MILE RENT-A-CAR SYSTEM	Pacific Telephone
1967	Markowitz Dan Markowitz A & Sons	Pacific Telephone
	Wershow Milton J Realty Co	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	Markowitz A & Sons	Pacific Telephone
1965	MARKOWITZ A & SONS	Pacific Telephone
	MARKOWITZ DAN MARKOWITZ A& SONS	Pacific Telephone
	MARKOWITZ MORRIS CONSTRUCTION CO	Pacific Telephone
1962	MARKOWITZ A & SONS	Pacific Telephone
	MARKOWITZ DAN MARKOWITZ A & SONS	Pacific Telephone
	MARKOWITZ MORRIS MARKOWITZ A & SONS	Pacific Telephone
	Markowitz A & Sons	Pacific Telephone
	Markowitz Dan Markowitz A & Sons	Pacific Telephone
	Markowitz Morris Markowitz A & Sons	Pacific Telephone
	Markowitz Morris Construction Co	Pacific Telephone
1958	MARKOWITZ A & SONS	Pacific Telephone
	MARKOWITZ DAN MARKOWITZ A & SONS P	Pacific Telephone
	MARKOWITZ A & SONS	Pacific Telephone
	Markowitz A & Sons	Pacific Telephone
	Markowitz Dan Markowitz A & Sons	Pacific Telephone
	Markowitz Morris Markowitz A & Sons	Pacific Telephone
1942	Cavaglieri Guiseppe Leonilda bldg contr	Los Angeles Directory Co.

9422 1/2 W PICO BLVD

Year	Uses	Source
1958	YODER ALBERT R	Pacific Telephone

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
9500 W Pico Blvd	2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1985, 1980, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1100 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1100 S BEVERLY DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1110 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1124 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1125 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1129 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1130 S ELM DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1133 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1134 S ELM DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1135 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1138 S ELM DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1139 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1142 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1142D S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1143 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1144 S ELM DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1145 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1148 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1150 1/2 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 ELM DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1975, 1972, 1969, 1966, 1963, 1961, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 S BEVERLY DR	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 S BEVERLY DR LOS ANGELES	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 S ELM DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150 S ELM DR	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1150C S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1152 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1152 S ELM DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1152 S ELM DR	2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1155 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1156 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1160 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1166 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1170 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1175 S ELM DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1176 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1177 S BEVERLY DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1177 South Beverly Drive	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1180 S BEVERLY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1180 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1180 S BEVERLY DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1180 S BEVERLY DR	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1180 S BEVERLY DR LOS ANGELES	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1180 South Beverly Drive	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1969, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1182 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1204 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1206 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1208 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1211 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1214 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1220 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1222 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1224 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1226 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1227 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1228 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1234 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1238 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1240 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1242 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1244 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1246 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1248 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1250 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1251 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1252 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1253 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1254 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1256 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1257 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1258 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1260 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1262 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1263 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1264 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1264 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1266 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1267 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1268 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1268 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1269 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1270 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1270 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1271 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1272 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1273 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1274 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1274 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1275 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1276 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1277 S BEVERLY	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1277 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1278 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1279 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1280 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1281 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1282 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1283 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1284 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1285 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1287 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1289 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1291 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1293 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1300 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1301 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1306 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1307 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1308 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1309 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1310 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1311 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1312 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1314 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1316 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1318 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1320 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1324 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1326 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1327 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1328 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1329 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1330 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1330 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1331 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1333 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1334 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1336 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1336A S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1336D S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1338 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1340 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1342 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1342B S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1344 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1345 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1348 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1350 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1350 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1352 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1354 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1356 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1357 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1358 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1359 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1360 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1361 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1362 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1364 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1366 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1368 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1370 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1371 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1372 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1374 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1375 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1376 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1377 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1380 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1400 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1401 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1402 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1403 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1407 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1408 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1409 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1409 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1409 South Beverly Drive	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1410 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1411 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1411 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1411 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1413 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1413 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1413 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1414 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1414 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1415 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1415 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1415 REEVES	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1415 REEVES ST	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1415 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1416 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1416 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1416 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1417 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1417 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1417 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1418 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1418 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1418 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1419 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1419 S BEVERLY DR	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1419 S BEVERLY DR	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1420 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1420 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1420 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1421 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1421 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1423 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1423 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1423 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1424 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1425 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1426 1/2 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
1427 BEVERLY DR S	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1427 S BEVERLY DR	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9376 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9400 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9400 W PICO BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9402 W PICO BLVD	2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9405 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9405 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9406 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9406 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9406 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
9409 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9410 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9417 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9417 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9417 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9419 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9419 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9420 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9420 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9420 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9421 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
9421 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9421 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9422 1/2 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9422 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9423 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9424 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9424 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9425 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9425 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9427 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9427 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
9428 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9428 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9448 W Pico Blvd	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9448 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9449 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9453 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9456 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9489 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9514 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9514 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9516 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
9518 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9518 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9522 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9524 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9524 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9524 W Pico Blvd	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9526 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9526 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9526 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9527 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9527 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
9528 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9529 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9529 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9530 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9530 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1975, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9531 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9532 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9532 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9533 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9533 W PICO	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9533 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
9533 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9534 W PICO BLVD	2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9538 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9540 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9541 W PICO BLVD	2013, 2008, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9541 W PICO BLVD	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9546 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
9553 PICO BLVD W	2013, 2008, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

Parcel Details

- Property records are kept at the West District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No:	4306-002-023
Address:	9500 W PICO BLVD LOS ANGELES CA 90035
Property Type:	Commercial / Industrial
Region / Cluster:	25 / 25692
Tax Rate Area (TRA):	00067

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2016 Roll Values

Recording Date:	10/17/2011
Land:	$1,818,097
Improvements:	$1,398,633
Personal Property:	$0
Fixtures:	$0
Homeowners' Exemption:	$0
Real Estate Exemption:	$0
Personal Property Exemption:	$0
Fixture Exemptions:	$0

- 2016 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

City of Los Angeles
Department of City Planning

12/27/2016
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
9500 W PICO BLVD

ZIP CODES
90035

RECENT ACTIVITY
None

CASE NUMBERS
CPC-26111
CPC-1984-156-ZC
CPC-10775
ORD-183497
ORD-159783
ORD-149411
ORD-129279
ORD-117157
ENV-2005-8253-ND
ND-84-380-ZC
AFF-15103

Address/Legal Information	
PIN Number	132A167 238
Lot/Parcel Area (Calculated)	3,402.9 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID G4
Assessor Parcel No. (APN)	4306002023
Tract	TR 7671
Map Reference	M B 95-74/75
Block	None
Lot	10
Arb (Lot Cut Reference)	None
Map Sheet	132A167
Jurisdictional Information	
Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	South Robertson
Council District	CD 5 - Paul Koretz
Census Tract #	2691.00
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	C4-1VL-O
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5
General Plan Land Use	Neighborhood Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None

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

500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4306002023
APN Area (Co. Public Works)*	0.480 (ac)
Use Code	2600 - Auto Service Body and Fender Repair
Assessed Land Val.	$1,854,458
Assessed Improvement Val.	$1,426,605
Last Owner Change	10/17/11
Last Sale Amount	$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	957828-9
	731651
	703649
	70300
	2034839
	1897444-45
	1897443-45
	1426115
	1425859
	1400688
	1400687
	1285954
Building 1	
Year Built	1964
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	7,000.0 (sq ft)
Building 2	
Year Built	1964
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	0.0 (sq ft)
Building 3	
Year Built	1965
Building Class	SX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	247.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No

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Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.384554
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	857
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	58
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-1984-156-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM C2-1-0 AND C2-1VL-0 TO C4-1-0 AND C4-1VL-0 - BOTH SIDES OF PICO BLVD. BETWEEN BEVERLY GREEN DRIVE AND FAIRFAX AVENUE.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ND-84-380-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-26111

CPC-10775

ORD-183497

ORD-159783

ORD-149411

ORD-129279

ORD-117157

AFF-15103

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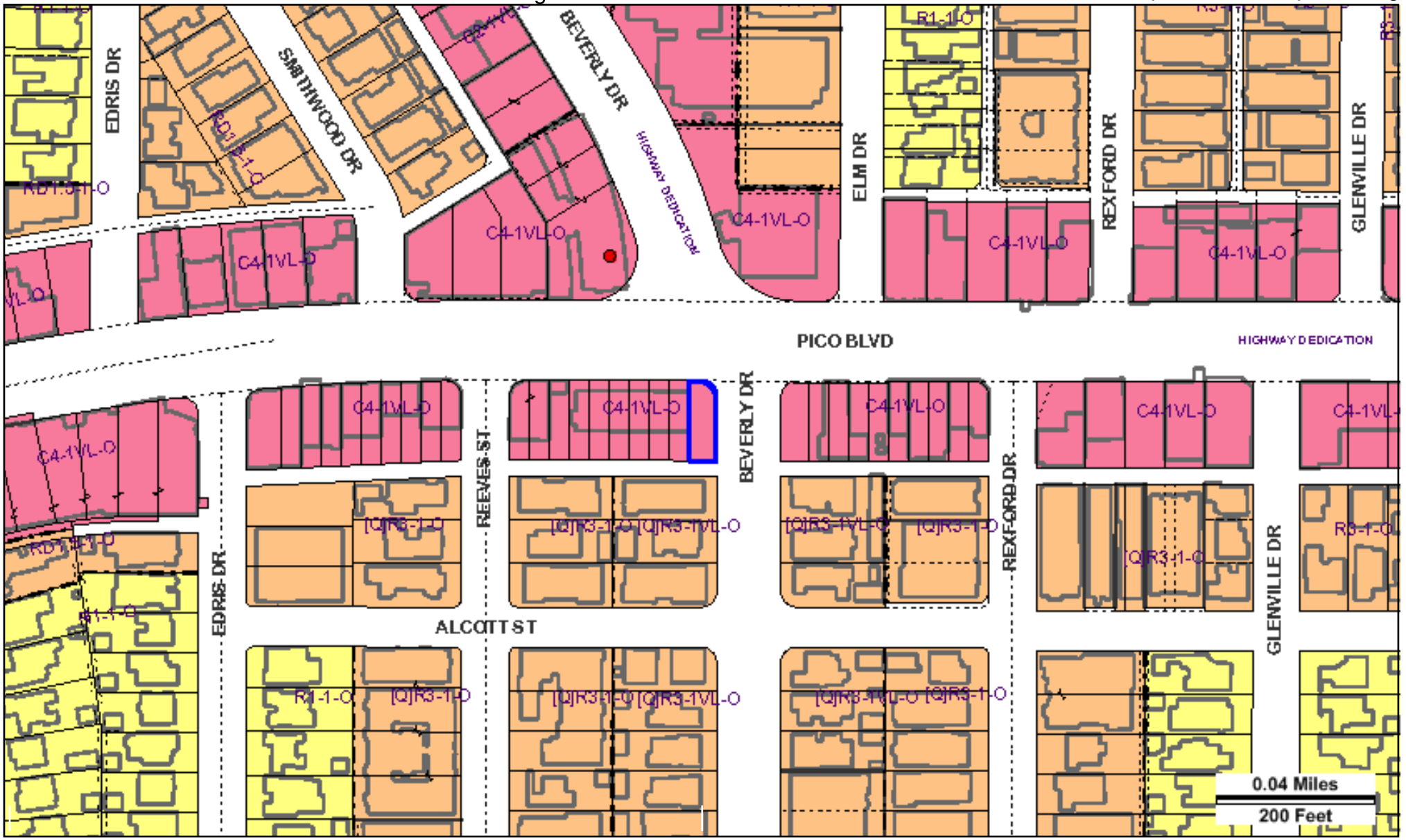
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS PUBLIC

Generalized Zoning

12/27/2016

City of Los Angeles
Department of City Planning



Address: 9500 W PICO BLVD
APN: 4306002023
PIN #: 132A167 238

Tract: TR 7671
Block: None
Lot: 10
Arb: None

Zoning: C4-1VL-O
General Plan: Neighborhood Commercial

Streets Copyright (c) Thomas Brothers Maps, Inc.

LEGEND

GENERALIZED ZONING

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

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside
- Airport Airside
- Airport Northside

OPEN SPACE / PUBLIC FACILITIES

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

- Limited Industrial
- Light Industrial

Bldg. Form 2

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 9 & 10

Tract 7671

Location of Building 2500 West Pico Blvd - Corner
(House Number, and Street)

Between what cross streets S.W. cor. Bonsall Drive

Approved by City Engineer
E J Pauls
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Service Station Families ... Rooms 1
(Store, Residence, Apartment House, Hotel or any other purpose)
2. Owner (Print Name) MARY FREEMAN Phone C.R. 14309
3. Owner's address 132 NORTH WETHERLY DR.
4. Certificated Architect GEORGE VINCENT PALMER State License No. 1624 Phone Ho 2751
5. Licensed Engineer ... State License No. ... Phone ...
6. Contractor Palmer Steel Bldgs. Inc. State License No. 35668 Phone Ho 2751
7. Contractor's address 116 North Larchmont Blvd. Los Angeles
8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} $ 2200.00
9. State how many buildings NOW on lot and give use of each. None
(Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 16' x 34' No. Stories 1 Height to highest point 12' Size lot 60' x 100'
11. Type of soil Adobe Foundation (Material) Concrete Depth in ground 6"
12. Width of footing 8" x 12" Width of foundation Wall — Size of Redwood Sill — x —
13. Material Exterior Wall Steel Size of studs: (Exterior) — x — (Interior Bearing) — x —
14. Joists: First Floor — x — Second floor — x — Rafters — x — Material of Roof Steel
15. Chimney (Material) — Size Flue — x — No. Inlets each flue — Depth footing in ground —

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Mary Freeman
(Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

By Palmer Steel Bldgs. Inc.
By Robert Dan Luckey

FOR DEPARTMENT USE ONLY

PERMIT NO. 7943	Plans and Specifications checked	Zone C3	Fire District No. 3
	Corrections verified	Bldg. Line No ft.	Street Widening Ft.
	Plans, Specifications and Application rechecked and approved.	Application checked and approved 5/13 Clerk	
PLANS — Rec'd	For Plans See	Filed with	SPRINKLER Required Specified Valuation Included Yes — No

Fee ...

Stamp here when Permit is Issued

MAY 13 1935

Inspector

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street widening.....	

(1)

REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)

The building referred to in this Application will be more than 100 feet from

.....Street

Sign here .....
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....
(Owner or Authorized Agent)

(4)

There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign here.....
(Owner or Authorized Agent)

REMARKS: 4-25-35 Permit OK Original plus 2 ....

505

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 6-7-8-9&10

Tract 7691 - Book #95 - Page 74&75

Location of Building 9350 Wilshire Blvd
(House Number and Street)

Between what cross streets? S.W. Cor Beverly Glen & Blvd

Approved by City Engineer
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Car Wash Families ✓ Rooms ✓
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner Beverly Glen Auto Laundry - Phone FR. 63688
(Print Name)
3. Owner's Address Blvd & Beverly P. O. L A
4. ~~Certificated~~ DESIGNER. Architect E C. Quall State License No [redacted] Phone
5. Licensed Engineer E. A. Matteo State License No Struct 610 Phone Du 4-9365
6. Contractor Dell R Fullmer State License No 121-846 Phone Do 7-0171
7. Contractor's Address 300 - E. Duarte Rd. Arcadia, Cal.
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 8999 Eng Ck Kiep
9. State how many buildings NOW on lot and give use of each. None
(Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 18' x 70' No. Stories 1 Height to highest point 14' Size lot 134 x 100
11. Material Exterior Walls Concrete Block Type of Roofing Comp.
12. For Accessory Buildings and similar structures
(a) Footing: Width 14" Depth in Ground 12" Width of Wall 8"
(b) Size of Studs 2 x 4 Material of Floor Concrete
(c) Size of Floor Joists ✓ x ✓ Size of Rafters 2" x 8"

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Dell R Fullmer
(Owner or Authorized Agent)

DISTRICT OFFICE Valley L.A.

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ 8999 — $

Fee $ 20 — $

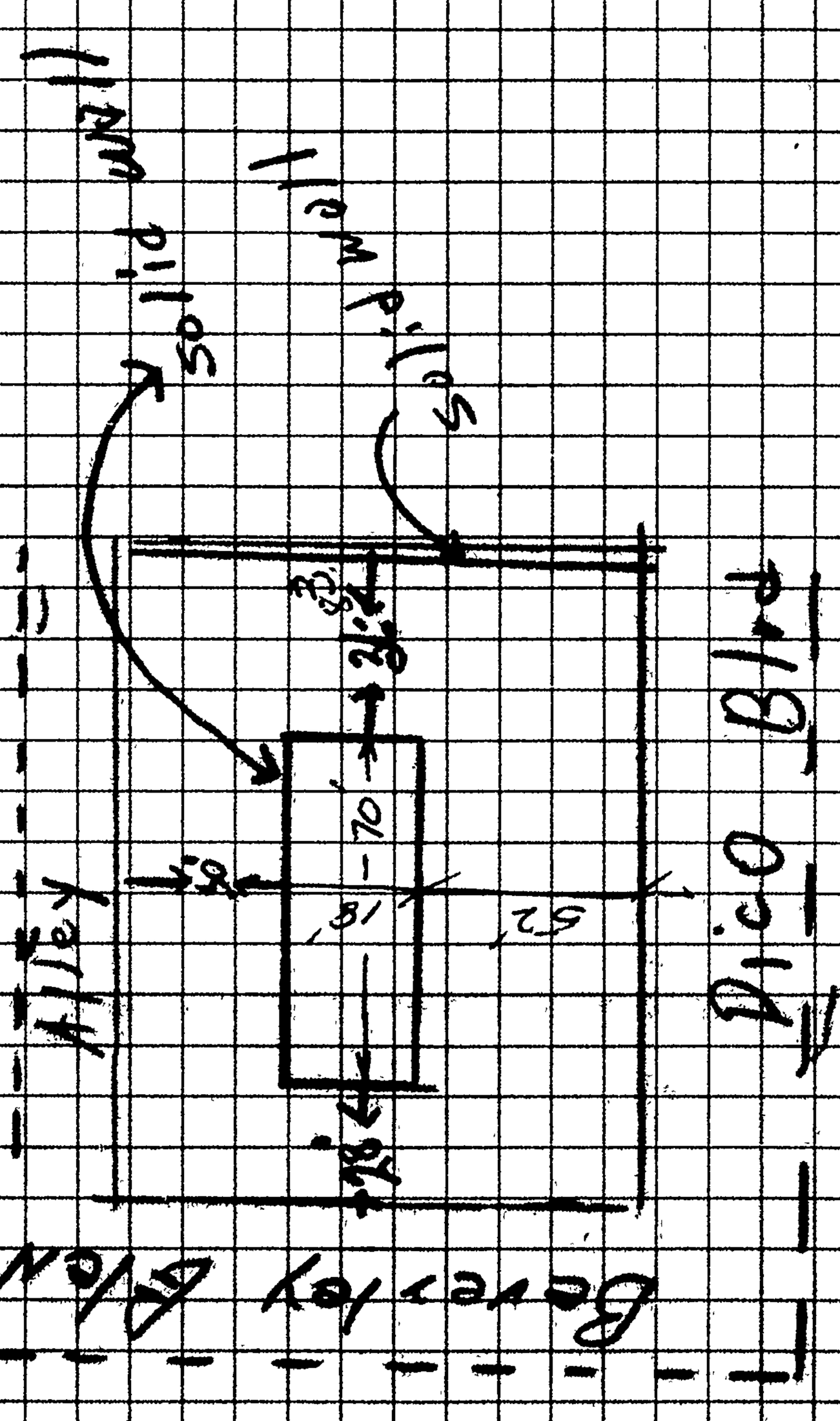
Investigation Fee $
Bldg. Permit Fee $ 30.00
Total $ 30.00

TYPE V	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 100 x 134.83	20 Ft. rear alley / Ft. side alley	Clerk
GROUP G	Plans and Specifications checked Quall		Zone C-2	Fire District No. 2 (50)		District Map No. 534 E
For Plans See	Correction Verified Quall		Bldg. Line Ft.	Street Widening Ft.		Application checked and approved Clerk
Filed with	Plans, Specifications and Application rechecked and approved:		Continuous Inspection None	SPRINKLER Specified Required Valuation Included Yes No		Inspector

6 CHAPIN Quall DO NOT WRITE BELOW THIS LINE AFF 15103

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JUL 13		32645		
Supplemental Plan Checking					✓
Building Permit	JUL 15		LA 69554		

Not sufficient driveway information. See Engineering Room 305 City Hall 10-17-2023



3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — B&S Form B-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. — LOT: 9 & 10 — BLK. — TRACT: 7671

2. BUILDING ADDRESS: 9500 W. Pico Blvd.

3. BETWEEN CROSS STREETS: Reeves AND Beverly Dr.

4. PRESENT USE OF BUILDING: Carwash (50) — NEW USE OF BUILDING: demolish

5. OWNER'S NAME: Crown Enterprises — PHONE: BR23507

6. OWNER'S ADDRESS: 10399 W. Pico — L. A. — P.O. 64 — ZONE

7. CERT. ARCH. — STATE LICENSE — PHONE: none

8. LIC. ENGR. — STATE LICENSE — PHONE: none

9. CONTRACTOR: owner — STATE LICENSE — PHONE

10. CONTRACTOR'S ADDRESS: same as #6 — P.O. — ZONE

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
20x60		10	1 car wash

3 9500 W. Pico ~~Blvd~~ Blvd. **1964**

12. MATERIAL ☐ WOOD ☒ METAL ☒ CONC. BLOCK — EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST. ☒ WOOD ☒ STEEL ☐ CONC. ☐ OTHER — ROOFING

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 4000.

14. SIZE OF ADDITION — STORIES — HEIGHT

15. NEW WORK: (Describe) — EXT. WALLS — ROOFING

demo. SC# 11084 a

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.

Signed Melvin Lottman

This Form When Property Validated is a Permit to Do the Work Described.

ADDRESS APPROVED	
DIST. MAP	5484
ZONE	C-2-1
FIRE DIST.	II
PHONE	
KEY	
ORK. LOT	50x80-100
REV. COR.	
LOT SIZE	irreg
REAR ALLEY XXX	20
SIDE ALLEY	
BLDG. LINE	
BLDG. AREA	
DISTRICT OFFICE	
SPRINKLERS REQ'D. SPECIFIED	
AFFIDAVITS	15103
DWELL. UNITS	
SPACES PARKING	
GUEST ROOMS	
FILE WITH	
CONT. INSP.	
VALUATION APPROVED	
APPLICATION CHECKED	Pappas
PLANS CHECKED	NONE
CORRECTIONS VERIFIED	
PLANS APPROVED	
APPLICATION APPROVED	Pappas
INSPECTOR	

SEWER (Available) — CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C. None Pappas	S.P.C.	G.P.I.	B.P. 18.	I.F.	O.S.	C/O
—	—								

CASHIER'S USE ONLY

MAY--7-64 11085 A — 1 CK 18.00

WLA51137

P.C. No._____ GRADING_____ CRIT. SOIL_____ CONS._____

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS (EXISTING AND PROPOSED) AND USE OF EACH

DEMOLITION OF

All demolition work to be done by duly licensed contractors. I certify that I have a valid State of California contractor's license and workmen's compensation insurance covering all persons employed by me in connection with the work authorized by this permit.

Date .....

.....
Signature

BLDGS WERE DEMOLISHED PRIOR TO OBTAINING THIS PERMIT

5-7-64

SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 3,4,5,6,7,8	BLK. 9,10	TRACT 7671 Book 95 Pages 74-75	ADDRESS APPROVED LD
2. JOB ADDRESS 9516 W Pico Blvd				DIST. MAP 5484
3. BETWEEN CROSS STREETS Beverly Drive AND Reeves St				ZONE C-2-1-O
4. PURPOSE OF BUILDING (09) Carwash				FIRE DIST. 2
5. OWNER'S NAME Sirkin-Miller & Solomon		PHONE BR23507		INSIDE KEY
6. OWNER'S ADDRESS 10399 W Pico Blvd L.A.		P. O. BOX 64	ZONE	COR. LOT 106 REV. COR 80
7. CERT. ARCH.		STATE LICENSE NO.	PHONE	LOT SIZE 209.80X100
8. LIC. ENGR. Bernard Perlin 8597		STATE LICENSE NO. RI61511	PHONE	
9. CONTRACTOR Besteel Co		STATE LICENSE NO. 177615-C034103	PHONE	REAR ALLEY 20 SIDE ALLEY
10. CONTRACTOR'S ADDRESS 18233 E Ra		P. O. BOX	ZONE	BLDG. LINE 1
11. SIZE OF NEW BLDG. 10X82	STORIES 1	HEIGHT 8'	NO. OF EXISTING BUILDINGS ON LOT AND USE None	BLDG. AREA 820 sq
1 9516 Pico Blvd				DISTRICT OFFICE WLA
12. MATERIAL EXT. WALLS: ☐ WOOD ☒ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE		ROOF CONST. ☐ WOOD ☒ STEEL ROOFING ☐ CONC. ☐ OTHER		SPRINKLERS REQ'D. SPECIFIC
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $7500		VALUATION APPROVED Cerlett		AFFIDAVITS 16705
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit. None new driveways to be built.		APPLICATION CHECKED Dealy		
		PLANS CHECKED Cerlett		SEWER (Available) CRITICAL SOIL
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of application.		CORRECTIONS VERIFIED		SEWER CAP. 20% Basin Fee 4/14/64
Signed George E Boyce		PLANS APPROVED		SPACES PARKING 14 REQ'D
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED		GUEST ROOMS
		INSPECTOR		FILE WITH
				CONT. INSP. LIC FAB

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.	B.P.	I.F.	O.S.	C/O
IV	6		74.43	39.32	5.00	42.00			

CASHIER'S USE ONLY

JUN-26-64	31207	LA	•69654	W — 2 CK	74.43
JUN-26-64	31208	LA	•69654	W — 1 CK	42.00
JUN-26-64	31209	LA	•69654	W — 2 CK	39.32

P.C. No. S-7532 GRADING YES CRIT. SOIL — CONS.

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

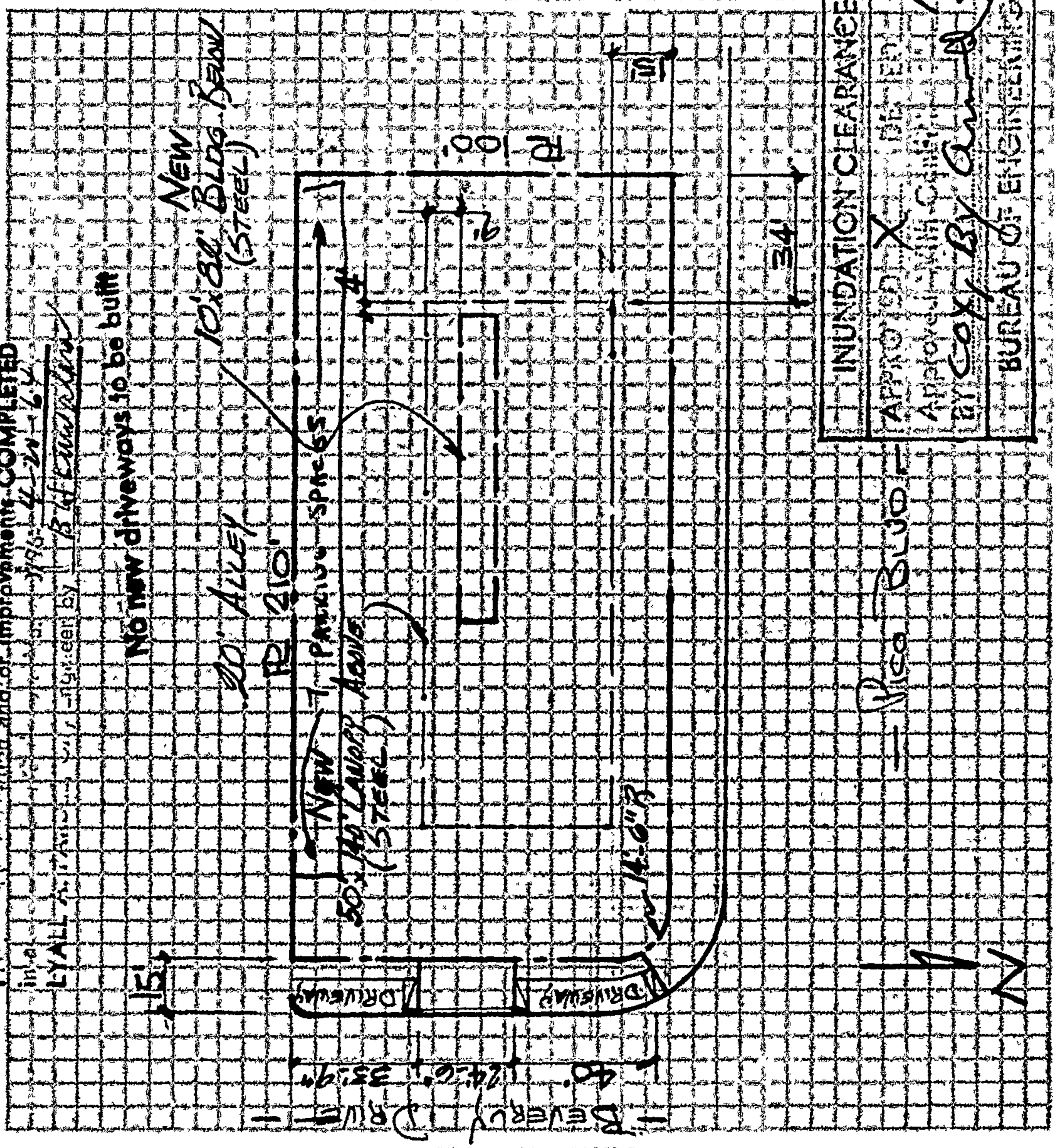
SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

LEGAL DESCRIPTION Lots 3, 4, 5; 6, 7, 8, 9 & 10

Tract 7071 Book 95 Pages 74 & 75

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH


INUNDATION CLEARANCE
BUREAU OF ENGINEERING
APPROVED
Approval of this Clearance
BY
DATE
New 10'x8' Block Wall
(Steel Posts)
No new driveways to be built
Existing Curb Cut
New 10'x8' Block Wall
(Steel Posts)
20' Alley
R 210'
R 100'
34'
15'
Beverly Drive
Driveway
Driveway
Existing Curb Cut
New 10'x8' Block Wall
(Steel Posts)
50' Alley
Existing Curb Cut
New 10'x8' Block Wall
(Steel Posts)

1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1—Rev. 3-64

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR. — LOT: lt.3-10 inc. — BLK. — TRACT: 7671
DIST. MAP: 5484
2. PURPOSE OF BUILDING: (17) Snak Bar
ZONE: C-2-1
3. JOB ADDRESS: 9516 W. Pico Blvd.
FIRE DIST.: 2
4. BETWEEN CROSS STREETS: Beverly Dr. AND Reeves St.
INSIDE — COR. LOT XX — KEY — REV. COR.
5. OWNER'S NAME: Crown Enterprises — PHONE: BR 32636
LOT SIZE: 209.83x100
6. OWNER'S ADDRESS: 10399 W. Pico Blvd. — P. O. BOX — ZONE
REAR ALLEY 20' — SIDE ALLEY
7. ARCHITECT OR DESIGNER — STATE LICENSE NO. — PHONE
8. ENGINEER: Bernard Perlin — STATE LICENSE NO. CE 8597 — PHONE RI 61511
BLDG. LINE: /
9. CONTRACTOR: Besteel Co — STATE LICENSE NO. 177615 — PHONE CU 34103
AFFIDAVITS: comp.fill 1000 psf
10. SIZE OF NEW BLDG.: 13x19 — STORIES: 1 — HEIGHT: 8'6" — NO. OF EXISTING BUILDINGS ON LOT AND USE: 1
11. MATERIAL OF CONSTRUCTION — EXT. WALLS: metal — ROOF: metal — FLOOR: conc.
12. JOB ADDRESS: 9516 W. Pico Blvd.
DISTRICT OFFICE: W.L.A.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 4,500
GRADING: yes
CRIT. SOIL: /

1 9516 West Pico Blvd

PURPOSE OF BUILDING: Snack Bar — VALUATION APPROVED
HIGHWAY DED.: yes
TYPE: V — GROUP: G-2 — STORIES: 1 — PLANS CHECKED
FLOOD: yes
BLDG. AREA: 230 — MAX. OCC.: — TOTAL — PLANS APPROVED
CONS.: /
DWELL. UNITS — GUEST ROOMS — SPACES REQ'D: — PROVIDED: 14 — APPLICATION APPROVED
ZONED BY: Skabik
SPRINKLERS REQ'D SPECIFIED — CONT. INSP.: Lisc Fabricator
FILE WITH: 69655/64
P.C. No.: S-9396
INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
13.00		5.00	20.00	/			

Jul-29-64 37237 W -- 2 CK 1300

CASHIER'S USE ONLY

SEP 14-64 45382 • 75950 X — 7 CK 5.00
SEP 14-64 45383 • 75950 X — 1 CK 20.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

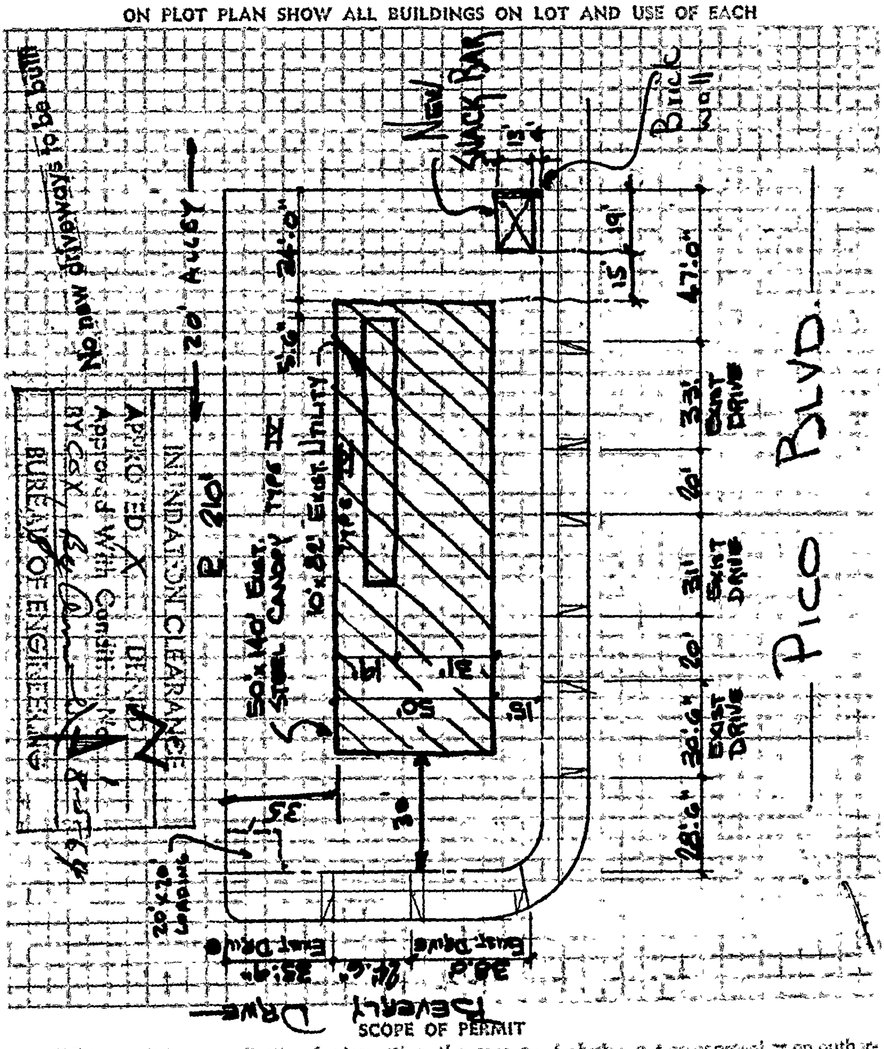
Signed George E Boggs For "Besteel" (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	MS	7
	SEWERS AVAILABLE per West-Venice Egan		7-29
	NOT AVAILABLE		
	DRIVEWAY APPROVED No new driveways to be built.		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED	B.H. Kurahara	8-11
	FLOOD CLEARANCE APPROVED	Cox bu Arnold	8-5.
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

LEGAL DESCRIPTION Lots 3 to 10 inclusive, Tract No. 7671

M.B. 95, Pages 74 & 75

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH


New Snack Bar
Existing Bldg
Driveway to be Removed
Existing Bldg
Existing Bldg
Existing Bldg

Address of Buildings 9516 W. Pico Blvd.

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifiifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requiremenents of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 9-29-65 Permit No. and Year LA69654/64 LA46188/64

One story, Type IV, 10 x 82,
Carwash,
G-1 occupancy

Owner Sirkin Miller & Solomon

Owner's Address 10399 W. Pico Blvd.
Los Angeles, Calif. 90064

Form B-9?5b—2M Sets—4-63 (C-10)

J. C. MONNING, Superintendent of Building—By A.E. HEWITT:apm

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	26515
Company Name	CENTURY WEST CAR WASH
Address	9500 W PICO BLVD
	LOS ANGELES, CA 90035

Status OUT OF BUSINESS

SIC Code	Description
5541	GASOLINE SERVICE STATIONS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | **Equipment List** | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 26515

Company Name CENTURY WEST CAR WASH

Address 9500 W PICO BLVD

LOS ANGELES, CA 90035

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
A16050	907703	11/1/1982	INACTIVE	Basic	SERV STAT STORAGE & DISPENSING GASOLINE	1/1/1990	PERMIT TO OPERATE GRANTED
A16050	907703	11/1/1982	INACTIVE	Control	AMINE TREATING	1/1/1990	PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (2 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Compliance

Facility ID	26515
Company Name	CENTURY WEST CAR WASH
Address	9500 W PICO BLVD
	LOS ANGELES, CA 90035

Notices Of Violation

Notice Number	Notice Issue Date	Violation Date	Disposition Date	Disposition
L00806	4/9/1989	4/9/1989	6/8/1989	Closed Case
Z35650	2/22/1988	2/22/1988	2/22/1989	Cancelled
Z36676	3/22/1988	3/22/1988	4/22/1988	Void

First | Prev | Page 1 of 1 (3 records) | Next | Last | Page 1 | Export To Excel

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	131333
Company Name	DREWELOW REMEDIATION EQUIPMENT, INC
Address	9500 PICO BLVD
	LOS ANGELES, CA 90035

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
9999	UNKNOWN

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | **Equipment List** | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 131333

Company Name DREWELOW REMEDIATION EQUIPMENT, INC

Address 9500 PICO BLVD

LOS ANGELES, CA 90035

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
397015	F51919	5/7/2002	INACTIVE	Basic	SOIL TREAT VAPOR EXTRACT GASOLINE UNDER	2/1/2002	PERMIT TO OPERATE GRANTED

First | Prev | Page 1 of 1 (1 records) | Next | Last | Page 1 | Export To Excel

SOUTH COAST AQMD

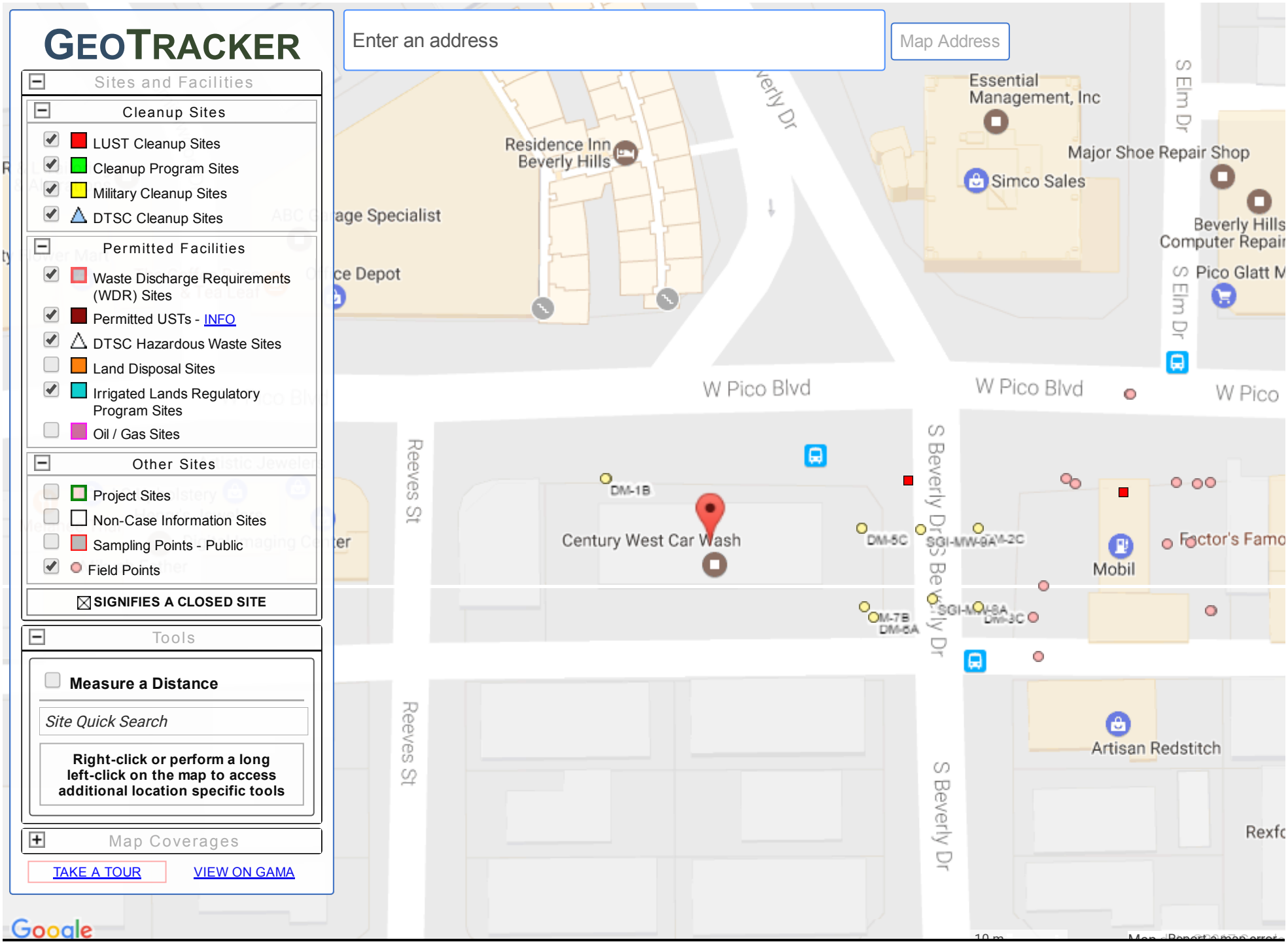
Facility INformation Detail (FIND)

Compliance

Facility ID	131333
Company Name	DREWELOW REMEDIATION EQUIPMENT, INC
Address	9500 PICO BLVD
	LOS ANGELES, CA 90035

Notices Of Violaton: NONE

Notices To Comply: NONE


GEOTRACKER
Sites and Facilities
Cleanup Sites
LUST Cleanup Sites
Cleanup Program Sites
Military Cleanup Sites
DTSC Cleanup Sites
Permitted Facilities
Waste Discharge Requirements (WDR) Sites
Permitted USTs - INFO
DTSC Hazardous Waste Sites
Land Disposal Sites
Irrigated Lands Regulatory Program Sites
Oil / Gas Sites
Other Sites
Project Sites
Non-Case Information Sites
Sampling Points - Public
Field Points
SIGNIFIES A CLOSED SITE
Tools
Measure a Distance
Site Quick Search
Right-click or perform a long left-click on the map to access additional location specific tools
Map Coverages
TAKE A TOUR
VIEW ON GAMA
Enter an address
Map Address
Residence Inn Beverly Hills
Essential Management, Inc
Simco Sales
Major Shoe Repair Shop
Beverly Hills Computer Repair
Pico Glatt M
W Pico Blvd
W Pico Blvd
W Pico
S Elm Dr
S Elm Dr
Reeves St
Reeves St
S Beverly Dr
S Beverly Dr
DM-1B
Century West Car Wash
DM-5C
SGI-MW-9A
Mobil
Factor's Famo
DM-7B
DM-5A
Artisan Redstitch
Rexfo
Google
SITES CURRENTLY VISIBLE ON MAP

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CASE SUMMARY

REPORT DATE
5/3/1994

HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?

I. REPORTED BY -

UNKNOWN

CREATED BY

UNKNOWN

III. SITE LOCATION

FACILITY NAME
CENTURY WEST CAR WASH

FACILITY ID

FACILITY ADDRESS
9500 PICO BLVD W
LOS ANGELES, CA 90035
LOS ANGELES COUNTY

ORIENTATION OF SITE TO STREET

CROSS STREET
REEVES DR

V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN

GASOLINE

VI. DISCOVERY/ABATEMENT

DATE DISCHARGE BEGAN

DATE DISCOVERED	HOW DISCOVERED	DESCRIPTION
5/3/1994	Tank Closure	

DATE STOPPED	STOP METHOD	DESCRIPTION
5/3/1994		

VII. SOURCE/CAUSE

SOURCE OF DISCHARGE
Other

CAUSE OF DISCHARGE
Unknown

DISCHARGE DESCRIPTION

VIII. CASE TYPE

CASE TYPE
Aquifer used for drinking water supply

IX. REMEDIAL ACTION

REMEDIAL ACTION	BEGIN DATE	END DATE	DESCRIPTION
Soil Vapor Extraction (SVE)	4/1/2001	2/1/2004	

X. GENERAL COMMENTS

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

REGIONAL BOARD CASE NUMBER
900640107

LOCAL AGENCY

CONTACT NAME	INITIALS	ORGANIZATION NAME	EMAIL ADDRESS
ELOY LUNA	EL	LOS ANGELES, CITY OF	eloy.luna@lacity.org

ADDRESS

200 North Main Street, Suite 1780
LOS ANGELES, CA 90012

CONTACT DESCRIPTION

PHONE TYPE	PHONE NUMBER	EXTENSION
BUSINESS	(213)-482-6520	

REGIONAL BOARD

CONTACT NAME	INITIALS	ORGANIZATION NAME	EMAIL ADDRESS
JAMES RYAN	JR	LOS ANGELES RWQCB (REGION 4)	jamesw.ryan@waterboards.ca.gov

ADDRESS

West 4th Street, Suite 200
LOS ANGELES, CA 90013

CONTACT DESCRIPTION

PHONE TYPE	PHONE NUMBER	EXTENSION
PHONE	(213)-576-6711	

Back to Top

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STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

CENTURY WEST CAR WASH (T0603701172) - (MAP)

SIGN UP FOR EMAIL ALERTS

9500 PICO BLVD W
LOS ANGELES, CA 90035
LOS ANGELES COUNTY
LUST CLEANUP SITE
PRINTABLE CASE SUMMARY / CSM REPORT

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) *(LEAD)* - *CASE #: 900640107*
CASEWORKER: JAMES RYAN
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA

CUF Claim #:	**9208**
CUF Priority Assigned:	B
CUF Amount Paid:	$1,086,607

Summary | Case Reviews | Cleanup Action Report | Regulatory Activities | Environmental Data (ESI) | Site Maps / Documents | *Community Involvement* | *Related Cases* | LUST CUF Data

Regulatory Activities

*** Indicates a revised due date**

	ACTION TYPE	ACTION	ACTION DATE	RECEIVED / ISSUE DATE
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	10/15/2016	10/26/2016
[VIEW DOCS]	*RESPONSE REQUESTED - REPORTS*	Monitoring Report - Semi-Annually	4/15/2016	4/27/2016
[VIEW DOCS]	*RESPONSE REQUESTED - REPORTS*	Monitoring Report - Semi-Annually	10/15/2015	10/30/2015
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	4/15/2015	4/27/2015
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	10/15/2014	10/30/2014
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	7/15/2014	7/23/2014
	RESPONSE REQUESTED - REPORTS	Well Destruction Report	1/15/2014	5/13/2014
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2014	1/27/2014
[VIEW DOCS]	*ENFORCEMENT/ORDERS*	Staff Letter	10/11/2013	10/11/2013
[VIEW DOCS]	*RESPONSE REQUESTED - WORKPLANS*	Well Destruction Workplan - Regulator Responded	9/9/2013	9/9/2013
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	7/15/2013	8/1/2013
	RESPONSE REQUESTED - REPORTS	Remedial Progress Report	7/15/2013	8/1/2013
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2013	2/8/2013
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	7/15/2012	7/13/2012
	RESPONSE REQUESTED - WORKPLANS	Corrective Action Plan / Remedial Action Plan	*1/15/2014	
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2012	1/17/2012
[VIEW DOCS]	*ENFORCEMENT/ORDERS*	Health and Safety Code Section 25296.10(c)	11/9/2011	11/9/2011
	RESPONSE REQUESTED - OTHER	Request for Closure	9/19/2011	9/19/2011
[VIEW DOCS]	*RESPONSE REQUESTED - REPORTS*	Clean Up Fund - 5-Year Review Summary	8/8/2011	8/8/2011
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2011	1/20/2011
	RESPONSE REQUESTED - REPORTS	Pilot Study/ Treatability Report	*1/15/2014	
	RESPONSE REQUESTED - REPORTS	Remedial Progress Report	7/21/2010	7/21/2010
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	7/15/2010	7/21/2010
[VIEW DOCS]	*ENFORCEMENT/ORDERS*	Staff Letter	6/21/2010	6/21/2010
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2010	3/9/2010
[VIEW DOCS]	*RESPONSE REQUESTED - REPORTS*	Clean Up Fund - 5-Year Review Summary	12/17/2009	12/17/2009
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	7/15/2009	7/16/2009
[VIEW DOCS]	*ENFORCEMENT/ORDERS*	Staff Letter	6/15/2009	6/15/2009
[VIEW DOCS]	*ENFORCEMENT/ORDERS*	Staff Letter	4/17/2009	4/17/2009
	RESPONSE REQUESTED - WORKPLANS	Corrective Action Plan / Remedial Action Plan - Addendum	2/27/2009	2/27/2009

	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2009	1/21/2009
	RESPONSE REQUESTED - WORKPLANS	Corrective Action Plan / Remedial Action Plan	11/15/2008	2/27/2009
[VIEW DOCS]	*ENFORCEMENT/ORDERS*	Staff Letter	9/17/2008	9/17/2008
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	8/4/2008	8/4/2008
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	1/15/2008	1/17/2008
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Semi-Annually	7/15/2007	7/18/2007
	RESPONSE REQUESTED - REPORTS	Well Destruction Report	6/26/2007	6/26/2007
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	1/15/2007	1/17/2007
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	10/15/2005	7/20/2006
	ENFORCEMENT/ORDERS	Staff Letter	6/8/2005	6/8/2005
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	1/15/2005	2/1/2005
	RESPONSE REQUESTED - REPORTS	Soil and Water Investigation Report	11/1/2004	12/1/2004
	ENFORCEMENT/ORDERS	Staff Letter	7/30/2004	7/30/2004
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	7/15/2004	7/16/2004
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	4/15/2004	5/6/2004
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	1/15/2004	1/20/2004
	RESPONSE REQUESTED - REPORTS	Remedial Progress Report	12/15/2003	10/23/2003
	ENFORCEMENT/ORDERS	Staff Letter	11/3/2003	11/3/2003
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	10/15/2003	10/31/2003
	ENFORCEMENT/ORDERS	Staff Letter	9/15/2003	9/15/2003
	RESPONSE REQUESTED - REPORTS	Soil and Water Investigation Report	9/15/2003	8/19/2003
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	7/15/2003	8/19/2003
	ENFORCEMENT/ORDERS	Staff Letter	6/3/2003	6/3/2003
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	4/15/2003	4/15/2003
	RESPONSE REQUESTED - REPORTS	Soil and Water Investigation Report	4/1/2003	5/7/2003
	OTHER REGULATORY ACTIONS	Site Visit / Inspection / Sampling	3/16/2003	3/16/2003
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	1/15/2003	1/10/2003
	ENFORCEMENT/ORDERS	Staff Letter	1/3/2003	1/3/2003
	OTHER REGULATORY ACTIONS	Site Visit / Inspection / Sampling	11/22/2002	11/22/2002
	RESPONSE REQUESTED - OTHER	Other Report / Document	11/1/2002	12/9/2002
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	10/15/2002	10/15/2002
	ENFORCEMENT/ORDERS	Staff Letter	9/30/2002	9/30/2002
	OTHER REGULATORY ACTIONS	Meeting	9/20/2002	9/20/2002
	RESPONSE REQUESTED - REPORTS	Monitoring Report - Quarterly	7/15/2002	7/15/2002
	CLEANUP ACTION	Soil Vapor Extraction (SVE)	4/1/2001	
	ENFORCEMENT/ORDERS	Staff Letter	5/16/2000	5/16/2000
	LEAK ACTION	Leak Discovery	5/3/1994	
	LEAK ACTION	Leak Stopped	5/3/1994	
	LEAK ACTION	Leak Reported	5/3/1994	

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CENTURY WEST CAR WASH (T0603701172) - (MAP)

SIGN UP FOR EMAIL ALERTS

9500 PICO BLVD W
LOS ANGELES, CA 90035
LOS ANGELES COUNTY
LUST CLEANUP SITE
PRINTABLE CASE SUMMARY / CSM REPORT

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) *(LEAD)* - *CASE #: 900640107*
CASEWORKER: JAMES RYAN
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA

CUF Claim #:	**9208**
CUF Priority Assigned:	B
CUF Amount Paid:	$1,086,607

PATH TO CLOSURE PLAN FY 12/13 AS OF 9/29/2016

BACK TO LTCP CHECKLIST

IMPEDIMENT 1:

General Criteria D: Free product has NOT been removed to the maximum extent practicable

Step to Resolve Impediment 1 - Step 1:
Continue LNAPL recovery program. LNAPL recovery methodology must be evaluated after one year to determine if remedial method is effective or if more aggressive remedial alternatives are required.

COMPLETION DATE	
PROJECTED DATE	ACTUAL DATE
1/31/2019	

Step to Resolve Impediment 1 - Step 2:
Continue semi-annual groundwater monitoring to determine plume stability and presence of LNAPL.

COMPLETION DATE	
PROJECTED DATE	ACTUAL DATE
1/31/2021	

IMPEDIMENT 2:

Media-Specific Criteria: Groundwater: The contaminant plume that exceeds water quality objectives is NOT stable or decreasing in areal extent, and does NOT meet all of the additional characteristics of one of the five classes of sites.

Conditions that do not meet the policy criteria:
Plume Length (That Exceeds Water Quality Objectives): ≥ 250 Feet and < 1,000 Feet
Plume is Stable or Decreasing in **AREAL** Extent: Unknown
Free Product in Groundwater: No
Free Product Has Been Removed to the Maximum Extent Practicable: Unknown
Free Product Extends Offsite: Yes
Benzene Concentration: ≥ 1,000 µg/l and < 3,000 µg/l

Step to Resolve Impediment 2 - Step 1:
co-mingled plume with 9448 Pico (Mobil 18-FOM). Benzene concentrations need to be reduced.

COMPLETION DATE	
PROJECTED DATE	ACTUAL DATE
1/31/2021	

Step to Resolve Impediment 2 - Step 2:
Continue semi-annual groundwater monitoring to determine plume stability and presence of LNAPL

COMPLETION DATE	
PROJECTED DATE	ACTUAL DATE
1/31/2021	

REQUIREMENTS ALONG PATH TO CLOSURE

DATE IDENTIFIED FOR CLOSURE	CLOSURE INITIATED BY	RP NOTIFICATION DATE	PUBLIC PARTICIPATION COMPLETION DATE	WELL DESTRUCTION LETTER DATE	WELL DESTRUCTION DATE	WASTE DISPOSAL DATE	LAND USE RESTRICTION DATE	SITE CLOSURE DATE

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STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CENTURY WEST CAR WASH (T0603701172) - (MAP)

SIGN UP FOR EMAIL ALERTS

9500 PICO BLVD W
LOS ANGELES, CA 90035
LOS ANGELES COUNTY
LUST CLEANUP SITE
PRINTABLE CASE SUMMARY / CSM REPORT

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) *(LEAD)* - *CASE #: 900640107*
CASEWORKER: JAMES RYAN
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA

CUF Claim #:	**9208**
CUF Priority Assigned:	B
CUF Amount Paid:	$1,086,607

Summary | Case Reviews | Cleanup Action Report | Regulatory Activities | Environmental Data (ESI) | Site Maps / Documents | *Community Involvement* | *Related Cases* | LUST CUF Data

Cleanup Action Report

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
SOIL VAPOR EXTRACTION (SVE)	4/1/2001	2/1/2004	Other (See Description)	63,796 Pounds	

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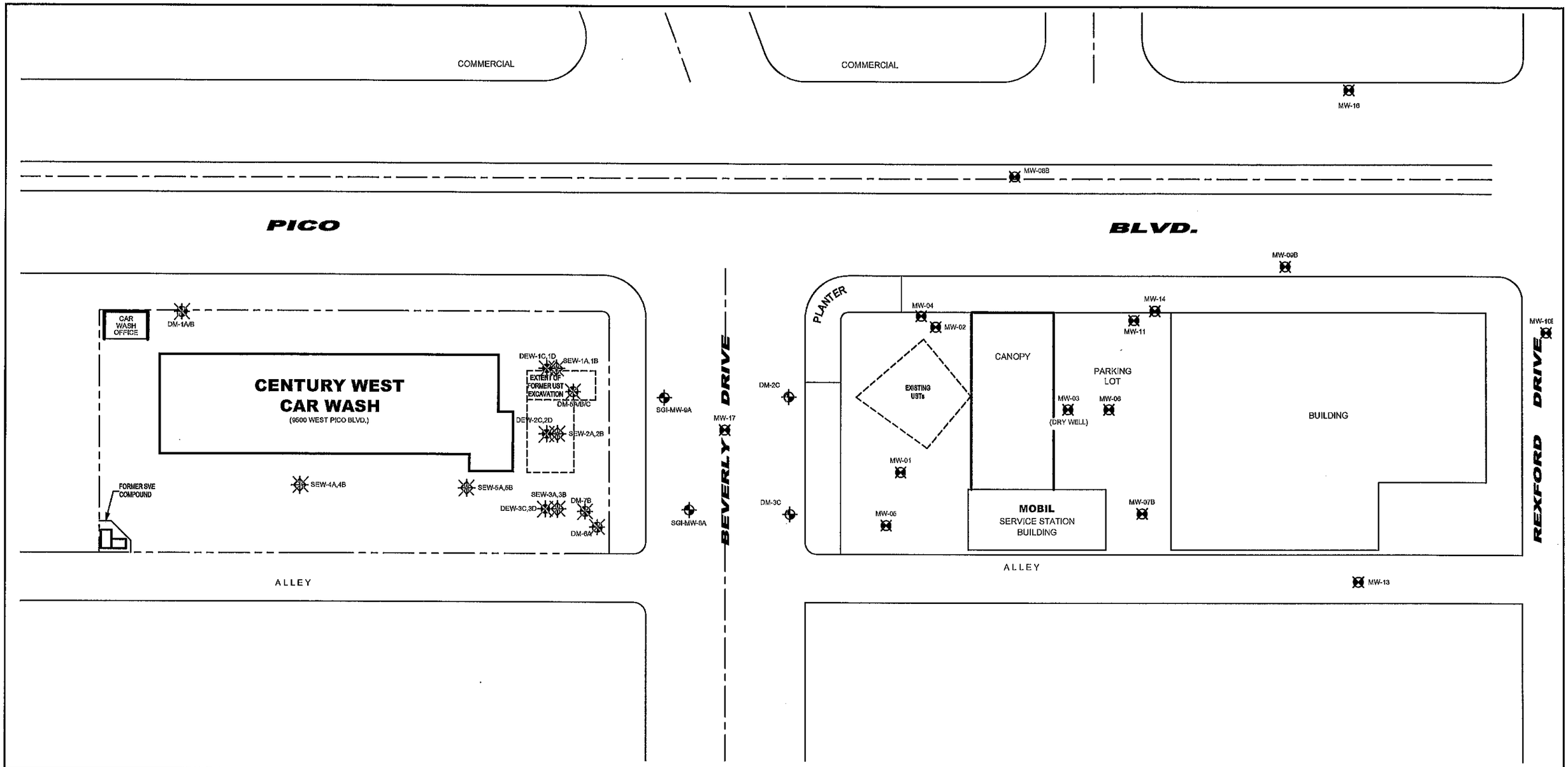


LEGEND:

- Property Boundary
- Building Outline
- Groundwater Monitoring Well
- Groundwater Monitoring Well (Mobil Gas Station)
- Shallow Vapor Extraction Well (SEW)
- Deep Vapor Extraction Well (DEW)
- Destroyed Groundwater Monitoring Well
- Destroyed Shallow Vapor Extraction Well (SEW)
- Destroyed Deep Vapor Extraction Well (DEW)

NOTES:

1. SVE well locations are approximate.
2. All Remaining On-Site Wells Destroyed by SGI and ABC Drilling on April 28 and 29, 2014

0 40 80

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
5/2014	CWCW-ST.DWG	ENVIRON

SITE MAP SHOWING WELL LOCATIONS

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 1

California Regional Water Quality Control Board
Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.swrcb.ca.gov/rwqcb4

Linda S. Adams
Cal/EPA Secretary

Arnold Schwarzenegger
Governor

September 17, 2008

Mr. Gordon Solomon
Century West Car Wash
2171 Woods Way
Los Angeles, CA 90067

UNDERGROUND STORAGE TANK PROGRAM -- DIRECTIVE TO TAKE CORRECTIVE ACTION IN RESPONSE TO UNAUTHORIZED UNDERGROUND STORAGE TANK RELEASE PURSUANT TO HEALTH AND SAFETY CODE SECTION 25296.10 AND TITLE 23, CALIFORNIA CODE OF REGULATIONS, SECTIONS 2720-2727
GROUNDWATER REMEDIATION
CENTURY WEST CAR WASH, 9500 WEST PICO BOULEVARD, LOS ANGELES
(File No. #900640107) (USTCF #9208)

Dear Mr. Solomon:

Pursuant to Health and Safety Code section 25296.10, you are required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, sections 2720 through 2727.

Groundwater Remedial Action Plan (Per CCR, title 23, §2722(d) and §2726)

We have reviewed the report entitled "Combined Soil Confirmation Boring, Well Installation and Destruction, and First Half 2008 Groundwater Monitoring and Status Report (Report)," dated July 31, 2008, prepared by your consultant, The Source Group, Inc. (SGI), for the above-referenced site. In June 2008, SGI completed one soil confirmation boring, destroyed two groundwater monitoring wells (MW8A and MW-9A) and re-installed two groundwater monitoring wells and at the site. In reference to the Report, we have the following comments:

1. Approximately 64,705 pounds of petroleum hydrocarbons were removed by a soil vapor extraction system operated from April 2001 until March 2004. The latest confirmation soil boring results indicated that total petroleum hydrocarbons as gasoline (TPHg), benzene and methyl tertiary butyl ether (MTBE) were detected up to 270 mg/kg, 0.019 mg/kg and 7.7 mg/kg, respectively. MTBE was detected mainly in the clayey/silty layer between 15 and 25 feet below ground surface (bgs). No further soil remediation is required at this time.

2. Groundwater was encountered at approximately 61 feet bgs and 106 feet bgs, respectively. Analytical results of groundwater samples from onsite wells indicate that

TPHg, benzene, MTBE and tertiary butyl alcohol (TBA) was detected up to 36,000 ug/L, 6,000 ug/L, 5,500 ug/L, and 920 ug/L, respectively. Free product is no longer detected. You are required to submit a remedial action plan (RAP) to mitigate the onsite and off-site groundwater contamination. The RAP is due by **November 15, 2008**.

3. It appears that the groundwater contamination has migrated offsite to the downgradient ExxonMobil Station #18-FOM (ExxonMobil) and the plume commingles with the ExxonMobil's release. The RAP must include discussion on how the offsite groundwater cleanup will be conducted.

4. You are required to continue implementing the groundwater monitoring program. The Second Half 2008 Groundwater Monitoring Report is due by **January 15, 2009**.

5. Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for TPHd and TPH_G, and by EPA Method 8260B for the full suite of VOCs, benzene, toluene, ethylbenzene, total xylenes (BTEX), and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and TBA. Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) (http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreg9-06.pdf). If the site has a waste oil tank, all aromatic and chlorinated volatile organic compounds must also be analyzed and reported per EPA Method 8260B. All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

If you have any questions, please contact me at (213) 576-6711 or send me an email at jhuang@waterboards.ca.gov.

Sincerely,

Jay C. Huang

Jay C. Huang, P.G., C.E.G.
Associate Engineering Geologist
Underground Tank Section/LA Coastal

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Frank Comfort, City of Los Angeles Fire Department, Underground Storage Tank Unit
Matthew Gatewood, City of Los Angeles Fire Department, Underground Storage Tank Unit
Eloy Luna, City of Los Angeles Fire Department, Underground Storage Tank Unit
Nancy Matsumoto, Water Replenishment District of Southern California

Jon Dutton, The Source Group Inc.
Felicia Jones, ExxonMobil Corporation
Jeff Aquilar, Environmental Resolution Inc.

May 12, 2014

THE SOURCE GROUP, INC.

Mr. Jay C. Huang
Regional Water Quality Control Board
Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

Subject: **Well Destruction Report**
Century West Car Wash
9500 West Pico Boulevard
Los Angeles, California
LARWQCB #900640107

Dear Mr. Huang:

The Source Group, Inc (SGI), on behalf of Century West Car Wash (CWCW), provides the following report to the Los Angeles Regional Water Quality Control Board (LARWQCB) to document well destruction activities at the above-referenced site. The well destructions were performed per SGI's September 9, 2013 *Well Destruction Workplan,* and the LARWQCB's October 11, 2013 workplan approval letter to CWCW. Pertinent agency correspondence is provided in Attachment A.

WELL DESTRUCTION ACTIVITIES

SGI supervised the destruction of all remaining on-site groundwater monitoring and remediation wells (12 total wells) on April 28 and 29, 2014 (see Figure 1 for destroyed well locations).

Pre-Field Activities

Prior to beginning fieldwork, the following activities were completed:

- Reviewed the existing site- and task-specific Health and Safety Plan (HASP) to ensure the proposed tasks were included in accordance with OSHA regulations 29 CFR 1910.120;
- Obtained a well destruction permit from Los Angeles County Environmental Health Division (LADEH [Attachment B]);
- Demarcated the drilling locations and had underground utilities cleared by Underground Service Alert; and
- Notified CWCW, LARWQCB, LADEH, and other necessary parties of proposed field activities prior to initiating fieldwork.

299 W. Hillcrest Drive
Suite 220
Thousand Oaks, California 91360

Telephone: (805) 373-9063
Facsimile: (805) 373-9073
e-mail:jdutton@thesourcegroup.net

Well Destruction Activities

On-site well destruction was supervised by a California Professional Geologist. Well destruction was completed by pressure grouting and removal of the upper five feet of well casing/annuli with an air-vacuum rig operated by ABC Environmental Drilling Co., Inc. (ABC) of Signal Hill, California (C57 #422904). Well destruction logs are provided in Attachment C. Well destruction material quantities are provided in Table 1.

All wells were destroyed by pressure grouting. The Portland cement with 5% bentonite grout was mixed in a 55-gallon steel drum using a hydraulic-operated agitation device, and then the grout was pumped into the wells using tremmie pipes. The casing was then fitted with a pressure collar equipped with a pressure gauge calibrated in pounds per square inch (PSI) and a pressure relief valve. The grout mixture was pressurized at 10 PSI and sustained to ensure grout penetration into the screen sand pack.

The upper five feet of well casing/annuli was removed from within the well vaults, then the annulus was topped up with grout to approximately two feet bgs. The borings were then filled to near grade with gravel and/or bentonite chips, then the metal vault lids were replaced and securely bolted in place. Due to voids beneath the concrete surface seals of each well, no regulated waste was generated during the well destructions and all concrete and PVC well casing generated was disposed of as construction debris.

STANDARD LIMITATIONS

This report was prepared for the exclusive use of CWCW and LARWQCB, for the express purpose of complying with regulatory directives for environmental restoration, in accordance with the scope of work, methodologies, and assumptions outlined in SGI's contract and as applicable to the location of the decommission/renovation activities. Any re-use of this work product in whole or in part for a different purpose or by others must be approved by SGI and CWCW in writing. If any such unauthorized use occurs, it shall be at the user's sole risk without liability to SGI.

To the extent that this report is based on information provided to SGI by third parties, including CWCW, their direct-contractors, previous workers, and other stakeholders, SGI cannot guarantee the completeness or accuracy of this information, even where efforts were made to verify third-party information. SGI has exercised professional judgment to collect and present findings and opinions of a scientific and technical nature. Any opinions expressed are based on the conditions of the site existing at the time of the field activities, current regulatory requirements, and specified assumptions.

The findings presented in this report are intended to be taken in their entirety to assist CWCW and regulatory personnel in applying their own professional judgment in making decisions related to the property. SGI cannot provide conclusions on environmental conditions outside the completed scope of work. SGI cannot guarantee that future conditions will not change and

affect the validity of the presented findings. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings.

If you have any questions or require additional information about this site or the activities detailed herein, please do not hesitate to call Jon Dutton at (805) 373-9063 x224.

Sincerely,
The Source Group, Inc.

Charles Nussrallah, P.G. #8505
Project Geologist

PROFESSIONAL GEOLOGIST
JON A. DUTTON
No. 8337
Exp. 10/15
STATE OF CALIFORNIA

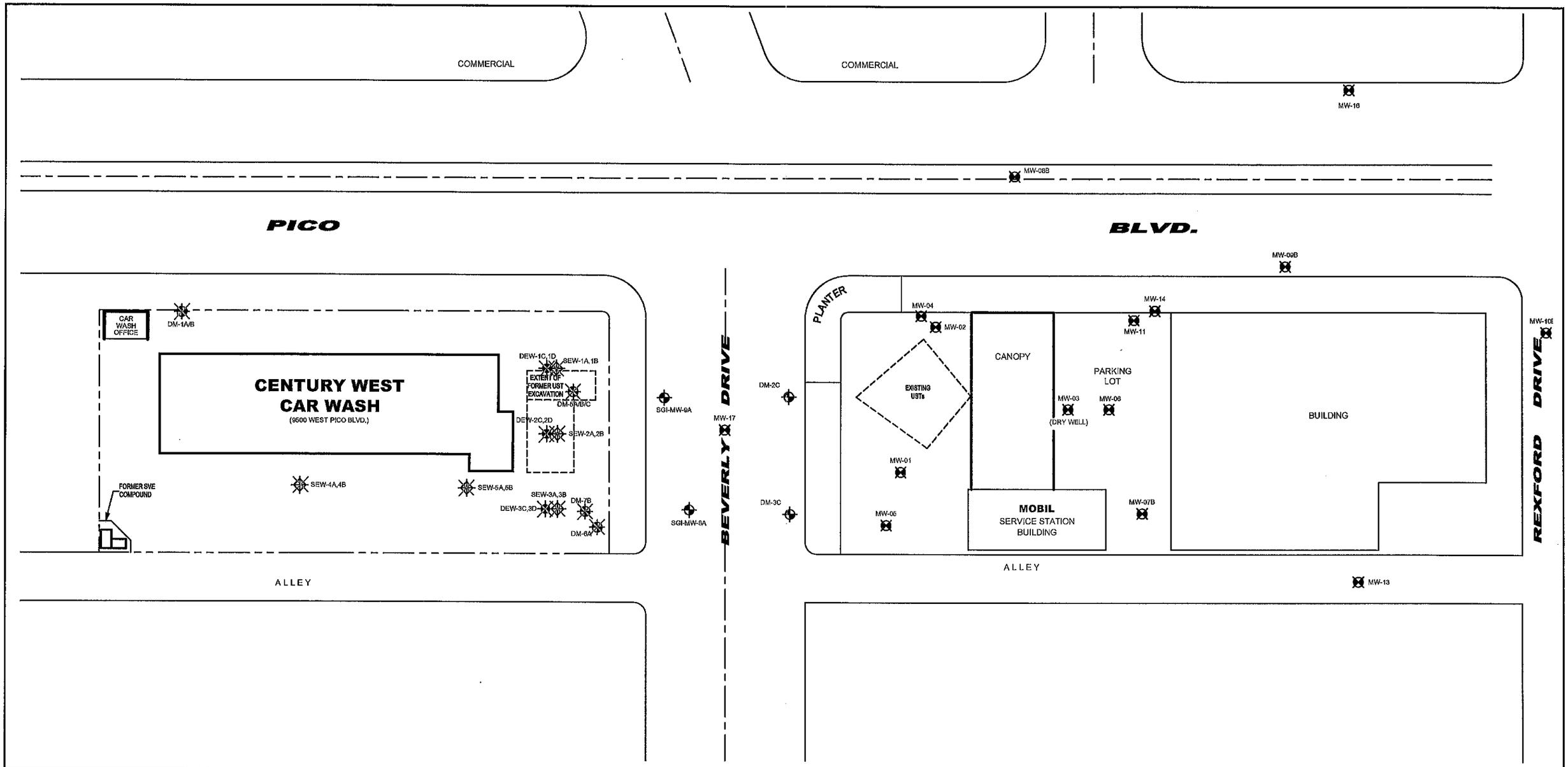
Jon Dutton, P.G. #8337
Project Manager

Attachments:

Figure 1:	Site Map
Table 1:	Well Destruction Material Quantities
Attachment A:	Agency Correspondence
Attachment B:	Well Destruction Permit
Attachment C:	Well Destruction Logs

cc: Mr. Gordon Solomon, Century West Car Wash

FIGURE



LEGEND:

- Property Boundary
- Building Outline
- Groundwater Monitoring Well
- Groundwater Monitoring Well (Mobil Gas Station)
- Shallow Vapor Extraction Well (SEW)
- Deep Vapor Extraction Well (DEW)
- Destroyed Groundwater Monitoring Well
- Destroyed Shallow Vapor Extraction Well (SEW)
- Destroyed Deep Vapor Extraction Well (DEW)

NOTES:

1. SVE well locations are approximate.
2. All Remaining On-Site Wells Destroyed by SGI and ABC Drilling on April 28 and 29, 2014

0 40 80

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
5/2014	CWCW-ST.DWG	ENVIRON

SITE MAP SHOWING WELL LOCATIONS

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 1

TABLE

TABLE 1
WELL DESTRUCTION DETAILS AND MATERIAL QUANTITIES
Century West Car Wash, 9500 W. Pico Boulevard, Los Angeles, California

Well ID	Destruction Permit #893144 Date of Destruction	Destruction Method	Approximate Depth of Casing (feet)	Original Bore Diameter (inches)	Casing Diameter (inches)	Calculated Amount of Sealing Grout* (cubic feet)	Approximate Amount of Sealing Grout Used (cubic feet)
DM-1A/B	4/27/2014	Pressure Grout/Clear Bore to 5'	70 / 139	10	1 / 4	12.7	26.4
DM-5A/B/C	4/27/2014	Pressure Grout/Clear Bore to 5'	21 / 73 / 140	12	2 / 2 / 4	19.7	28.0
DM-6	4/26/2014	Pressure Grout/Clear Bore to 5'	67	10	4	5.9	12.7
DM-7	4/26/2014	Pressure Grout/Clear Bore to 5'	139	10	4	17.7	23.3
SEW-1A/B	4/27/2014	Pressure Grout/Clear Bore to 5'	30 / 60	10	2 / 2	1.9	7.7
SEW-2A/B	4/26/2014	Pressure Grout/Clear Bore to 5'	30 / 60	10	2 / 2	1.9	10.0
SEW-3A/B	4/26/2014	Pressure Grout/Clear Bore to 5'	30 / 60	10	2 / 2	1.9	10.9
SEW-4A/B	4/27/2014	Pressure Grout/Clear Bore to 5'	30 / 60	10	2 / 2	1.9	11.3
SEW-5-A/B	4/26/2014	Pressure Grout/Clear Bore to 5'	30 / 60	10	2 / 2	1.9	6.7
DEW-1C/D	4/27/2014	Pressure Grout/Clear Bore to 5'	95 / 120	10	2 / 2	4.5	9.3
DEW-2C/D	4/26/2014	Pressure Grout/Clear Bore to 5'	95 / 120	10	2 / 2	4.5	10.0
DEW-3C/D	2/26/2014	Pressure Grout/Clear Bore to 5'	93 / 120	10	2 / 2	4.5	10.9

Notes:
* Minimum amount of sealing grout calculated from casing volume. Porosity of filter pack cannot be determined.

ATTACHMENT A

AGENCY CORRESPONDENCE

October 11, 2013

Mr. Gordon Solomon
Century West Car Wash
2171 Woods Way
Los Angeles, CA 90067

UNDERGROUND STORAGE TANK PROGRAM -- DIRECTIVE TO TAKE CORRECTIVE ACTION IN RESPONSE TO UNAUTHORIZED UNDERGROUND STORAGE TANK RELEASE PURSUANT TO HEALTH AND SAFETY CODE SECTION 25296.10 AND TITLE 23, CALIFORNIA CODE OF REGULATIONS, SECTIONS 2720-2727
WORKPLAN FOR WELL DESTRUCTION
CENTURY WEST CAR WASH, 9500 WEST PICO BOULEVARD, LOS ANGELES
(File No. #900640107) (USTCF #9208)

Dear Mr. Solomon:

Pursuant to Health and Safety Code section 25296.10, you are required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, sections 2720 through 2727.

Workplan for Well Destruction (Per CCR, title 23, §2722(d) and §2726)

We have reviewed the document entitled "Well Destruction Workplan," dated September 9, 2013, prepared by your consultant, The Source Group, Inc. (SGI), for the above-referenced site.

The vadose zone contamination at the site was remediated by a soil vapor extraction system operated from April 2001 until March 2004. Approximately 64,705 pounds of petroleum hydrocarbons were removed. The confirmation soil boring results indicated that total petroleum hydrocarbons as gasoline (TPHg), benzene, and methyl tertiary butyl ether (MTBE) were detected up to 270 mg/kg, 0.019 mg/kg, and 7.7 mg/kg, respectively. MTBE was detected mainly in the clayey/silty layer between 15 and 25 feet below ground surface (bgs). Board staff issued a letter dated September 17, 2008 stating that no further soil remediation was required.

Seven groundwater monitoring wells were installed at the site. Groundwater was encountered at approximately 61 feet bgs (A-zone) and 106 feet bgs (B-zone), respectively. The latest analytical results of groundwater samples from onsite wells in A-zone indicate that TPHg, benzene, and MTBE were detected up to 2,600 µg/L, 130 µg/L, and 7.3 µg/L, respectively. The latest analytical results of groundwater samples from onsite wells (MW-5B and MW-7B) in B zone indicate that only MTBE of 1.1J µg/L was detected.

Due to pending site development, SGI proposes to destroy all the seven onsite groundwater monitoring wells and vapor extraction wells. We concur with the workplan, provided that the following conditions are met:

1. Well abandonment permits must be obtained from the Los Angeles County Department of Health Services prior to conducting the well destruction.

2. The abandonment of groundwater monitoring wells must comply with requirements prescribed in California Well Standards (Bulletin 74-90), published by the California Department of Water Resources (can be viewed at http://www.water.ca.gov/groundwater/well_info_and_other/well_standards.cfm).

3. The Contractor who conducts the environmental work as required in this Order shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically, including but not limited to, environmental, procurement and safety laws, rules, regulations, and ordinances. The Contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 7800 et seq. implementing regulations for geological or engineering analysis and interpretation for this case. All documents prepared for others by the Contractor that reflect or rely upon geological or engineering interpretations by the Contractor shall be signed or stamped by the PG/PE-Civil indicating her/his responsibility for them as required by the Business and Professions Code.

4. The dissolved plume has migrated offsite and co-mingled with the dissolved plume of a former ExxonMobil site. You are required to mitigate the groundwater contamination with ExxonMobil per our letter dated November 9, 2011 and continue implementing the semi-annual groundwater monitoring program for the remaining groundwater monitoring wells SG1-MW8A, SG1-MW-9A, DM-2C and DM-3C located in the offsite area. The well destruction report and the second 2013 semi-annual groundwater monitoring wells are due by **January 15, 2014**.

5. Field personnel must follow the site-specific Health and Safety Plan submitted with the Workplan during the field work.

If you have any questions regarding this matter, please contact me at (213) 576-6711 or send me an email at jhuang@waterboards.ca.gov.

Sincerely,

Jay C. Huang

Jay C. Huang, P.G., C.E.G.
Associate Engineering Geologist
Underground Tank Section/LA Coastal

cc: Kathy Jundt, State Water Resources Control Board, UST Cleanup Fund
Matthew Gatewood, City of Los Angeles Fire Department, Underground Storage Tank Unit
Eloy Luna, City of Los Angeles Fire Department, Underground Storage Tank Unit

Phuong Ly, Water replenishment District of Southern California
Jon Dutton, The Source Group, Inc.
Zeke Parchinski, Gardno ERI

ATTACHMENT B

WELL DESTRUCTION PERMIT

ENVIRONMENTAL HEALTH

Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
Telephone: (626) 430-5420 • Facsimile: (626) 813-3013 • Email: waterquality@ph.lacounty.gov
http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

County of Los Angeles Public Health

Well Permit Approval

TO BE COMPLETED BY APPLICANT:

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS FOR WELL PERMIT APPROVAL
9500 Pico Blvd.	Los Angeles	90035	JDutton@thesourcegroupnet

NOTICE:

- WORK PLAN APPROVALS ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE)
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- THIS WELL PERMIT APPROVAL IS LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- ALL FIELD WORK MUST BE CONDUCTED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL GEOLOGIST LICENSED IN THE STATE OF CALIFORNIA.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM
- NOTIFY THE DRINKING WATER PROGRAM BY EMAIL 3 BUSINESS DAYS BEFORE WORK IS SCHEDULED TO BEGIN.

Juan Rodriguez 626-430-5386 juirodriguez@ph.lacounty.gov

TO BE COMPLETED BY DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM:

☐ WORK PLAN INCOMPLETE; SUBMIT THE FOLLOWING:

☑ WORK PLAN APPROVED

DATE: 2-3-14

Los Angeles County Drinking Water stamp

6330

ADDITIONAL APPROVAL CONDITIONS:

On 1/28/14 $6,228.00 was paid for Permit #893144 to abandon 12 monitoring Wells.

Juan Rodriguez

☐ ANNULAR SEAL FINAL INSPECTION REQUIRED

DATE ACCEPTED	REHS signature

☐ WELL COMPLETION LOG REQUIRED

DATE ACCEPTED	REHS signature

☐ WATER QUALITY—BACTERIOLOGICAL STANDARDS REQUIRED

DATE ACCEPTED	REHS signature

☐ WATER QUALITY—CHEMICAL STANDARDS REQUIRED

DATE ACCEPTED	REHS signature

☐ WATER SUPPLY YIELD REQUIRED

DATE ACCEPTED	REHS signature

☐ OTHER REQUIREMENT

DATE ACCEPTED	REHS signature

ATTACHMENT C

WELL DESTRUCTION LOGS

ENVIRON

Site ID: DEW-1	Date(s): 12/06/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kelliher	Checked By: Jennifer Weaver
Contractor: A & R Drilling	
Purpose: Vapor Extraction Well	
Drilling Method: Hollow Stem Auger	GS Elevation: / TOC Elevation:
Sampling Method: Modified California Split Spoon	X Coordinate: / Y Coordinate:
Borehole Dia.: 10 Inches	Total Depth: 120.6 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks: Lithology from 0 to 60 feet taken from adjacent Boring SEW-1.	

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 74.6 & 0 to 100.0 feet
Screen:	Schedule 40 PVC; 0.020-in. slot	74.6 to 94.7 & 100.0 to 120.0 feet
Annular Fill:	Bentonite Grout	1 to 67 feet
	Bentonite Chips	67 to 74 & 95.6 to 99.5 feet
	No. 3 Monterey Sand	74 to 95.5 & 99.5 to 102.6

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	0						SM	CONCRETE SILTY SAND (SM), dark brown (10YR 3/3); slightly moist; medium dense; 80% very fine to medium sand; 20% low-plastic fines; no odor or staining.		
	5						CL	SANDY CLAY (CL), dark brown (10YR 3/3); slightly moist; soft; 40% fine sand; 60% medium to high-plastic fines; no odor or staining.		
	10						SP-SM	SAND with SILT (SP-SM), dark greenish gray (5G 4/1); slightly moist; medium dense; 90% fine sand; 10% fines; strong odor and staining.		
	15							At approximately 14 feet: becomes very moist; strong odor.		
	20						ML	SILT with SAND (ML), light brownish gray (2.5Y 6/2); slightly moist; soft; 15% very fine sand; 85% low-plastic fines; mottling; frequent partings of very fine sand.		
	25							At approximately 24 feet: as described above.		
	30							At approximately 29 feet: as described above.		
							SP	SAND (SP), very dark grayish brown (2.5Y 3/2); moist; medium dense; 100% fine sand; well rounded; black sand grains.		
	35						CL	SANDY CLAY (CL), light olive brown (7.5Y 5/4); slightly moist; hard; 30% very fine to fine sand; 70% medium-plastic fines; strong odor.		
	40						SP	SAND (SP), light yellowish brown (2.5Y 6/3); slightly moist; very dense; 100% fine to medium sand; no odor.		

Destroyed 11-29-2014
LADEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

First encountered ground water

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	DEW-1	Date(s):	12/06/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	50						SP	At approximately 44 feet: becomes very fine sand.		
								At approximately 49 feet: becomes very fine to fine sand; infrequent rust colored oxidized partings and veins.		
	55							At approximately 54.5 feet: as described above.		
	60							At approximately 59 feet: as described above.		
							SC	CLAYEY SAND (SC), dark greenish gray (5Y 4/1); slightly moist; very dense; 75% very fine to medium sand; 25% medium-plastic fines; medium sand-sized fragments of calcite to 10% of composition; no odor.		
	65		DEW-1-65	24 34 46	0.5					
			DEW-1-70	13 50/3"	0.0		SP	At approximately 69 feet: increase in fines to 40%. SAND (SP), dark greenish gray (5G 4/1); slightly moist; dense; 100% fine to medium sand; faint odor.		
	70									
			DEW-1-75	50/6"				At approximately 74 feet: 95% fine to coarse sand; 5% fines; trace gravel; coarse fragments consist of subangular to subround clasts of quartz and volcanics to 0.5-inches in diameter.		
	75									
			DEW-1-80	30 50/3"	0.2			At approximately 79 feet: becomes greenish gray (5G 5/1); 100% fine sand; no odor.		
	80									
			DEW-1-85	50/6"				At approximately 84 feet: as described above.		
	85									
			DEW-1-90	50/6"						

Destroyed 4-29-2014
LA DEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

First encountered ground water

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: DEW-1	Date(s): 12/06/00
Project Number: 05-8931A	Project Name: Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	95		DEW-1-95	50/6"			SP	At approximately 89 feet: 5% fines; faint odor. At approximately 94 feet: contains 1-inch diameter volcanic clast.		
	100		DEW-1-100	60/6"				At approximately 98 feet: fine to medium sand; no odor.		
	105		DEW-1-105	50/6"	0.0			At approximately 104 feet: becomes fine-grained sand.		
	110		DEW-1-110	55/6"	0.0			At approximately 109 feet: as described above.		
	115		DEW-1-115	55/6"	0.0			At approximately 114 feet: becomes wet; contains wood fragments to 10% composition.	▽	
	120		DEW-1-120	60/6"			SP-SM	SAND with SILT (SP-SM), very dark gray (N3); wet; dense; 90% very fine to fine sand; 10% non-plastic fines; medium sand-sized wood fragments; shells and shell fragments.		
	125							Total Depth 120.6 feet. Ground water was encountered at approximately 114 feet.		
	130									

Destroyed 4-29-2014
LADEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California; ▽ First encountered ground water

Report:WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: DEW-2	Date(s): 12/06/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kelliher	Checked By: Jennifer Weaver
Purpose: Vapor Extraction Well	
GS Elevation:	TOC Elevation:
X Coordinate:	Y Coordinate:
Borehole Dia.: 10 Inches	Total Depth: 120.6 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks: Lithology from 0 to 60 feet taken from adjacent Boring SEW-2.	

Contractor: A & R Drilling

Drilling Method: Hollow Stem Auger

Sampling Method: Modified California Split Spoon

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 74.7 & 0 to 100.0 feet
Screen:	Schedule 40 PVC; 0.020-in. slot	74.7 to 94.7 & 100.0 to 120.0 feet
Annular Fill:	Bentonite Grout	1 to 68 feet
	Bentonite Chips	68 to 73.5 & 95.5 to 99.5 feet
	No. 3 Monterey Sand	73.5 to 95.5 & 99.5 to 102.6

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	0							CONCRETE		
								FILL, silty sand with gravel; olive brown; slightly moist; asphalt and concrete fragments.		
	5									
	10							At approximately 9 feet: red brick fragments.		
	15						SM	SILTY SAND (SM), greenish gray (5GY 5/1); slightly moist; medium dense; 85% very fine sand; 15% fines; contains veinlets filled with white material; strong odor.		
	20						ML	SILT (ML), light olive brown (2.5Y 5/3); slightly moist; 5% very fine sand; 95% non-plastic fines; contains gray and rust colored mottling; no odor.		
	25						SM	SILTY SAND (SM), olive gray (5Y 4/2); slightly moist; dense; 70% very fine to fine sand; 30% fines; slight odor.		
	30						SP	SAND (SP), very dark grayish brown (2.5Y 3/2); slightly moist; dense; 95% very fine to fine sand; 5% fines; well rounded grains.		
							SM	SILTY SAND (SM), dark greenish gray (5GY 4/1); moist; dense; 75% very fine sand; 25% non-plastic fines; strong odor.		
	35						SP	SAND (SP), light yellowish brown (2.5Y 6/3); slightly moist; very dense; 100% fine to very fine sand; slight odor.		
	40							At approximately 39 feet: strong odor.		

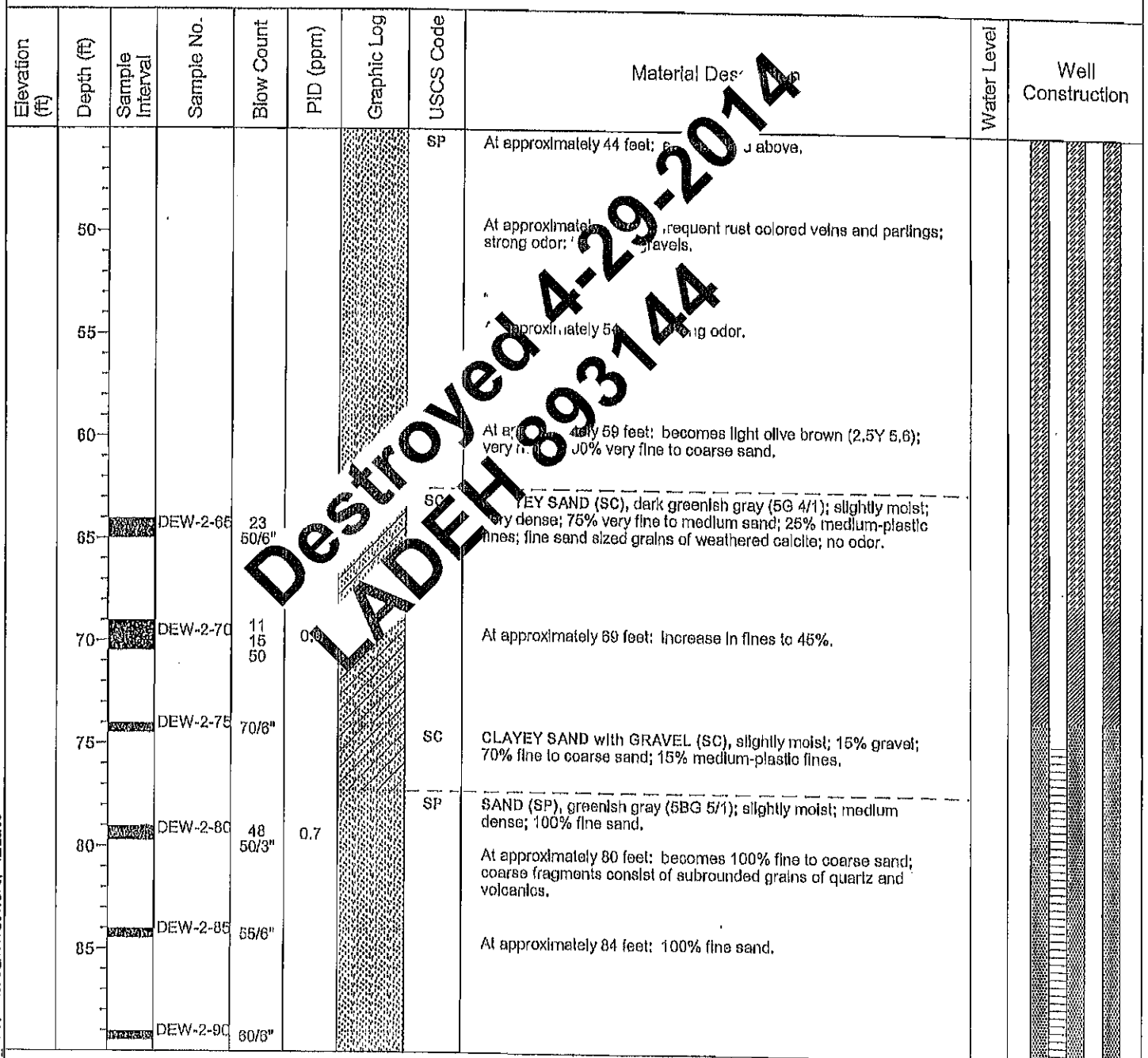
Destroyed 4-29-2014
LADEH 93144

Sample Graphics: No Recovery (Fill reflects sample type); Modified California; First encountered ground water

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: DEW-2	Date(s): 12/06/00
Project Number: 05-8931A	Project Name: Century West Car Wash



Destroyed 4-29-2014
LADEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California; First encountered ground water

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: DEW-2	Date(s): 12/06/00
Project Number: 05-8931A	Project Name: Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	95		DEW-2-95	30 50/3"	0.6		SP	At approximately 89 feet: fine to medium-grained sand. At approximately 94 feet: fine-grained sand.		
	100		DEW-2-100	50/6"				At approximately 99 feet: as described above.		
	105		DEW-2-105	60/6"	0.0			At approximately 104 feet: as described above.		
	110		DEW-2-110	55/6"	0.0			At approximately 109 feet: as described above.		
	115		DEW-2-115	50/6"				At approximately 114 feet: becomes wet; fine to medium sand-sized wood and stick fragments.	▽	
	120		DEW-2-120	35 50/4"	0.0		SP-SM	SAND with SILT (SP-SM), very dark gray (n3); wet; medium dense; 90% fine sand; 10% non-plastic fines; fine to medium sand-sized wood fragments; shells and shell fragments; no odor. Total Depth 120.6 feet. Ground water encountered at approximately 114 feet.		
	125									
	130									

Destroyed 4-29-2014
LADEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California; ▽ First encountered ground water

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: DEW-3	Date(s): 12/05/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kelliher	Checked By: Jennifer Weaver
Purpose: Vapor Extraction Well	
GS Elevation:	TOC Elevation:
X Coordinate:	Y Coordinate:
Borehole Dia.: 10 inches	Total Depth: 120.6 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks: Lithology from 0 to 60 feet taken from adjacent Boring SEW-3.	

Contractor: A & R Drilling

Drilling Method: Hollow Stem Auger

Sampling Method: Modified California Split Spoon

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 72.7 & 0 to 100.0 feet
Screen:	Schedule 40 PVC; 0.020-in. slot	72.7 to 92.7 & 100.0 to 120.0 feet
Annular Fill:	Bentonite Grout	1 to 67 feet
	Bentonite Chips	67 to 72 & 95.5 to 99.3 feet
	No. 3 Monterey Sand	72 to 95.5 & 99.3 to 120.5

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	0							CONCRETE		
							CL	SANDY CLAY (CL), brown (10YR 4/3); slightly moist; stiff; 40% very fine to fine sand; 60% medium-plastic fines; no odor.		
	5									
							SP-SM	SAND with SILT (SP-SM), dark olive grey (5Y 3/2); slightly moist; medium dense; 90% very fine sand; 10% non-plastic fines; strong odor.		
	10									
							ML	SANDY SILT (ML), olive (5Y 5/3); slightly moist; hard; 45% very fine sand; 55% non-plastic fines; strong odor.		
	15									
								SILT (ML), trace sand; rust colored fine sand-sized mottling; fine gravel-sized white concretions.		
	20									
							SC	CLAYEY SAND (SC), olive (5Y 4/3); slightly moist; very dense; 70% very fine to fine sand; 30% medium to high-plastic fines; medium sand-sized rust colored mottles; very strong odor.		
	25									
							SP-SM	SAND with SILT (SP-SM), dark yellowish brown (10YR 4/4); slightly moist; very dense; 90% fine sand; 10% non-plastic fines.		
	30									
							SP	SAND (SP), pale yellow (2.5Y 7/4); slightly moist; very dense; 100% fine sand; strong odor.		
	35									
								At approximately 39 feet: becomes yellow (2.5Y 7/6); strong odor.		
	40									

Destroyed 4-28-2014
LADEH 893114

Sample Graphics: No Recovery (Fill reflects sample type); Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: DEW-3	Date(s): 12/05/00
Project Number: 05-8931A	Project Name: Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	50						SP	At approximately 44 feet: as described above.		
								At approximately 49 feet: as described above.		
	55							At approximately 54 feet: rust colored veinlets.		
	60							At approximately 59 feet: becomes yellowish brown (10YR 5/6); wet; 90% fine to medium sand; 5% fine gravels; 5% fines; gravels are subangular slate and volcanics to 0.5-inch in diameter.		
	65		DEW-3-66	15 30 45	44.5		SC	CLAYEY SAND (SC), dark greenish gray (5GY 4/1); moist; dense; 70% very fine to medium sand; 30% medium-plastic fines; slight odor.		
	70		DEW-3-70	7 20 36	25.3			At approximately 69 feet: increase in fines to 40%.		
	75		DEW-3-75	60/6"				At approximately 74 feet: as described above.		
	80		DEW-3-80	50/6"			SP	SAND (SP), greenish gray (5G 5/1); slightly moist; very dense; 100% fine sand; slight odor.		
	85		DEW-3-85	55/6"	1.6			At approximately 84 feet: as described above.		
			DEW-3-90	55/6"	6.4					

Destroyed 4-28-2014
EXDEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	DEW-3	Date(s):	12/05/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	95		DEW-3-95	43 50/3"	6.4		SP	At approximately 89 feet: trace fine gravel; approximately 0.5-inch in diameter. At approximately 94 feet: trace fine gravel; well rounded.		
	100		DEW-3-100	55/6"	8.1			At approximately 99 feet: as described above.		
	105		DEW-3-105	60/6"				At approximately 104 feet: as described above.		
	110		DEW-3-110	50/6"				At approximately 109 feet: faint odor.		
	115		DEW-3-115	65/6"				At approximately 114 feet: very moist; 5% fines; fine to medium sand-sized wood fragments; faint odor.		
	120		DEW-3-120	70/6"				At approximately 119 feet: wet; shells and shell fragments.		
	125							Total depth 120.5 feet. Ground water was encountered at approximately 118.5 feet.		
	130									

Destroyed 4-28-2014
LA DEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

LOG OF BORING DM-1

Date of Drill: February 16, 1998 Logged by: MAK

Equipment: CME - 75 /8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
0							Asphalt (Hand auger to 10')
1							
2						SM	YELLOWISH RED, SILTY SAND with some CLAY, slightly moist, dense, no odor or stain
3							
4							
5							
6							
7							
8						ML	YELLOWISH RED, SILT with some very fine sand and a little clay, stiff, slightly moist, no odor or stain
9							
10	10.50 - 10.75	DM-1-10	8:09	0.0			
11							
12							
13							
14							
15							becomes BROWNISH YELLOW, decrease in sand and clay content to SILT with trace fine sand and trace clay, slightly moist, no odor or stain
16	15.00 - 15.25	DM-1-15	8:25	3.3			
17							
18							
19						SM	BROWN, very fine SAND with some silt, dense, slightly moist, no odor or stain
20							
21	21.00 - 21.25	DM-1-20	8:29				
22							
23							
24							
25							
26	25.00 - 25.25	DM-1-25	8:40	1.3			
27							
28							
29							
30							

Destroyed 4-29-2014
LADEH 893144

LOG OF BORING
CENTURY WEST
CARWASH
CALIFORNIA
DAMES & MOORE JOB NO. 39041-001-042

Dames & Moore

LOG OF BORING DM-1

Date of Drill: February 16, 1998 Logged by: MAK

Equipment: CME - 75/8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
30							
31	31.00 - 31.25	DM-1-30	8:50	2.1			YELLOWISH RED, medium SAND with some silt, moist, dense, no odor or stain
32							
33						SP	
34							
35							
36		no recovery	9:10	NA			
37							
38							
39							
40							BROWN, medium SAND with some gravel, medium dense, slightly moist, no odor or stain
41	41.00 - 41.25	DM-1-40	9:23	2.9			
42							
43							
44							
45							
46	45.00 - 45.25	DM-1-45	9:33	0.8			decrease in gravel content to 0%
47							
48							
49							
50							
51	51.00 - 51.25	DM-1-50	9:48	0.3			becomes fine to medium SAND
52							
53							
54							
55	55.75 - 56.00	DM-1-55	10:00	1.2			becomes fine SAND, red mottling to 10% of composition
56							
57							
58							
59							
60							

Destroyed 4-29-2014
LADEH 893144

LOG OF BORING
CENTURY WEST
CARWASH
CALIFORNIA
DAMES & MOORE JOB NO. 39041-001-042

Dames & Moore

LOG OF BORING DM-1

Date of Drill: February 16, 1998 Logged by: MAK

Equipment: CME - 75/8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppm)	SAMPLE TYPE	USCS	DESCRIPTION
60						SP	becomes very fine SAND, very moist
61	61.00 - 61.25	DM-1-60	10:10	17			At 62', mottling decreases to 0-5% of composition
62							
63							PALE OLIVE, very fine SAND with some silt, moist,
64						SM	medium dense, no odor or stain
65	65'	DM-1-65	10:52			SP	At 64' becomes: BROWN, fine to coarse gravelly SAND, moist, medium dense, fine GRAVEL sized silt nodules to 15% of composition, no odor or stain At 65' becomes: DARK GREENISH GRAY, very fine to medium SAND, moist, very dense, trace coarse-sand sized fragments to 10% of composition, no odor or stain
66							
67							
68							
69							At 68.1' becomes: REDDISH BROWN, contains fine GRAVEL to 20% of composition
70	69'	DM-1-68	11:07	1.5			At 69' becomes: WET, contains fine GRAVEL sized silt nodules
71						SM	to 15% of composition, no odor or stain
72							At 70' becomes: DARK GREENISH GRAY, medium SAND with some silt and trace clay, very moist, medium dense, no odor or stain
73							
74							decreases in SILT
75	75'	DM-1-75	11:40	2.6			At 75.4 becomes: medium SAND with little silt, and some fine gravel, moist, no odor or stain
76							
77							
78							At 80.2' becomes:
79							OLIVE GRAY, very fine SAND, slightly moist, medium dense,
80	80'	DM-1-80	12:08	2.6			no odor or stain
81						SP	From 80.4 to 80.8 becomes:
82							fine to coarse SAND, no odor or stain
83							At 83.7' becomes:
84							very fine SAND, coarse sand fragments to 10% of composition, no odor or stain
85		no sample	12:28				Increase in SILT to 5%, very fine SAND with trace silt, coarse sand to 5% of composition
86							
87							At 87' becomes: OLIVE GRAY, very fine SAND with little silt,
88						SM	slightly moist, medium dense, no odor or stain, coarse sand to 5% of composition
89							
90		DM-1-90	12:40			SP	becomes GREENISH GRAY, fine to coarse SAND with trace fine gravel, slightly moist, loose, no odor or stain

Destroyed 4-29-2014
LADEH 893.11

LOG OF BORING

CENTURY WEST
CARWASH
CALIFORNIA

DAMES & MOORE JOB NO. 39041-001-042

Dames & Moore

LOG OF BORING DM-1

Date of Drill: February 16, 1998 Logged by: MAK

Equipment: CME - 75/8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
90						SP	At 90.6' becomes very fine SAND,
91							
92							
93							
94							cross bedding and horizontal laminations,
95	95'	DM-1-95	12:56				
96							cross bedded,
97							
98							
99							
100		DM-1-100	13:32				cross bedded,
101							becomes GRAY,
102							
103							
104							
105		DM-1-105	14:04				
106							
107							
108							
109							
110		no sample	14:15				Obstruction at 112'
111							Resume sampling at 115'
112							
113							
114							cross bedded,
115		no sample	14:37				
116							
117							
118							At 118.2 becomes:
119						SM	DARK GRAY, very fine SAND with little silt, moist, dense, no odor or stain
120							

Destroyed 4-29-2014
LADEH 893144

LOG OF BORING

CENTURY WEST
CARWASH
CALIFORNIA

DAMES & MOORE JOB NO. 39041-001-042

Dames & Moore

LOG OF BORING DM-1

Date of Drill: February 16, 1998 Logged by: MAK

Equipment: CME - 75/8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
120	120'	DM-1-120	15:00				At 120' becomes WET,
121						SM	From 122.2 to 122.6, fine gravel to coarse sand sized shell fragments to 15% of composition, no odor or stain
122							
123							
124							
125		DM-1-125	15:22				shell fragments to 20% of composition
126							
127							
128							
129							
130		DM-1-130	16:38				slightly moist
131							
132							
133							
134							
135		DM-1-135	17:00				
136							At 138' shell fragments increase to 35% of composition,
137							At 138.8' becomes: DARK BLUISH GRAY, very fine to fine clayey SAND, slightly moist, very dense, fine gravel sized shell fragments to 30% of composition, coarse sand sized white fragments to 25% of composition, no odor or stain
138							
139							
140		DM-1-140	17:20			SC	
141							At 144', clay decreases, sand size increases to: very fine to fine SAND with trace clay, slightly moist, very dense, no odor or stain
142							
143							
144							At 144.4': DARK BLUISH GRAY, fine SAND with trace clay very moist, loose, no odor or stain
145		DM-1-145	17:30			SP	

Boring completed to a depth of 144' at 12:51, February 17, 1998.
Monitoring wells DM-1A and DM-1B installed in boring to depth of 70.23' and 139.4', respectively.
Wells completed to grade in traffic-rated, monitoring well box.
Groundwater encountered at 69' and 120'.

Destroyed 4-29-2014
LADEH 893144

LOG OF BORING

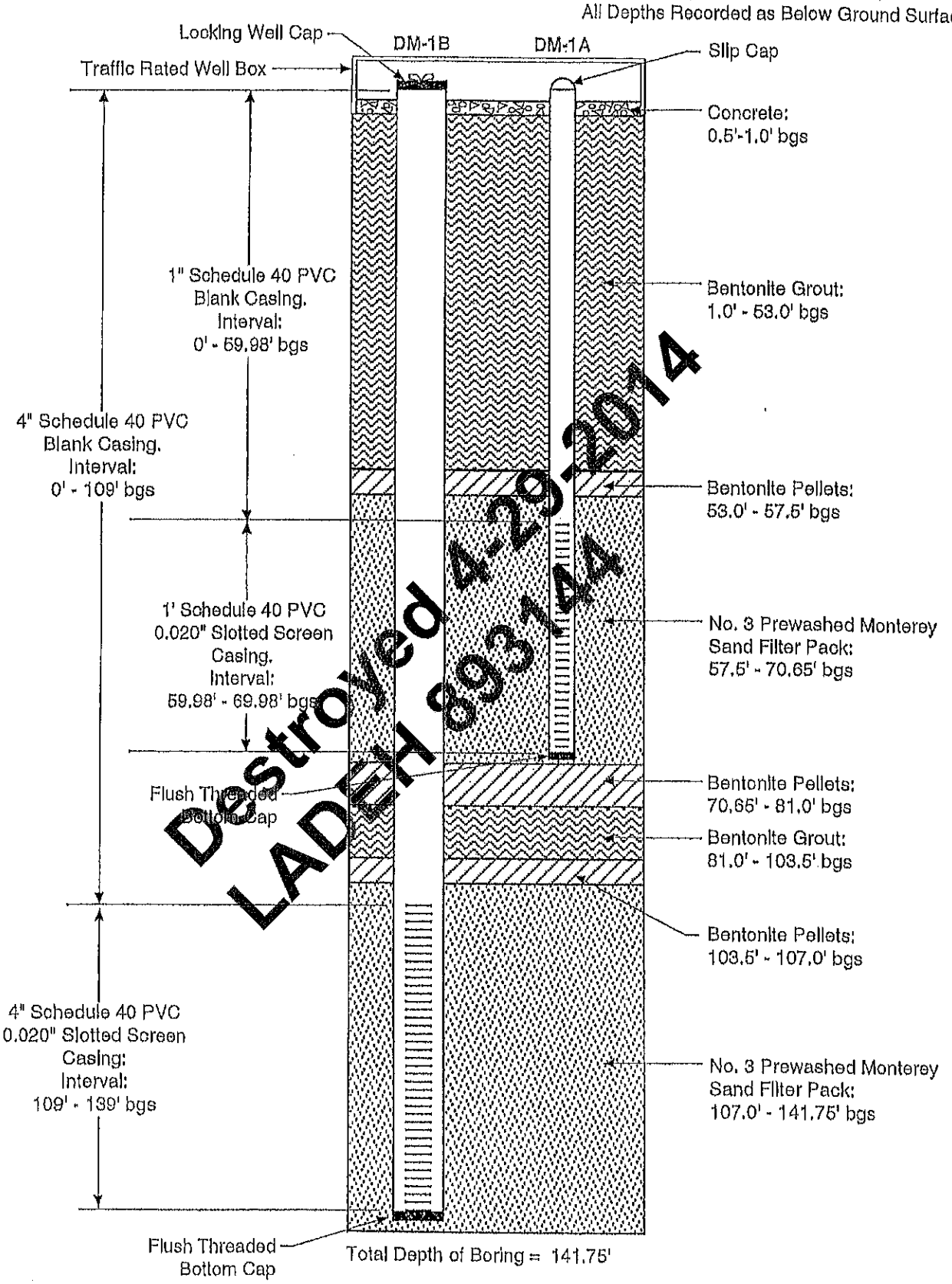
CENTURY WEST
CARWASH
CALIFORNIA

DAMES & MOORE JOB NO. 39041-001-042

Dames & Moore

MONITORING WELL DM-1A, DM-1B
Construction Detail

Boring Diameter: 10 inches, Boring Depth: 141.75'
Total Well Depth for DM-1A = 70.23', DM-1B = 139.4'
All Depths Recorded as Below Ground Surface (bgs)



Destroyed 4-29-2014
LADEH 893144

CENTURY WEST CAR WASH
9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA
For Century West Car Wash

Dames & Moore

LOG OF BORING DM-5

Date of Drill: JUNE 24, 1998 Logged by: MAK

Equipment: CME - 85 /13" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 70', 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
0							CEMENT
1							Hand auger to 5'
2						CL	DARK YELLOWISH BROWN, fine sandy CLAY, moist, soft, no odor or stain
3							
4							decrease in sand size to very fine grained,
5	5.50-5.75	DM-5-5	8:14	2.1			
6							
7							
8							
9							
10	10.25-10.50	DM-5-10	8:45	5.6		SM	At 10.0': DARK OLIVE GRAY, fine SAND with little to some silt, slightly moist, medium dense, strong odor and stain,
11						CL	At 11.0': DARK GREENISH GRAY, silty CLAY, slightly moist, stiff, strong odor and stain,
12							
13							At 13.5': DARK OLIVE GRAY, very fine SAND, moist, medium dense, strong odor and stain
14						SP	
15	15.00-15.25	DM-5-15	9:11	777		SM	from 14.5 to 15.0': wet,
16							DARK OLIVE GRAY, very fine SAND with little silt, wet, soft, strong odor and stain,
17						CL	
18						SP	At approximately 16.5': OLIVE, CLAY with trace very fine sand, slightly moist, stiff, faint odor,
19						SC	At 17.25': OLIVE, very fine SAND with trace clay, very moist, medium dense, strong odor,
20	20.50-20.75	DM-5-20	9:54	372		SM	At 17.75': OLIVE, very fine SAND with some clay, slightly moist, dense, faint odor,
21						CL	
22							From 18.75 to 19.0' grades to: OLIVE, very fine sandy CLAY, moist, soft, distinct odor, contains wood fragments and mottling to 30% of composition,
23							
24	25.00-25.25	DM-5-25	10:28	1,738			At 19.4': OLIVE, very fine SAND, slightly moist, dense, faint odor,
25							
26							At 19.75': LIGHT OLIVE BROWN, CLAY with little silt, slightly moist, stiff, faint odor, mottling and root casts,
27						SC	At approximately 25.1': DARK GRAY, very fine to fine sandy CLAY, strong hydrocarbon odor and stain
28							
29	29.65-29.90	DM-5-30	10:58	713		SP	At 26.3': BROWN, fine clayey SAND, slightly moist, dense, distinct hydrocarbon odor, no stain, contains root casts, deeply oxidized zones, partially cemented, decrease in clay to 15%, contains 15% fine gravel, very strong odor and staining,
30							

Destroyed 4-29-2014
LADEH 6-3-14

LOG OF BORING
CENTURY WEST
CARWASH
CALIFORNIA
Dames & Moore Job No. 39041-002-042

Dames & Moore

LOG OF BORING DM-5

Date of Drill: June 24, 1998 Logged by: MAK

Equipment: CME - 85/8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 70', 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppm)	SAMPLE TYPE	USCS	DESCRIPTION
30						SP	At 29.5', VERY DARK BROWN, fine SAND with trace clay and trace fine gravel, very moist, medium dense, very strong odor and stain,
31							
32							
33							
34							
35	35.15-35.40	DM-5-35	11:11	3,805		CL	DARK OLIVE BROWN, gravelly sandy CLAY, slightly moist, dense, distinct odor, angular to well rounded pebbles,
36							
37							
38							
39						SP	LIGHT YELLOWISH BROWN, fine SAND with little gravel, slightly moist, loose, distinct odor
40	40.15-40.40	DM-5-40	11:24	1,487			
41							
42							
43							
44							
45	44.90-45.15	DM-5-45	11:43	1,799			becomes very fine SAND with trace fine gravel, faint odor, no stain,
46							
47							
48							
49							
50	50.15-50.40	DM-5-50	11:51	112			very fine to fine sand
51							
52							
53							
54							
55	55.25-55.50	DM-5-55	12:00	25.7			
56							
57							
58							
59							
60	60.00-60.25	DM-5-60	12:17	255		SM	At 59.75': OLIVE BROWN, medium to coarse SAND with some silt, very moist, medium dense, distinct odor, no stain, deeply oxidized fractures,

Destroyed 4-29-2014
LADEH 893114

LOG OF BORING

CENTURY WEST

CARWASH

CALIFORNIA

Dames & Moore Job No. 39041-002-042

Dames & Moore

LOG OF BORING DM-5

Date of Drill: June 24, 1998 Logged by: MAK

Equipment: CME - 85/8" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 70', 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
60						SM	
61							
62							
63							
64							
65						CL	
66	65.75-66.00	DM-5-65	12:37	6.4			At 64.75', DARK BROWNISH GRAY, fine sandy CLAY, slightly moist, very stiff, no odor,
67							
68							
69						SP	
70	70.25-70.50	DM-5-70	13:37	0.0		▽	DARK GREENISH GRAY, medium SAND, very moist, dense, no odor,
71							
72							
73							
74							
75	75.25-75.50	DM-5-75	13:50			SC	DARK GREENISH GRAY, fine to coarse gravelly SAND, with approximately 30% clay, moist, dense, no odor,
76							
77							
78							
79						SP	
80	79.75-80.00	DM-5-80	14:01	2.9			At 79.6': DARK GREENISH GRAY, medium to coarse SAND with trace clay, slightly moist, dense, no odor, At 79.9': very fine SAND,
81							
82							
83							
84							
85	84.75-85.00	DM-5-85	14:20	34.6			becomes very fine SAND, no odor, trace fine gravel,
86							
87							
88							
89							
90	90.25-90.50	DM-5-90	14:28	18.1			

Destroyed 4-29-2014
LADEH 893144

LOG OF BORING
CENTURY WEST
CARWASH
CALIFORNIA
Dames & Moore Job No. 39041-002-042

Dames & Moore

LOG OF BORING DM-5

Date of Drill: June 24, 1998 Logged by: MAK

Equipment: CME - 85/13" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 70', 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppm)	SAMPLE TYPE	USCS	DESCRIPTION
90						SP	
91							
92							
93							
94							
95	95.25-95.50	DM-5-95	14:38	28.1			
96							
97							
98							
99							
100	100.25-100.50	DM-5-100	14:48	6.2			worm burrows,
101							
102							
103							
104							
105	105.25-105.50	DM-5-105	15:03	7.9			cross bedded,
106							
107							
108							
109							
110	110.25-110.50	DM-5-110	15:16	4.1			
111							
112							
113							
114							
115	115.25-115.50	DM-5-115	15:34	4.7			
116							
117							
118							
119							
120		no recovery					

Destroyed 4-29-2014
LADEH 893144

LOG OF BORING
CENTURY WEST
CARWASH
CALIFORNIA
Dames & Moore Job No. 39041-002-042

Dames & Moore

LOG OF BORING DM-5

Date of Drill: June 24,1998 Logged by: MAK

Equipment: CME - 85/13" HSA Driving Weight and Drop: 140 lbs/30"

Ground Surface Elevation: N/A Depth to Ground: 70', 120'

DEPTH (ft)	SAMPLE DEPTH (ft)	SAMPLE #	TIME	PID READING (ppmv)	SAMPLE TYPE	USCS	DESCRIPTION
120							
121							
122							
123							
124							
125	125.25-125.50	DM-5-125	15:00				becomes wet, VERY DARK GRAY, shell fragments,
126							
127							
128							
129							
130	130.25-130.50	DM-5-130	16:22				very moist, contains trace silt,
131							
132							
133						SM	VERY DARK GRAY, very fine SAND with little silt, very moist, dense, no odor, shell fragments to 5% of composition,
134							
135	135.25-135.50	DM-5-135	16:34	2.7			
136							
137							
138							
139							
140	140.25-140.50	DM-5-140	16:56			SC	DARK GREENISH GRAY, very fine to fine SAND with little clay, slightly moist, very dense, no odor, partially cemented, trace fine gravel,
141							
142							
143							
144							
145							

Boring completed to a depth of 140.5' at 17:20 on June 24, 1998. Groundwater encountered at 70' and 120'. Saturated zone suspected at 14.5'.

Monitoring wells DM-5A, DM-5B, and DM-5C installed at depth of 21.0', 73.0', and 140.0', respectively.

Wells completed at surface in traffic-rated well box.

Destroyed 4-29-2014
LADEH 803144

LOG OF BORING

CENTURY WEST

CARWASH

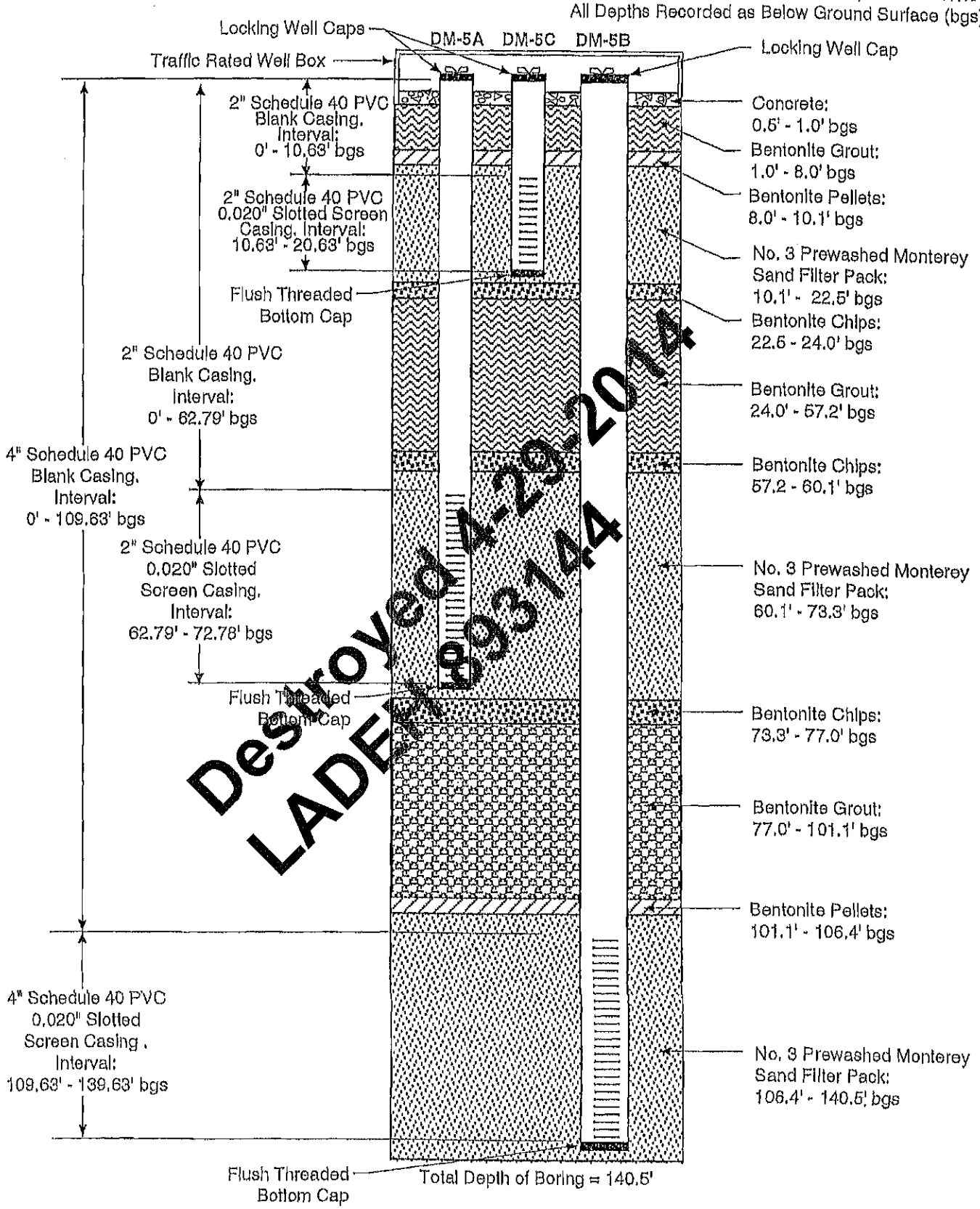
CALIFORNIA

Dames & Moore Job No. 39041-002-042

Dames & Moore

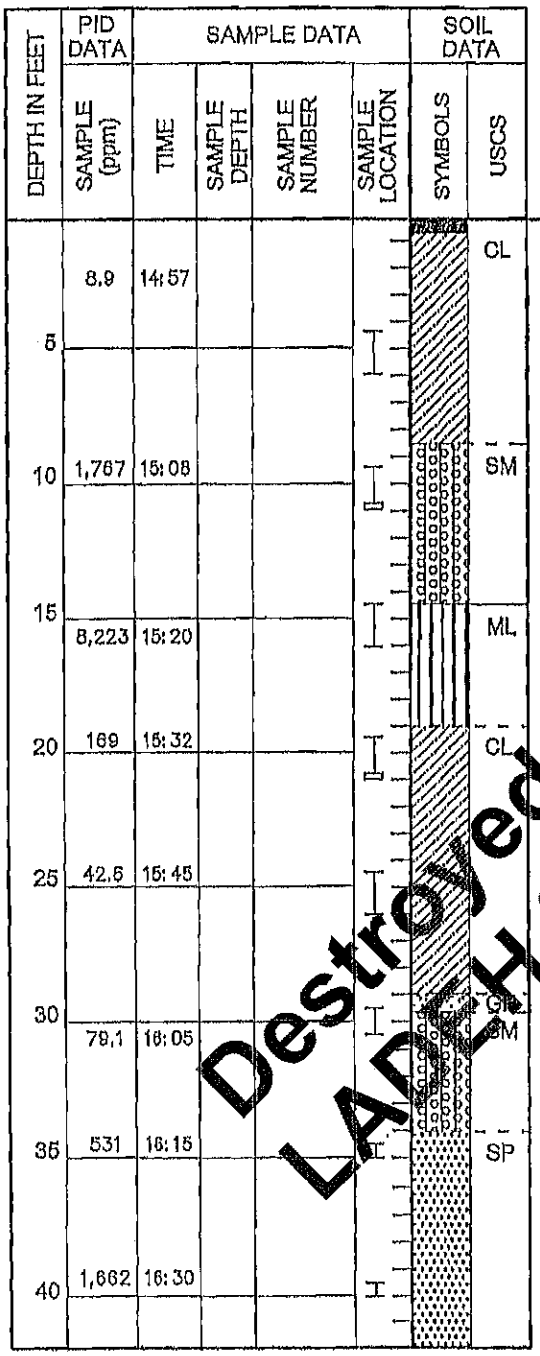
MONITORING WELL DM-5A, DM-5B, DM-5C
Construction Detail

Boring Diameter: 12 Inches, Boring Depth: 140.5'
Total Well Depth for DM-5A = 73.0', DM-5B = 140.0', DM-5C = 21.0'
All Depths Recorded as Below Ground Surface (bgs)



Destroyed 4-29-2014
LADEH 93144

CENTURY WEST CAR WASH
9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA
For Century West Car Wash



BORING DM-6

DRILLING METHOD: CME-85 with 10" HSA
SAMPLING METHOD: Split Spoon
SURFACE CONDITION: Asphalt

DESCRIPTION

DARK YELLOWISH BROWN, very fine to fine sandy CLAY, slightly moist, stiff, no odor

OLIVE BROWN, very fine to fine SAND with little silt, slightly moist, medium dense, distinct gasoline odor

YELLOWISH BROWN, very fine sandy SILT with trace clay, slightly moist, soft, very strong gasoline odor

LIGHT OLIVE BROWN CLAY with trace very fine SAND, slightly moist, stiff, no odor, rust colored mottling to 30% of composition

becomes fine sandy CLAY, fine sand lenses to 1/4" thick, odor and stain in sand lenses

Driller reports gravel at 29'

OLIVE, fine SAND with little silt, moist, very dense, slight gasoline odor

PALE YELLOW, gravelly fine SAND, slightly moist, dense, faint odor

becomes fine SAND with trace fine gravel

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Destroyed 4-29-2014
LADFH 83144

BORING LOG

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

BORING DM-6

DRILLING METHOD: CME-85 with 10" HSA
SAMPLING METHOD: Split Spoon
SURFACE CONDITION: Asphalt

DEPTH IN FEET	PID DATA SAMPLE (ppm)	SAMPLE DATA TIME	SAMPLE DEPTH	SAMPLE NUMBER	SAMPLE LOCATION	SOIL DATA SYMBOLS	USCS	DESCRIPTION
							SP	
45					H			gasoline odor
	1,371	16:43						
50								
	1,474	16:50						
55								
	2,704	17:05						
60							SM	DARK YELLOWISH BROWN, very fine to fine SAND with some silt, moist, medium dense, gasoline odor
	1,220	7:40	60.0 -60.8					
	2,539	7:49	61.5 -62.5					At 60.4' OLIVE, fine to medium SAND with little silt and trace fine gravel, very moist to wet, medium dense, rust colored mottling to 10%, very strong gasoline odor
		8:07	63.0 -63.9					
65								mottling to 40%, extremely strong gasoline odor
	247 160	8:17						At 66.0', becomes gravelly
		8:25	66.0 -67.5					At 63.8', VERY DARK GRAY, fine clayey SAND with trace fine gravel, moist, medium dense, gasoline odor
	40.4	8:33	67.5 -68.7					
70								At 64.5' very dense, moist, white fine sand sized fragments to 10% of composition
								From 67.1' to 67.4' becomes loose, wet
75								At 67.9', DARK GREENISH GRAY, fine to medium SAND with some (25%) clay
								Boring completed to depth of 69' at 8:33, 4-28-1999. Monitoring well DM-6 installed in boring to a depth of 67.2'.
80								

Destroyed 4-28-2014
LADEH 893144

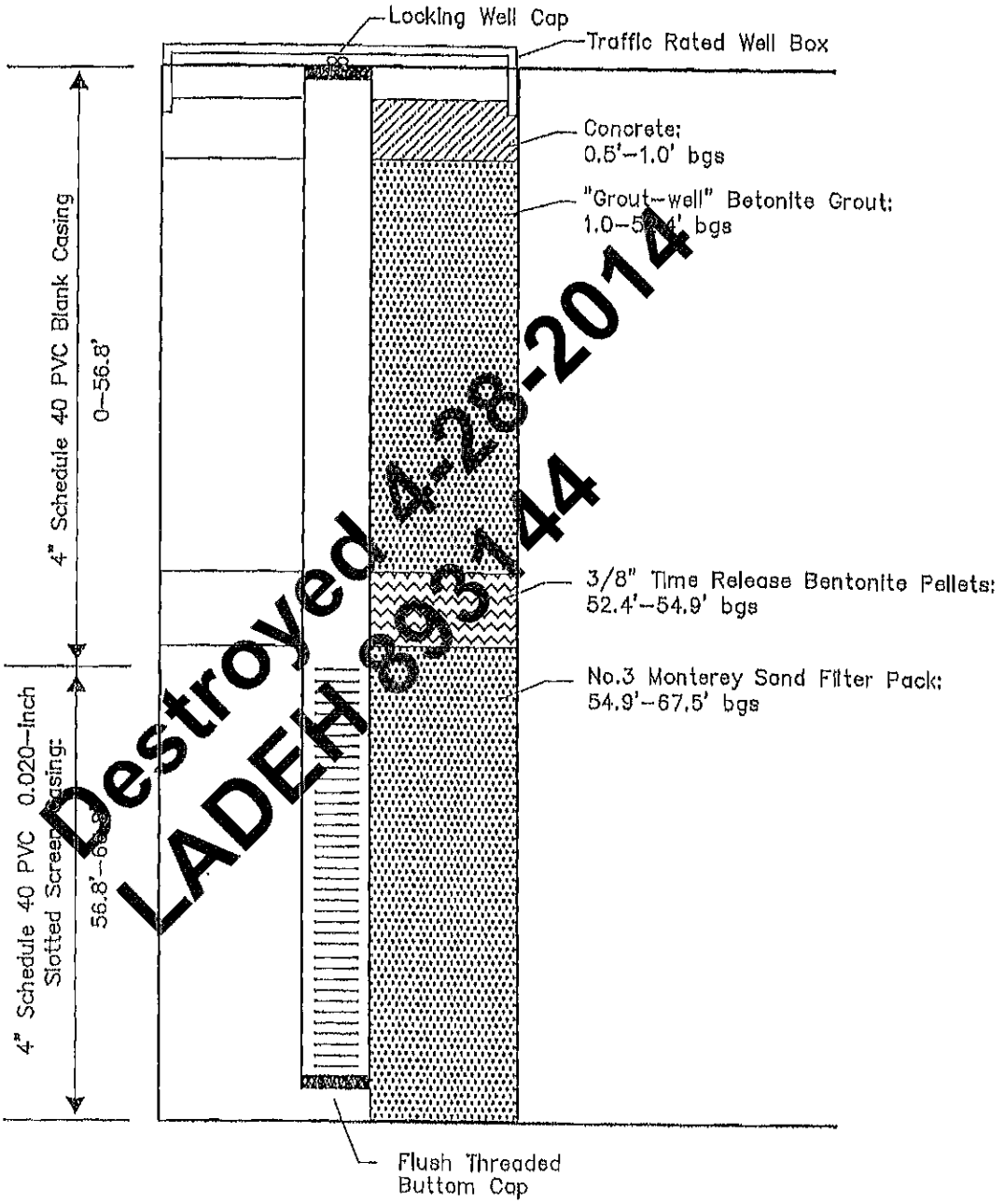
BORING LOG

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

Monitoring Well DM-6
Construction Detail

Boring Diameter = 10 Inches
Boring Depth = 67.5 Feet
Elevation of Top of PVC
(Feet above Mean Sea Level) = 191.30
Total Depth of Well = 67.2 Feet



Destroyed 4-28-2014
LADEH 893144

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

BORING DM-7

DRILLING METHOD: CME-85 with 8" and 10" HSA
SAMPLING METHOD: Split Spoon
SURFACE CONDITION: Asphalt

DEPTH IN FEET	PID DATA: SAMPLE (ppm)	SAMPLE DATA: TIME	SAMPLE DEPTH	SAMPLE NUMBER	SAMPLE LOCATION	SOIL DATA: SYMBOLS	SOIL DATA: USCS	DESCRIPTION
5	4.0	8:58					SC	DARK YELLOWISH BROWN, fine clayey SAND with trace fine gravel, dry, no odor
10	872	9:06					SP	DARK GREENISH GRAY, fine SAND with trace silt, slightly moist, dense, strong gasoline odor and stain
15	6,345	9:13					ML	LIGHT OLIVE BROWN, SILT with little very fine SAND and trace clay, slightly moist, medium stiff, gasoline odor
20	NA	9:20					CL	OLIVE CLAY with trace very fine SAND, slightly moist, stiff, contains rust colored mottling to 15% of composition, faint odor
25	3,590	9:30						becomes OLIVE BROWN, contains 1/4" thick sand lenses, gasoline odor
30	NA	9:50					GM	No recovery, driller reports gravel from 27' to 32'
35	514	9:57					SP	VERY PALE BROWN, fine gravelly SAND, dry, loose, faint odor
40	1,932	10:07						becomes BROWNISH YELLOW, fine SAND, faint odor

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Destroyed 4-28-2014
LADEH 893144

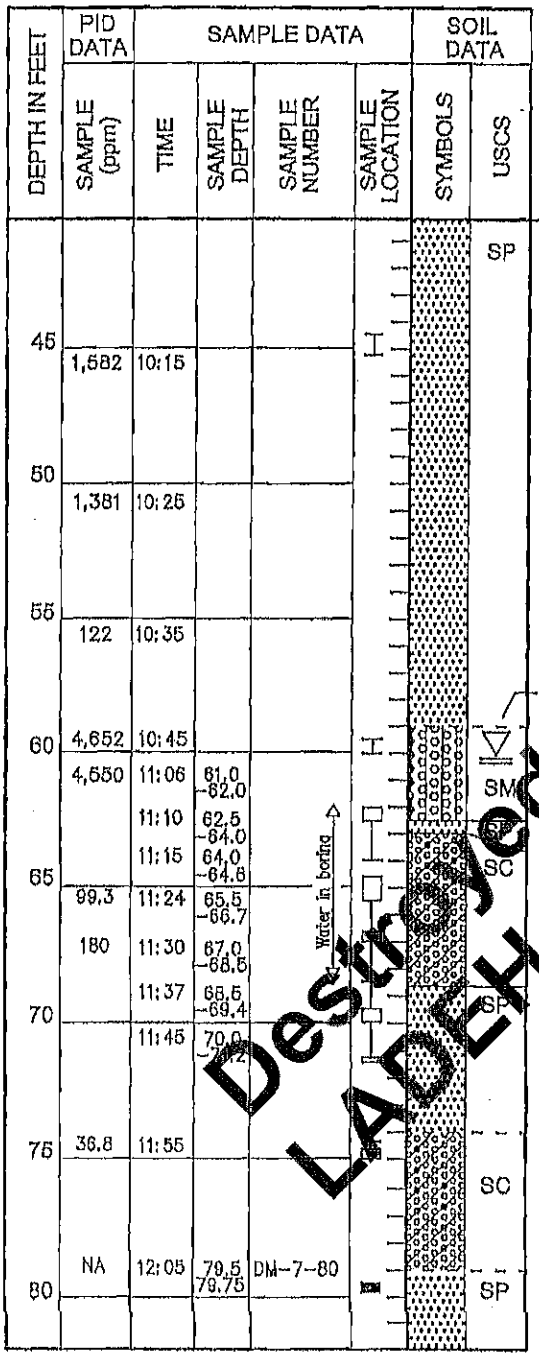
BORING LOG

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

BORING DM-7

DRILLING METHOD: CME-85 with 8" and 10" HSA
SAMPLING METHOD: Split Spoon
SURFACE CONDITION: Asphalt



DESCRIPTION

trace fine gravel, faint odor

rust colored mottling to 10% of composition, faint odor

Groundwater encountered at 60.0'

GRAYISH BROWN, fine to medium SAND with some silt and trace gravel, wet, dense, strong odor, rust colored mottling to 30% of composition

wet, strong gasoline odor

At 62.7', DARK YELLOWISH BROWN, fine to coarse SAND with trace silt and trace fine gravel, very moist, odor

From 63.0' to 63.2' grades to: fine SAND with little clay and trace fine gravel, no odor

At 63.7', VERY DARK GRAY, fine clayey SAND, slightly moist, very dense, no odor, contains white fine-sand sized fragments to 15% of composition

At 67.9', decrease in CLAY to 10%

At 68.7', DARK GREENISH GRAY, fine to medium SAND with trace clay, moist, dense, odor

slightly moist

DARK BLUISH GRAY, fine to coarse SAND with some clay and little fine gravel, slightly moist, dense, faint odor

GREENISH GRAY, fine SAND, dry, loose, no odor

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Destroyed 4-28-2014
LADEH 89144

BORING LOG

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

BORING DM-7

DRILLING METHOD: CME-85 with 8" and 10" HSA
SAMPLING METHOD: Split Spoon
SURFACE CONDITION: Asphalt

DEPTH IN FEET	PID DATA: SAMPLE (ppm)	SAMPLE DATA: TIME	SAMPLE DATA: SAMPLE DEPTH	SAMPLE DATA: SAMPLE NUMBER	SAMPLE DATA: SAMPLE LOCATION	SOIL DATA: SYMBOLS	SOIL DATA: USCS	DESCRIPTION
							SP	
85	42.4	12:10	84.75 85.00	DM-7-85				becomes fine to coarse SAND with trace fine gravel, faint odor
90	46.0	12:18	89.50 89.75	DM-7-90				very fine to fine SAND
95	234	12:24	94.75 95.00	DM-7-95				
100	26.8	12:38	99.75 100.00	DM-7-100				contains little fine gravel
105	130	13:27	104.75 105.00	DM-7-105				becomes very fine to fine SAND, odor
110	NA	13:42	109.75 110.00	DM-7-110				
								Groundwater encountered at 115.0'
115	NA	13:50	114.75 115.00	DM-7-115				becomes DARK GRAY, very fine to fine SAND, wet, dense, no odor
120	4.7	13:57						contains shell fragments to 30% of composition, very fine to fine SAND, no odor

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Destroyed 4-28-2014
LADEH 893144

BORING LOG

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

BORING DM-7

DRILLING METHOD: CME-85 with 8" and 10" HSA
SAMPLING METHOD: Split Spoon
SURFACE CONDITION: Asphalt

DEPTH IN FEET	PID DATA: SAMPLE (ppm)	SAMPLE DATA: TIME	SAMPLE DATA: SAMPLE DEPTH	SAMPLE DATA: SAMPLE NUMBER	SAMPLE DATA: SAMPLE LOCATION	SOIL DATA: SYMBOLS	SOIL DATA: USCS	DESCRIPTION
125								
	8.0	14:15						very moist, shells to 10% of composition
130								
	85.3	14:30						very fine SAND, moist
135								
		14:40						moist
140								
	209	14:45						moist, shell fragments to 40% of composition
145								Boring completed to a depth of 140.5' bgs. Monitoring well DM-7 installed in boring to a depth of 139.3'.
150								
155								
160								

Destroyed 4-28-2014
LADEH 893144

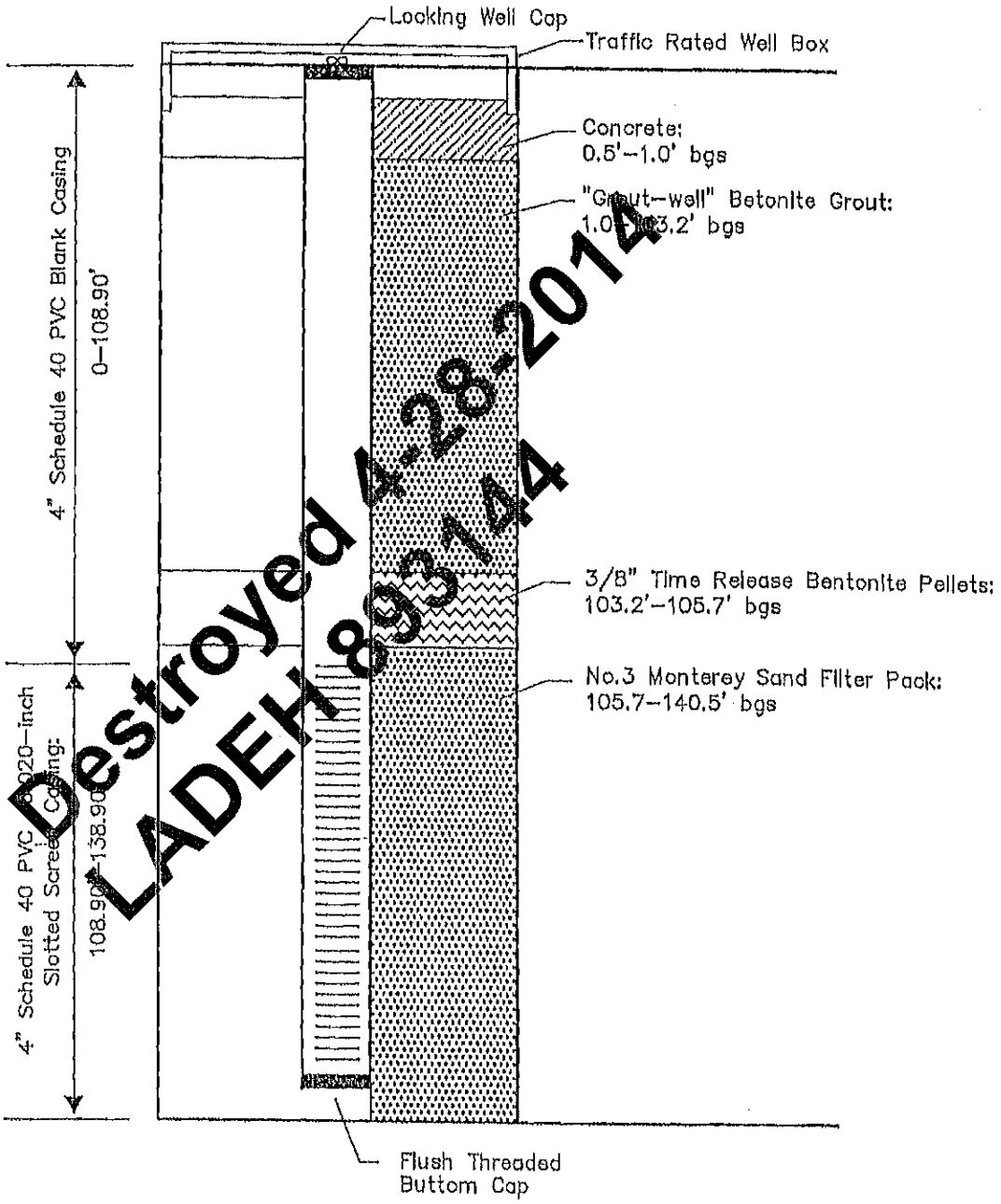
BORING LOG

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041-002-042

Monitoring Well DM-7
Construction Detail

Boring Diameter = 10 Inches
Boring Depth = 140.5 Feet
Elevation of Top of PVC
(Feet above Mean Sea Level) = 191.88
Total Depth of Well = 139.3 Feet



Destroyed 4-28-2014
LADEH 893144

Century West Car Wash
9500 West Pico Blvd.
Los Angeles, California

Dames & Moore Job No. 39041–002–6005

ENVIRON

Site ID: SEW-1	Date(s): 12/04/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kelliher	Checked By: Jennifer Weaver
Contractor: A & R Drilling	
Purpose: Vapor Extraction Well	
Drilling Method: Hollow Stem Auger	GS Elevation: / TOC Elevation:
Sampling Method: Modified California Split Spoon	X Coordinate: / Y Coordinate:
Borehole Dia.: 10 Inches	Total Depth: 60.4 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks:	

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 4.6 & 0 to 34.7 feet
Screen:	Schedule 40 PVC; 0.020-in. slot	4.6 to 29.7 & 34.7 to 59.7 feet
Annular Fill:	Bentonite Chips	1 to 4.5 & 30.2 34.5 feet
	#3 Monterey Sand	4.5 to 30.2 & 34.5 to 60.4 feet

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
							SM	CONCRETE SILTY SAND (SM), dark brown (10YR 3/3); slightly moist; medium dense; 80% very fine to medium sand; 20% low-plastic fines; no odor or staining.		
	5		SEW-1-5	7 12 24	1.5					
							CL	SANDY CLAY (CL), dark brown (10YR 3/3); slightly moist; soft; 40% fine sand; 60% medium to high-plastic fines; no odor or staining.		
	10		SEW-1-10	10 14 19	21.2		SP-SM	SAND with SILT (SP-SM), dark greenish gray (5G 4/1); slightly moist; medium dense; 90% fine sand; 10% fines; strong odor and staining.		
	15		SEW-1-15	7 17 20	130			At approximately 14 feet: becomes very moist; strong odor.		
							ML	SILT with SAND (ML), light brownish gray (2.5Y 6/2); slightly moist; soft; 15% very fine sand; 85% low-plastic fines; mottling; frequent partings of very fine sand.		
	20		SEW-1-20	13 20 26	0					
	25		SEW-1-25	17 37 40	19.7			At approximately 24 feet: as described above.		
	30		SEW-1-30		14.2		SP	At approximately 29 feet: as described above. SAND (SP), very dark grayish brown (2.5Y 3/2); moist; medium dense; 100% fine sand; well rounded; black sand grains.		
	35		SEW-1-35	8 50	20.6		CL	SANDY CLAY (CL), light olive brown (7.5Y 5/4); slightly moist; hard; 30% very fine to fine sand; 70% medium-plastic fines; strong odor.		
	40		SEW-1-40	37 50/4"	105.7		SP	SAND (SP), light yellowish brown (2.5Y 6/3); slightly moist; very dense; 100% fine to medium sand; no odor.		
			SEW-1-45	45	12.8					

Destroyed 1-29-2014
LADEH 893144

Sample Graphics: No Recovery (Fill reflects sample type); Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	SEW-1	Date(s):	12/04/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	50			50			SP	At approximately 44 feet: becomes very fine sand.		
			SEW-1-50	40 50/2"	7.2			At approximately 49 feet: becomes very fine to fine sand; infrequent rust colored oxidized partings and veins.		
	55		SEW-1-55	31 50	9.8			At approximately 54.5 feet: as described above.		
			SEW-1-60	30 50/4"	58.8			At approximately 59 feet: as described above.		
	60							Total depth 60.4 feet. Ground water was not encountered.		
	65									
	70									
	75									
	80									
	85									

Destroyed 4-29-2014
LADEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: SEW-2	Date(s): 12/04/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kelliher	Checked By: Jennifer Weaver
Contractor: A & R Drilling	
Drilling Method: Hollow Stem Auger	
Sampling Method: Modified California Split Spoon	
Purpose: Vapor Extraction Well	
GS Elevation:	TOC Elevation:
X Coordinate:	Y Coordinate:
Borehole Dia.: 10 Inches	Total Depth: 60.3 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks:	

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 4.8 & 0 to 34.7 feet
Screen:	Schedule 40 PVC; 0.020-In. slot	4.8 to 29.8 & 34.7 to 59.7 feet
Annular Fill:	Bentonite Chips	1 to 4.7 & 30.2 34.5 feet
	#3 Monterey Sand	4.5 to 30.2 & 34.5 to 60.3 feet

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								CONCRETE		
								FILL, silty sand with gravel; olive brown; slightly moist; asphalt and concrete fragments.		
	5		SEW-2-5	14 23 40	7.5					
	10		SEW-2-10	5 6 9	13.1			At approximately 9 feet: red brick fragments.		
	15		SEW-2-15	8 15 20	66.1		SM	SILTY SAND (SM), greenish gray (5GY 5/1); slightly moist; medium dense; 85% very fine sand; 15% fines; contains veinlets filled with white material; strong odor.		
	20		SEW-2-20	17 25 38	28		ML	SILT (ML), light olive brown (2.5Y 5/3); slightly moist; 5% very fine sand; 95% non-plastic fines; contains gray and rust colored mottling; no odor.		
	25		SEW-2-25	3 16 28	221		SM	SILTY SAND (SM), olive gray (5Y 4/2); slightly moist; dense; 70% very fine to fine sand; 30% fines; slight odor.		
	30		SEW-2-30	36 50/6"	172		SP	SAND (SP), very dark grayish brown (2.5Y 3/2); slightly moist; dense; 95% very fine to fine sand; 5% fines; well rounded grains.		
							SM	SILTY SAND (SM), dark greenish gray (5GY 4/1); moist; dense; 75% very fine sand; 25% non-plastic fines; strong odor.		
	35		SEW-2-35	40 50/2"			SP	SAND (SP), light yellowish brown (2.5Y 6/3); slightly moist; very dense; 100% fine to very fine sand; slight odor.		
	40		SEW-2-40	36 50/3"	151.4			At approximately 39 feet: strong odor.		
			SEW-2-45	30	166.2					

Destroyed 4-29-2014
LADEH 03144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	SEW-2	Date(s):	12/04/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	50		SEW-2-50	50/3" 40 50/2"	59.4		SP	At approximately 44 feet: as described above. At approximately 49 feet: frequent rust colored veins and partings; strong odor; trace fine gravels.		
	55		SEW-2-55	55/6"				At approximately 54 feet: strong odor.		
	60		SEW-2-60	55/6"				At approximately 59 feet: becomes light olive brown (2.5Y 5.6); very moist; 100% very fine to coarse sand. Total depth 60.3 feet. Ground water was not encountered.		
	65									
	70									
	75									
	80									
	85									

Destroyed 4-29-2014
LADEH 093144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: SEW-3	Date(s): 12/05/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kellihar	Checked By: Jennifer Weaver
Contractor: A & R Drilling	
Purpose: Vapor Extraction Well	
Drilling Method: Hollow Stem Auger	GS Elevation: / TOC Elevation:
Sampling Method: Modified California Split Spoon	X Coordinate: / Y Coordinate:
Well Construction:	Borehole Dia.: 10 inches / Total Depth: 60.6 feet
Blank Casing: Schedule 40 PVC — 0 to 4.8 & 0 to 34.7 feet	Project Number: 05-8931A
Screen: Schedule 40 PVC; 0.020-in. slot — 4.8 to 29.8 & 34.7 to 59.7 feet	Project Name: Century West Car Wash
Annular Fill: Bentonite Chips — 1 to 4.5 & 30.3 34.5 feet; #3 Monterey Sand — 4.5 to 30.3 & 34.5 to 60.6 feet	Remarks:

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								CONCRETE		
							CL	SANDY CLAY (CL), brown (10YR 5/3); slightly moist; stiff; 40% very fine to fine sand; 60% medium-plastic fines; no odor.		
	5		SEW-3-5	6 11 22	32.4					
	10		SEW-3-10	6 9 13	150.6		SP-SM	SAND with SILT (SP-SM), dark olive gray (5Y 3/2); slightly moist; medium dense; 90% very fine sand; 10% non-plastic fines; strong odor.		
	15		SEW-3-15	4 16 15	119.1		ML	SANDY SILT (ML), olive (5Y 5/3); slightly moist; hard; 45% very fine sand; 55% non-plastic fines; strong odor.		
	20		SEW-3-20	6 10 17	200		ML	SILT (ML), trace sand; rust colored fine sand-sized mottling; fine gravel-sized white concretions.		
	25		SEW-3-25	16 35 40	877		SC	CLAYEY SAND (SC), olive (5Y 4/3); slightly moist; very dense; 70% very fine to fine sand; 30% medium to high-plastic fines; medium sand-sized rust colored mottles; very strong odor.		
	30		SEW-3-30	70/6"			SP-SM	SAND with SILT (SP-SM), dark yellowish brown (10YR 4/4); slightly moist; very dense; 90% fine sand; 10% non-plastic fines.		
	35		SEW-3-35	36 50/1"	212		SP	SAND (SP), pale yellow (2.5Y 7/4); slightly moist; very dense; 100% fine sand; strong odor.		
	40		SEW-3-40	25 50/4"	210.1			At approximately 39 feet: becomes yellow (2.5Y 7/6); strong odor.		
			SEW-3-45	40	178.1					

Destroyed 4-28-2014
LADEH 893144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	SEW-3	Date(s):	12/05/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
				50/3"			SP	At approximately 44 feet; as described above.		
	50		SEW-3-50	55/6"	215.3			At approximately 49 feet; as described above.		
	55		SEW-3-55	55/6"				At approximately 54 feet; rust colored veinlets.		
	60		SEW-3-60	40 50/4"	205.3			At approximately 59 feet; becomes yellowish brown (10YR 5/6); wet; 90% fine to medium sand; 5% fine gravels; 5% fines; gravels are subangular slate and volcanics to 0.5-inch in diameter. Total depth 60.6 feet. Ground water was not encountered.		
	65									
	70									
	75									
	80									
	85									

Destroyed 4-28-2014
LADEH 93144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: SEW-4	Date(s): 12/07/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kellihar	Checked By: Jennifer Weaver
Contractor: A & R Drilling	
Drilling Method: Hollow Stem Auger	
Sampling Method: Modified California Split Spoon	
Purpose: Vapor Extraction Well	
GS Elevation:	TOC Elevation:
X Coordinate:	Y Coordinate:
Borehole Dia.: 10 Inches	Total Depth: 60.0 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks:	

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 4.8 & 0 to 34.7 feet
Screen:	Schedule 40 PVC; *0.020-in. slot*	4.8 to 29.8 & 34.7 to 59.7 *feet*
Annular Fill:	Bentonite Chips	1 to 4 & 30.2 34.5 feet
	#3 Monterey Sand	4 to 30.2 & 34.5 to 60 feet

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
							SM	ASPHALT SILTY SAND with GRAVEL (SM); dark olive gray (5Y 3/2); moist; dense; 15% subangular gravel; 70% fine to coarse sand; 15% low-plastic fines; strong odor.		
	5		SEW-4-5	16 26 33	2.3					
							ML	SILT (ML), dark yellowish brown (10Y/R 4/4); slightly moist; 10% very fine sand; 90% low-plastic fines; no odor.		
	10		SEW-4-10	13 16 21	7.6			At approximately 9 feet: contains gray mottling; distinct odor.		
							SM	SILTY SAND (SM), olive (5Y 4/3); moist; medium dense; 80% very fine sand; 20% non-plastic fines.		
	15		SEW-4-15	8 17 30	4.1					
							ML	SILT (ML), light olive brown (2.5Y 5/4); slightly moist; stiff; 95% low-plastic fines; 5% very fine sand; gray mottling; faint odor.		
	20		SEW-4-20	11 16 22	24					
	25		SEW-4-25	24 26 30	1.2		SC SP	CLAYEY SAND (SC), light olive brown (2.5Y 5/4); moist; medium dense; 85% fine sand; 15% medium-plastic fines; rust colored mottling. SAND (SP), light olive brown (2.5Y 5/4); moist; medium dense; 95% fine sand; 5% fines.		
	30		SEW-4-30	30 50/6"	40.8		SP-SC	SAND with CLAY (SP-SC), yellowish brown (10YR 5/6); slightly moist; dense; 5% fine gravel 85% fine to medium sand; 10% medium-plastic fines.		
								At approximately 32.5 feet: gravelly.		
	35		SEW-4-35	49 32 34			SP	SAND (SP), light yellowish brown (2.5Y 6/4); slightly moist; dense; 100% fine sand; trace medium to coarse sand and gravel.		
	40		SEW-4-40	24 30 36	0.5			At approximately 39 feet: as described above.		
			SEW-4-45	18	1.9					

Destroyed 4-29-2014
LADEH 803144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	SEW-4	Date(s):	12/07/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	50		SEW-4-50	66/6" 55/6"			SP	At approximately 44 feet; as described above. At approximately 49 feet; as described above.		
	55		SEW-4-55	30 50/6"	2.7		SM	SILTY SAND (SM), light olive brown (2.5Y 5/4); slightly moist; medium dense; 85% fine to medium sand; 15% low-plastic fines; rust colored mottling; slight odor.		
	60		SEW-4-60	32 55/6"			SC	CLAYEY SAND (SC), olive gray (5Y 4/2); moist; very dense; 75% fine sand; 25% medium-plastic fines; medium sand-sized fragments of weathered calcite; no odor. Total depth 60 feet. Ground water was not encountered.		
	65									
	70									
	75									
	80									
	85									

Destroyed 4-29-2014
LADEH 93114

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: SEW-2	Date(s): 12/04/00
Location: 9500 West Pico Blvd.	
Logged By: Matt Kelliher	Checked By: Jennifer Weaver
Contractor: A & R Drilling	Purpose: Vapor Extraction Well
Drilling Method: Hollow Stem Auger	GS Elevation: / TOC Elevation:
Sampling Method: Modified California Split Spoon	X Coordinate: / Y Coordinate:
Borehole Dia.: 10 Inches	Total Depth: 60.3 feet
Project Number: 05-8931A	
Project Name: Century West Car Wash	
Remarks:	

Well Construction:

Blank Casing:	Schedule 40 PVC	0 to 4.8 & 0 to 34.7 feet
Screen:	Schedule 40 PVC; 0.020-in. slot	4.8 to 29.8 & 34.7 to 59.7 feet
Annular Fill:	Bentonite Chips	1 to 4.7 & 30.2 34.5 feet
	#3 Monterey Sand	4.5 to 30.2 & 34.5 to 60.3 feet

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
								CONCRETE		
								FILL, silty sand with gravel; olive brown; slightly moist; asphalt and concrete fragments.		
	5		SEW-2-5	14 23 40	7.5					
	10		SEW-2-10	5 6 9	13.1			At approximately 9 feet: trace brick fragments.		
	15		SEW-2-15	8 15 20	66.1		SM	SILTY SAND (SM), greenish gray (5GY 5/1); slightly moist; medium dense; 85% very fine sand; 15% fines; contains veinlets filled with white material; strong odor.		
	20		SEW-2-20	17 25 30	63.1		ML	SILT (ML), light olive brown (2.5Y 5/3); slightly moist; 5% very fine sand; 95% non-plastic fines; contains gray and rust colored mottling; no odor.		
	25		SEW-2-25	3 16 28	22		SM	SILTY SAND (SM), olive gray (5Y 4/2); slighly moist; dense; 70% very fine to fine sand; 30% fines; slight odor.		
	30		SEW-2-30	36 50/6"	172		SP	SAND (SP), very dark grayish brown (2.5Y 3/2); slightly moist; dense; 95% very fine to fine sand; 5% fines; well rounded grains.		
							SM	SILTY SAND (SM), dark greenish gray (5GY 4/1); moist; dense; 75% very fine sand; 25% non-plastic fines; strong odor.		
	35		SEW-2-35	40 50/2"			SP	SAND (SP), light yellowish brown (2.5Y 6/3); slighly moist; very dense; 100% fine to very fine sand; slight odor.		
	40		SEW-2-40	36 50/3"	151.4			At approximately 39 feet: strong odor.		
			SEW-2-45	30	166.2					

Destroyed 4-28-2014
LADEH 693144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID:	SEW-2	Date(s):	12/04/00
Project Number:	05-8931A	Project Name:	Century West Car Wash

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	50		SEW-2-50	50/3" 40 50/2"	59.4		SP	At approximately 44 feet: as described above. At approximately 49 feet: frequent rust colored veins and partings; strong odor; fine to fine gravels.		
	55		SEW-2-55	55/6"				At approximately 54 feet: strong odor.		
	60		SEW-2-60	55/6"				At approximately 59 feet: becomes light olive brown (2.5Y 5.6); very moist; 100% very fine to coarse sand. Total depth 60.3 feet. Ground water was not encountered.		
	65									
	70									
	75									
	80									
	85									

Destroyed 4-28-2014
LADEH 393144

Sample Graphics: No Recovery; Fill reflects sample type; Modified California

Report: WELL_LOG; File: CENTWEST.GPJ; 12/28/00

ENVIRON

Site ID: SEW-5	Date(s): 2/16/01
Location: 9500 West Pico Blvd.	
Logged By: Mat Kellihar	Checked By: Jennifer Weaver
Contractor: A & R Drilling	Purpose: Vapor Extraction Well
Drilling Method: Hollow Stem Auger	GS Elevation: feet MSL / TOC Elevation: feet MSL
Sampling Method: Modified California Split Spoon	North: / East:
Well Construction:	Borehole Dia.: 10 inches / Total Depth: 62.0 feet
Blank Casing: Schedule 40 PVC — 0 to 4.8 & 0 to 34.7 feet	Project Number: 05-8931A
Screen: Schedule 40 PVC; 0.020-in. slot — 4.8 to 29.8 & 34.7 to 59.7 feet	Project Name: Century West Car Wash
Annular Fill: Bentonite Chips — 1 to 4 & 30 to 34 feet; #3 Monterey Sand — 4 to 30 & 34 to 62 feet	Remarks: Wells set in 2ft x 2ft x 2ft, traffic-rated well box.

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	5		SEW-5-5	4 7 12	5.0		CH	Clay with Sand (CH), very dark grayish brown (2.5Y 3/2); moist; soft; 20% very fine sand; 80% highly-plastic fines; no odor or staining.		
	10		SEW-5-10	5 5 12			ML	Silt with Sand (ML), yellowish brown (10YR 5/4); moist; stiff; 15% very fine sand; 85% non-plastic fines; no odor or staining.		
	15		SEW-5-15	4 10 16	26.2			At 15 feet: 30% very fine sand; 70% non-plastic fines.		
	20		SEW-5-20	7 [illegible]	[illegible]			At 20 feet: 15% sand; rust-colored mottling.		
	25		SEW-5-25	3 4 10				At 25 feet: 30% sand.		
	30		SEW-5-30	4 19 20	3.8		SM	Silty Sand (SM), dark yellowish brown (10YR 4/4); moist; dense; 70% well sorted fine sand; 30% low-plastic fines; sand is well rounded; quartz rich.		
	35		SEW-5-35	5 7 21	6.3		CH SC SP	Clay (CH), brown (10YR 4/3); moist; soft; 15% fine sand; 85% high-plastic fines; mottled. Clayey Sand (SC), dark yellowish brown (10YR 4/4); moist; dense; 70% fine sand; 30% clayey fines; no odor or staining. Sand (SP), pale yellow (2.5Y 7/4); moist; loose; 100% fine sand; sand is well sorted, well rounded, quartz.		
	40		SEW-5-40	12 18 30	58.1			At 40 feet: rust-colored mottling.		

Destroyed 4-28-2014
LADEH 893144

Sample Graphics: No Recovery; Modified California Split Spoon Sampler

Report: WELL_LOG_REV_1; File: CENTWEST.GPJ; 4/13/01

ENVIRON

Site ID: SEW-5
Project Name: Century West Car Wash
Project Number: 05-8931A

Elevation (ft)	Depth (ft)	Sample Interval	Sample No.	Blow Count	PID (ppm)	Graphic Log	USCS Code	Material Description	Water Level	Well Construction
	45		SEW-5-45	6 15 50	115.2		SP	At 45 feet: becomes brownish yellow (10YR 6/6); micaceous.		
	50		SEW-5-50	6 30 30	34.3			At 50 feet: becomes very pale brown (10YR 7/3); rust colored mottling.		
	55		SEW-5-55	8 22 46	60.6			At 55 feet: becomes light gray (10YR 7/1).		
	60			9 12 16				Total Depth 62 feet. Ground Water was not encountered.		
	65									
	70									
	75									
	80									
	85									
	90									
	95									
	100									

Destroyed 4-28-2014
LADEH 893144

Sample Graphics: No Recovery; Modified California Split Spoon Sampler

Report:WELL_LOG_REV_1; File:CENTWEST.GPJ; 4/13/01

Date: October 15, 2016

SECOND HALF 2016 SEMI-ANNUAL MONITORING AND REMEDIAL STATUS REPORT
CENTURY WEST CAR WASH

Site Name:	Century West Car Wash
Site Location:	9500 West Pico Blvd., L.A., California
Client Contact/Phone No.:	Mr. Gordon Solomon/(310) 989-9051
Consulting Co./Contact/Phone No.:	The Source Group, Inc./Jon Dutton/ (805) 373-9063 ext. 224
Sampling Contractor/Contact/Phone No.:	Blaine Tech Services, Inc./Cody Sharbrough/(310) 885-4455
Lead Agency:	LARWQCB
Lead Agency Contact/Phone:	James Ryan/(213) 576-6711
Lead Agency File Number:	#900640107
Global ID:	T0603701172
Other Regulatory Agencies/cc's:	None

WORK PERFORMED SECOND HALF 2016 (April 1, 2016 through September 30, 2016)

1. During the current reporting period, SGI continued corresponded with ExxonMobil and held a meeting on May 20, 2016 to discuss a framework for getting the two sites into the Commingled Plume Account. SGI plans to continue joint groundwater monitoring and commingled plume account set-up and RAP development discussions/meetings with ExxonMobil.
2. As part of joint groundwater sampling, SGI's sampling subcontractor (Blaine Tech Services, Inc. [BTS]) gauged groundwater monitoring wells SGI-MW-8A and SGI-MW-9A on July 20, 2016, and sampled these wells on September 15 and July 20, 2016 (respectively). CWCW well SGI-MW-8A showed 0.07 feet of LPH on July 20, 2016 and LPH recovery efforts were resumed from SGI-MW-8A. No measureable LPH was detected in SGI-MW-8A during three subsequent LPH removal visits conducted at the end of the reporting period on August 12 and 29, and September 15, 2016. ExxonMobil wells were all gauged on July 20, 2016, and sampled on July 20 and 21, 2016.

MONITORING RESULTS FOR SECOND HALF 2016:

Current Phase of Project	Soil Remediation and LPH Removal Completed; Groundwater Monitoring;	(Assess., Remed., etc.)
Frequency of GW Monitoring/Sampling:	Semi-Annually	(Quarterly, etc.)

Apex Companies, LLC
299 West Hillcrest Drive, Suite 220 • Thousand Oaks, CA 91360
P: (805) 373-9063 • F: (805) 373-9073

65-foot Zone (Zone A)		
Wells Sampled and/or Gauged this Period:	SGI-MW-8A, and SGI-MW-9A	
Depth to Groundwater (CWCW wells only):	61.18 and 62.23	(range in feet)
Groundwater Flow Direction/Magnitude:	East-northeast / 0.03	(ft/ft)
Flow/Gradient Consistent w/Previous Events:	Yes	(Yes/No)
TPHg Concentration Range:	ND<40 and 75,000	(ug/L)
Benzene Concentration Range:	ND<0.20 and 3,400	(ug/L)
Highest Benzene Concentration:	SGI-MW-8A	(well)
MTBE Concentration Range:	2.0 and 640	(ug/L)
Highest MTBE Concentration	SGI-MW-8A	(well)
120-foot Zone (Zone B)		
Wells Sampled and/or Gauged this Period:	All Zone B Wells Destroyed	
Depth to Groundwater:	NA	(range in feet)
Groundwater Flow Direction/Magnitude:	NA	(ft/ft)
Flow/Gradient Consistent w/Previous Quarters:	NA	(Yes/No)
TPHg Concentration Range:	NA	(ug/L)
Benzene Concentration Range:	NA	(ug/L)
Highest Benzene Concentration:	NA	(well)
MtBE Concentration Range:	NA	(ug/L)
Highest MtBE Concentration	NA	(well)
Free Product Present/Wells:	No	(Yes/No)
Water Supply Wells Within 2000 ft of Site:	None	(Name/ID)
Radius & Their Respective Directions:	N/A	(Distance & Direction)
Current Remediation Methods:	SVE Completed, Natural Attenuation	(VES, Prod. Rem., etc.)
Estimated LPH Recovered this Quarter:	NA	(gallons)
Gallons of GW Purged this Period (for sampling):	8.5	(gallons)
Disposal/Recycling Facility:	Crosby and Overton, Long Beach, CA	(Name and Location)

Notes:
J = Laboratory Estimated Value

Summary of Unusual Activity: None

Agency Directive Requirements: Continue semi-annual groundwater monitoring and sampling. Prepare RAP with Mobil for co-mingled plume cleanup per LARWQCB's November 9, 2011 letter.

SITE BACKGROUND

Two 10,000-gallon gasoline and one 550-gallon waste oil tank were removed from the site in May 1994 by Ami Adini & Associates (AAA). Results of soil samples collected from beneath the former USTs and associated dispenser islands showed hydrocarbon concentrations in excess of Los Angeles Fire Department (LAFD) action levels. Additional delineation assessments conducted by McLaren/Hart, AAA, and D&M between 1995 and 1998 confirmed that soil and groundwater beneath the former USTs and dispenser islands were impacted with TPHg, benzene, toluene, ethylbenzene, and xylenes (BTEX), and MtBE. Due to the presence of hydrocarbon-impacted groundwater beneath the site, the LAFD transferred the case to the LARWQCB in 1997. In June 1998, D&M began groundwater monitoring activities at the site which have continued to date. For additional information on historical site investigations, please refer to D&M's August 20, 1998 *Groundwater Investigation Report* and June 16, 1999 *RAP Addendum*.

GEOLOGY AND HYDROGEOLOGY

Regional Geology and Hydrogeology

Regional geology and hydrogeology for the site are discussed in detail in D&M's August 20, 1998 *Groundwater Investigation Report* and June 16, 1999 *RAP Addendum* and are summarized below.

The site is located in the central block of the Los Angeles basin. The central block is a northwest-southeast trending alluvial lowland which extends south and southeast from the Santa Monica Mountains. Quaternary-age sediments (i.e. deposited within the last 2 million years) underlie the site to a depth of approximately 600 feet below ground surface (bgs). These sediments are mainly Pleistocene-age terrestrial deposits shed from the Santa Monica Mountains and some shallow marine deposits. The sediments consist of silty clays and gravelly sands with minor amounts of sandy silt and silty sand (CDWR, Bulletin No. 104). A thick sequence of Tertiary-age marine strata underlies the Quaternary-age terrestrial deposits.

Hydrologically, the site is located in the greater Los Angeles Coastal Plain Groundwater Basin (LACPGB) near the convergence of the Hollywood Piedmont and the La Brea Plain. Within the LACPGB, the site is located at the southwestern edge of the Hollywood Groundwater Basin. The Hollywood Basin extends from the Santa Monica Mountains southward to a somewhat arbitrary line which roughly parallels the crest of the La Brea high, a subsurface structural feature beneath the La Brea Plain. South of this feature is the Central Groundwater Basin. The Hollywood Basin is also bounded on the west by the Inglewood Fault and on the east by the Elysian Hills. The site is located very close to the western edge of the Hollywood Basin nearly on adjacent high ground which is not considered a designated groundwater basin.

Water bearing formations beneath the site have been identified (CDWR, Bulletin No. 104, 1961) from shallowest to deepest within the Upper Pleistocene Lakewood Formation, the Lower Pleistocene San Pedro Formation, and Upper Pliocene Pico Formation. Aquifers within the Lakewood Formation beneath the site include the Exposition and Gage Aquifers. An unnamed aquiclude is present below the Exposition which inhibits vertical groundwater flow into the underlying Gage. The San Pedro Formation as it occurs beneath the site is divided into the Jefferson, Lynwood, Silverado, and Sunnyside Aquifers along with unnamed aquicludes that are present between each of the aquifers. The Pico Formation is undifferentiated and contains groundwater that is generally poor quality and is considered unsuitable for use.

Site-Specific Geology and Hydrogeology

Based on the occurrence of groundwater, subsurface strata have been divided into three distinct depth intervals which are described as follows:

Surface to 35 feet bgs - Between surface grade and approximately 35 feet bgs, soils are primarily interbedded, fine-grained soils including clay, silty/sandy clays, clayey silt, clayey/silty sands, and fine sands with soils underlying the western portion of the site being slightly coarser than those beneath the eastern portion of the site. Within these shallow sediments, localized perched groundwater occurs east of the site (i.e. beneath the eastern side of Beverly Drive) at a depth of between 15 and 20 feet bgs. This localized perched groundwater zone has not been identified beneath the CWCW site and is designated as "Zone C" or the "15-foot Zone." This 15-foot saturated zone appears to be confined above a clay layer that occurs at approximately 20 feet bgs.

35 to 75 feet bgs - At depths between approximately 35 and 40 feet bgs, a fine-grained sand unit containing localized gravel is present which extends to a depth of approximately 60 feet bgs. Beneath this sand and extending to a depth of approximately 75 feet bgs are alternating silty/clayey sands, sandy silt, and clay. Perched groundwater occurs in the sand or silty/clayey sand beds near the base of this interval at depths between approximately 60 and 65 feet bgs and is designated as "Zone A" or the "65-foot Zone." The 65-foot saturated zone is present beneath the entire CWCW site and the east-adjacent ExxonMobil station and appears to be perched above the fine-grained sediments identified near the base of this interval. The 65-foot zone occurs in recent alluvium and does not appear to be in hydraulic communication with the underlying Exposition aquifer. During Second Half 2016, groundwater flow within the 65-foot zone was toward the northeast at an approximate gradient of 0.03 feet per foot (ft/ft). This flow direction and gradient are consistent with previous monitoring events.

75 to 145 feet bgs - Below approximately 70 to 80 feet bgs is a thick sand unit which extends to approximately 120 feet bgs. The sands in this unit vary from very fine to coarse and locally contain varying amounts of gravel. In places, sedimentary structures are evident in the sand unit and include cross-bedding, horizontal laminations, and worm burrows. Underlying the sand unit is a 10- to 20-foot thick sequence of silty sand which is underlain by clayey sand to the maximum explored depth of approximately 140 feet bgs. Shell fragments comprise up to 30 percent of the soil beginning at a depth of approximately 120 feet bgs and extend, at varying percentages, to the maximum explored depth. Groundwater occurs in the sand and silty sand described above and has been designated as "Zone B" or the "120-foot Zone." The 120-foot saturated zone appears to represent the Exposition Aquifer within the Upper Pleistocene Lakewood Formation. Based on historical contouring, groundwater within the 120-foot zone flows toward the northeast at an approximate gradient of 0.004 ft/ft (all Zone B wells destroyed).

Public Supply Wells

D&M's June 16, 1999 *RAP Addendum* included the results of review of Los Angeles Department of Public Works (LADPW) water production well records for wells located in the area of the site. To verify this search, SGI reviewed the LACDPW website (http://gis.dpw.lacounty.gov/wells/viewer.asp) to verify current, active, public supply wells within a one-mile radius of the site. SGI also performed a 1-mile radius well search with the California Department of Water Resources (DWR). Results from the historical and recent well searches are summarized below.

Results from D&M's previous review of water production well records at the LADPW showed no public supply wells to be located within a one-mile radius of the site. The closest public supply well was listed as Well #2626P. This well is screened in the Exposition Aquifer but located in the adjacent Central Basin (i.e. site is located in the Hollywood Basin) approximately two miles south-southeast of the site. According to D&M, #2626P was installed in 1939 and is screened from 40 to 80, 160 to 224, 248 to 282, 342 to 355, and 362 to 370 feet bgs. At the time of D&M's June 1999 report, four water production wells were proposed approximately 1.25 miles north of the site. SGI's review of the LACDPW website (see LACDPW map as Attachment D) showed no active public supply wells to be located within a 1-mile radius of the site and verified Well #2626P as the closest active public supply well located approximately two miles south-southeast of the site. The wells noted as proposed in D&M's 1999 RAP were not shown on the LACDPW map and presumably were either never installed or were installed in an alternate location.

SGI requested well completion reports from the DWR for all wells located within an approximate 1-mile radius of the site. This included wells within portions of Sections 19, 30, and 31 of Township 1S, Range 14W, and Sections 24, 25, and 36 of Township 1S, Range 15W. Review of the DWR well completion reports showed that most of the wells within the well search area are shallow groundwater monitoring wells (i.e. associated with various site investigations in the area of the site) with several oil wells and associated anode protection wells occurring locally. The remaining well completion reports showed two (2) irrigation wells, two (2) very old (installed in 1898 and 1907) private water supply wells, and five (5) old public supply wells within a 1-mile radius of the site. Of these, five were located generally down- to cross-gradient of the site (one well in Section 30 and four in Section 19) at distances of between approximately 4,200 to 5,300 feet. SGI performed field reconnaissance on September 12, 2011 to determine if these old wells still existed. The well site and vault for one of the wells in Section 19 was located; however, inspection within the well vault showed that the well had been destroyed. None of the other downgradient public wells in Sections 19 and 30 of Township 1S, Range 14W were located and all appear to have been destroyed.

Based on current and historical well search activities for the site, there does not appear to be any public supply wells or other private water or irrigation wells within one mile downgradient of the site. Based on the distance and direction of the closest identified public supply well (i.e. #2626P located approximately two miles cross-gradient of the site), SGI believes that it is very unlikely that impacted groundwater from the site has the potential to threaten the quality of water extracted from #2626P.

COMPLETED REMEDIAL ACTIVITIES AND SITE NARRATIVE

Soil vapor extraction system (SVES) operations began at the site on April 10, 2001 under SCAQMD various locations permit #F34183. In March 2003, ENVIRON International Corporation (ENVIRON) conducted an initial confirmation boring assessment at the site to evaluate SVES effectiveness to that time. Results from the 2003 assessment were submitted to the LARWQCB in ENVIRON's May 5, 2003 *Soil Sampling Report and Recommendations for Additional Site Investigation* (see Attachment E for historical soil analytical results tables which show soil analytical results before and after SVES operations). ENVIRON's March 2003 assessment revealed two "pockets" of residual soil impacts located at depths of approximately 30 and 60 feet bgs in borings ENV1 and ENV3 (confirmation borings ENV2 and ENV4 showed no appreciable soil impacts). ENVIRON's May 2003 report recommended continued SVES operation (i.e. optimized to address the pockets of residual soil impacts) followed by the collection of 30-foot bgs soil samples in two new borings adjacent to ENV1 and ENV3,

respectively. ENVIRON indicated that soil impacts at 60 feet bgs were likely due to smearing of the vadose zone from the "65-foot" groundwater zone (i.e. A Zone) beneath the site and 60-foot bgs soil confirmation samples were not proposed. ENVIRON's workscope was approved by the LARWQCB in a June 3, 2003 letter.

Between November 25, 2003 and February 17, 2004, ENVIRON conducted two vapor extraction rebound tests per ENVIRON's October 23, 2003 rebound test protocols (rebound test protocols approved by the LARWQCB's November 3, 2003 letter). SVES rebound test results were submitted in ENVIRON's April 15, 2004 *Letter Report of Vapor "Rebound" Test Results*. Based on the results of the rebound testing which showed asymptotic influent vapor concentrations, ENVIRON again recommended 30-foot bgs soil samples be collected adjacent to ENV1 and ENV3 to confirm further reductions in soil concentrations. A workplan for this second round of confirmation soil samples was included in the November 3, 2003 letter report.

At the request of the LARWQCB, the SVES was shutdown on March 18, 2004. Between April 10, 2001 and March 18, 2004, the SVES operated for approximately 21,227 hours and removed approximately 64,759 pounds of total petroleum hydrocarbons as gasoline (TPHg). See Attachment F for ENVIRON's SVES, TPHg and MtBE mass removal calculations tables.

ENVIRON conducted the second round of confirmation soil sampling on August 19, 2004. Results from ENV-1B-30 and ENV-3B-30 showed significant reductions in TPHg, benzene, toluene, ethylbenzene, and xylenes (BTEX), and methyl tert-butyl ether (MtBE) concentrations from initial confirmation borings ENV1-30.5 and ENV3-30.5, respectively. These findings were presented to the LARWQCB in an August 31, 2004 meeting (see Attachment E for table showing comparative soil sample analytical results between the March 2003 and August 2004 soil confirmation boring assessments). In the meeting, the LARWQCB indicated that no further soil remediation was necessary at the site.

ENVIRON conducted a bioslurping pilot test on well MW-8A on November 30 and December 1, 2004 and concluded that bioslurping was an appropriate method for removing residual free product in MW-8A. However, only trace amounts (0.04 feet) of free product was measured in well MW-8A during the Second Half 2006 groundwater monitoring event (December 13, 2006). Therefore, SGI began the use of hydrocarbon-absorbent socks in February 2007 to remediate the remaining trace amounts of product in well MW-8A (SGI became lead consultant for the site on December 5, 2006). Seven LPH removal visits were conducted between February and May 2007 (see Table 7). LPH removal visits were approximately bi-weekly with measurable LPH only detected on the first visit (February 23, 2007). Following the April 18, 2007 visit in which LPH was again not detected in MW-8A, SGI directed BTS to not re-install a sock to see if LPH returned to the well. The April 30, 2007 visit showed no LPH in MW-8A and SGI directed BTS to wait one month before conducting the next LPH removal visit. The May 30, 2007 visit showed no measurable LPH in MW-8A and LPH removal visits were suspended. Trace LPH was again detected in MW-8A replacement well SGI-MW-8A in May 2010 and LPH removal visits resumed in second half 2010. Measurable LPH was intermittent in second half 2010 and was abated by December 2010. WPI conducted five (5) LPH removal visits in First Half 2011 and no LPH was detected. No LPH has been detected in SGI-MW-8A since late December 2010.

SGI corresponded with the LARWQCB on July 17 and 18, 2007 for approval to remove the vapor extraction unit from the CWCW as the South Coast Air Quality Management District (SCAQMD) permit for the unit was about to expire, and the previous consultant (ENVIRON) had reported that the LARWQCB had agreed that no further soil remediation was necessary at the

site. However, the LARWQCB requested that an additional soil confirmation boring be installed next to ENV-1 before "soil closure" would be granted and the oxidizer removed. SGI noted that the SCAQMD permit for the oxidizer would therefore be kept active and Mr. Huang agreed. SGI suggested that the boring (SGI-CB-1) be installed during the mobilization to the site for the work proposed in SGI's June 22, 2007 *Well Destruction and Reinstallation Workplan* (i.e. workplan proposed the destruction of wells MW-8A and MW-9A and the installation of two replacement wells [SGI-MW-8A and SGI-MW-9A]) and Mr. Huang agreed. The installation of SGI-CB-1, groundwater monitoring wells SGI-MW-8A and SGI-MW-9A, and destruction of MW-8A and MW-9A was completed between June 3 and 6, 2008 with the results submitted in SGI's July 31, 2008 *Combined Soil Confirmation Boring, Well Installation and Destruction and 1st Half 2008 Groundwater Monitoring and Status Report.* In response, the LARWQCB's September 17, 2008 letter granted no further soil remediation at the site and required the preparation of a RAP to address groundwater impacts.

SGI's February 26, 2009 Remedial Action Plan Addendum proposed in situ remediation of groundwater through the injection of ORC-A™ and RegenOx™. Subsequent email correspondence with the LARWQCB (March 18, 2009) indicated that these proposed compounds were not on the LARWQCB's Waste Discharge Requirements (WDR) general list and suggested using an alternative, currently-approved compound. Further email correspondence with the LARWQCB in March and April 2009 suggested that site-specific permitting (i.e. permitting needed to allow for the injection of a compound not currently on the LARWQCB's general list) would be lengthy, if at all possible, and SGI was directed to correspond with Dr. Rebecca Chou of the LARWQCB concerning potential site-specific permitting. The LARWQCB approved SGI's RAP Addendum in a letter dated April 17, 2009. SGI attempted to correspond with Dr. Chou on several occasions and left numerous telephone messages throughout the remainder of First Half 2009 but was unable to contact/correspond with Dr. Chou.

Since ORC-A™ and RegenOx™ were not on the LARWQCB's WDR general list, and site-specific permitting appeared to be infeasible for these products, SGI began evaluation of alternative groundwater treatment options. In the meantime, the LARWQCB's April 1, 2010 email indicated that ORC-A™ and RegenOx™ were now on the General List; concurrently, however, plans for property redevelopment were indefinitely put on hold, and SGI/CWCW proposed testing air sparging as a potential groundwater remedial alternative prior to oxidant injection testing. In-situ air sparging was thought to be a potential remedial alternative to reach acceptable LARWQCB groundwater cleanup levels. As such, SGI prepared and submitted (April 16, 2010) a *Workplan for Air Sparge Testing*. However, current groundwater monitoring at the site show continued stable to declining groundwater concentrations which suggest that natural attenuation may be the most feasible remedial alternative for residual dissolved-phase concentrations beneath the site. Further discussion/evaluation of natural attenuation is provided in the following section.

The LARWQCB's November 9, 2011 letter noted that commingled plume conditions exist beneath the Mobil site and required CWCW and ExxonMobil to submit a RAP to clean up the free product and the dissolved plume. In addition to the commingled RAP requirement, the LARWQCB's November 9, 2011 letter required ExxonMobil to submit a RAP to mitigate vadose zone contamination beneath the Mobil site. Per the commingled plume RAP requirement, CWCW/SGI and ExxonMobil/Cardno ERI held a meeting on January 30, 2012 to discuss the LARWQCB's comingled plume determination. Per ExxonMobil's vadose zone cleanup RAP requirement, Cardno/ERI's prepared a *Work Plan for Additional Monitoring/Remediation Wells and Soil Vapor Extraction Feasibility Testing* dated January 13, 2012. SGI's March 15, 2012

Request for Indefinite Extension for Commingled Plume RAP requested an indefinite extension to the commingled plume RAP requirement pending completion of ExxonMobil's soil vapor extraction testing and vadose zone cleanup. Cardno/ERI's September 7, 2012 *Remedial Action Plan* provided the results of the completed (August 2012) vapor extraction testing and proposed the implementation of vapor extraction at the ExxonMobil site. Cardno/ERI's September 2012 RAP noted that "a joint remedial action plan between ExxonMobil and CWCW will be prepared at a later date to address dissolved phase hydrocarbons and NAPL."

SGI corresponded with ExxonMobil and held a meeting on June 26, 2015 to discuss continued joint groundwater sampling, vapor extraction system (VES) progress/startup at the ExxonMobil site, potentially establishing a comingled plume account, and future groundwater RAP development. Results of the meeting were that joint groundwater sampling would be continued/scheduled, VES startup at the ExxonMobil site was expected in Second Half 2015, and that ExxonMobil would continue efforts to establish a USTCF claim. Per an ExxonMobil email dated January 22, 2016, the ExxonMobil site was accepted into the General Cleanup Fund in January 2016.

During the current reporting period, SGI continued corresponded with ExxonMobil and held a meeting on May 20, 2016 to discuss a framework for getting the two sites into the Commingled Plume Account. SGI plans to continue joint groundwater monitoring and commingled plume account set-up and RAP development discussions/meetings with ExxonMobil.

NATURAL ATTENUATION EVALUATION

Following SVE startup in April 2001, hydrocarbon concentrations in groundwater from site wells declined significantly and all on-site wells were destroyed in April 2014 (see Attachment G for graphs showing TPHg, benzene, MtBE, and tBA concentrations in destroyed on-site wells versus time). Graphs 1 and 2 show TPHg, benzene, MtBE, and tBA concentrations in existing off-site wells SGI-MW-8A and SGI-MW-9A versus time. These graphs show that residual hydrocarbon impacts in groundwater are primarily located east of the site beneath Beverly Drive (wells SGI-MW-8A and SGI-MW-9A). To evaluate natural attenuation as a potential remedial alternative for the site, SGI used first-order attenuation rate calculations for benzene and MtBE in DM-6A, SGI-MW-8A, and SGI-MW-9A. These calculations were performed using procedures outlined in the United States Environmental Protection Agency's (USEPA) November 2002 *Ground Water Issue*, *Calculation and Use of First-Order Rate Constants for Monitored Natural Attenuation Studies*.

Per the USEPA's November 2002 document, SGI prepared Graphs 3 through 5 which show benzene and MtBE concentrations in destroyed well DM-6A, and existing wells SGI-MW-8A and SGI-MW-9A (respectively) versus time. Graphs 3 through 5 were originally prepared for SGI's September 15, 2011 *Request for Site Closure* report and have been updated for SGI-MW-8A and SGI-MW-9A in the current report. These graphs show that benzene and MtBE are attenuating in these wells and the rate of attenuation is consistent with previous calculations. Based on the attenuation rate calculations shown on Graphs 4 and 5, which assume conservative maximum contaminate level (MCL) remediation goals for MtBE and benzene (5 µg/L and 1 µg/L, respectively), MtBE and benzene are expected to attenuate to these final remediation goals in time periods ranging from approximately 0 to 10 years and 1 to 67 years (respectively) from the present. As stipulated in SWRCB Resolution No. 92-49 and 2009-0042, neither current nor anticipated beneficial uses of groundwater beneath the site are likely to be affected by these constituents during these forecasted attenuation time periods.

WORK PROPOSED FOR FIRST HALF 2017 (October 2016 through March 2017)

1. Coordinate First Half 2017 groundwater monitoring and sampling with the adjacent Mobil #18-FOM station and conduct GW M&S;
2. Continue joint groundwater monitoring and commingled plume account set-up and RAP development discussions/meetings with ExxonMobil per the LARWQCB's November 9, 2011 letter.

If you have any questions or require additional information about this site or the activities detailed herein, please do not hesitate to call the undersigned at (805) 373-9063, ext. 224.

Sincerely,
The Source Group, Inc.

Jon Dutton

PROFESSIONAL GEOLOGIST
JON A. DUTTON
No. 8337
Exp. 10/17
STATE OF CALIFORNIA

Jon Dutton P.G. #8337
Project Manager

ATTACHMENTS:

Figure 1 - Site Location Map
Figure 2 - Site Vicinity Map
Figure 3 - Groundwater Contour Map, Zone A (65-foot Zone) Second Half 2016
Figure 4 - TPHg Isoconcentrations in Groundwater, Zone A (65-foot Zone) Second Half 2016
Figure 5 - Benzene Isoconcentrations in Groundwater, Zone A (65-foot Zone) Second Half 2016
Figure 6 - MtBE Isoconcentrations in Groundwater, Zone A (65-foot Zone) Second Half 2016
Figure 7 - TBA Isoconcentrations in Groundwater, Zone A (65-foot Zone) Second Half 2016

Table 1 - Second Half 2016 Summary of Groundwater Analytical Results
Table 2 - Second Half 2016 Additional Analytes Results
Table 3 - Historical Groundwater Elevations
Table 4 - Historical Groundwater Analytical Data Results
Table 5 - Historical Additional Analytical Results
Table 6 - Well Specifications Summary
Table 7 - Historical Liquid Phase Hydrocarbon Removal

Graph 1 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well SGI-MW-8A vs. Time
Graph 2 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well SGI-MW-9A vs. Time
Graph 3 - Benzene and MtBE Concentrations in Well DM-6A vs. Time Rate Constants
Graph 4 - Benzene and MtBE Concentrations in Well SGI-MW-8A vs. Time Rate Constants
Graph 5 - Benzene and MtBE Concentrations in Well SGI-MW-A vs. Time Rate Constants

Attachments and Distribution List Continued on Next Page

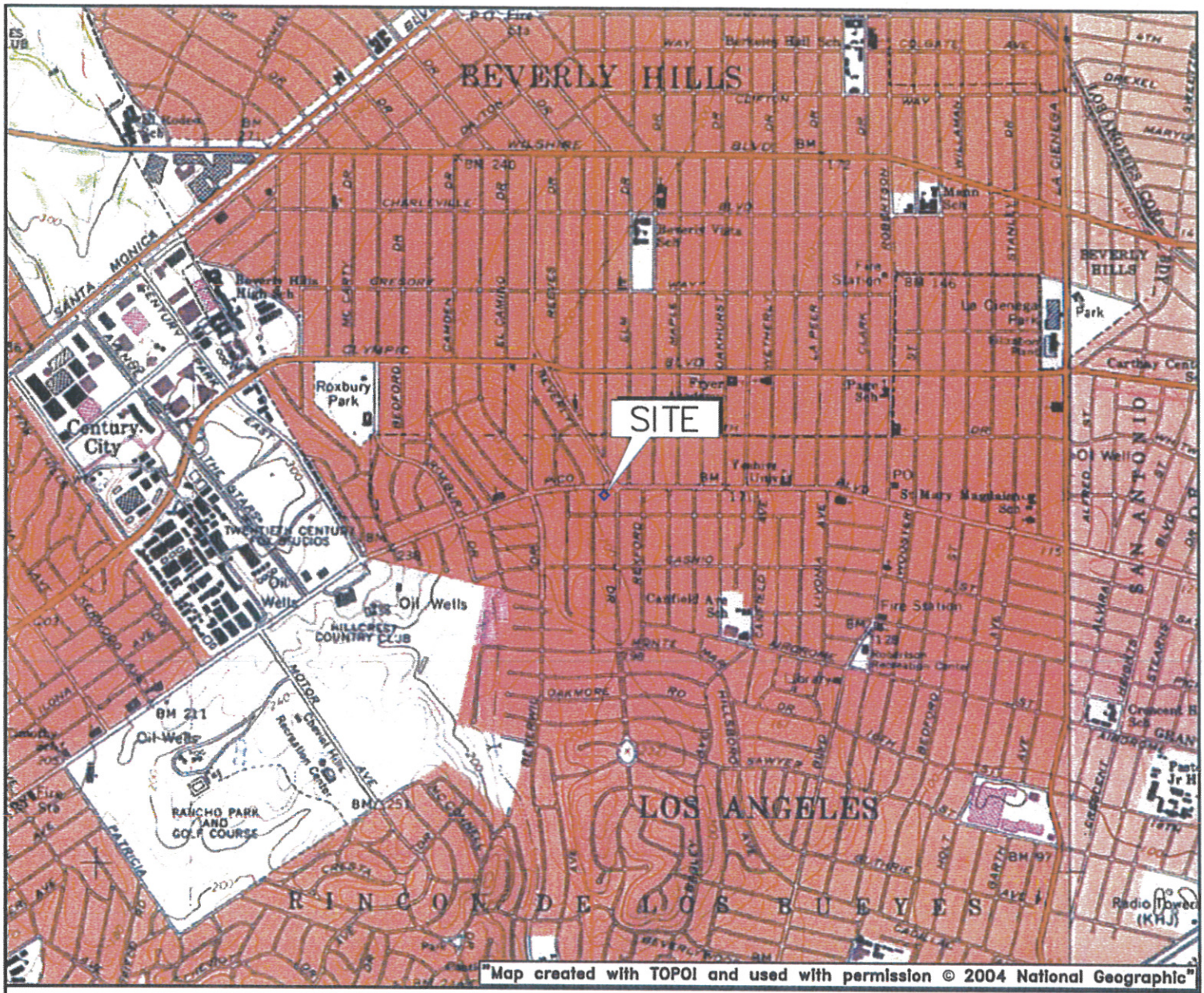
Attachments Continued:

Attachment A - Groundwater Laboratory Report and Chain of Custody
Attachment B - Blaine Tech Services Inc. Groundwater Monitoring and Sampling Field Data Sheets and Sampling Procedures
Attachment C - Purgewater Recycling Document
Attachment D - Historical Soil Analytical Results Tables
Attachment E - SVES TPHg and MtBE Mass Removal Calculations Table
Attachment F - ExxonMobil Station 18FOM Water Level Measurements and Groundwater Analyses Table
Attachment G - Graphs Showing TPHg, Benzene, MtBE, and tBA Concentrations in Destroyed On-site Wells vs. Time

DISTRIBUTION LIST:

Mr. James Ryan, LARWQCB
Mr. Gordon Solomon, Century West Car Wash
Mr. Alexander Fuentes, Cardno ERI

FIGURES



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, BEVERLY HILLS QUADRANGLE, PHOTOREVISED 1981

SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, HOLLYWOOD QUADRANGLE, PHOTOREVISED 1981

N

0 2000 4000

APPROXIMATE SCALE (FEET)

SGI environmental The Source Group, Inc.
299 West Hillcrest Drive, Suite 220
Thousand Oaks, CA 91360
(805) 373-9063/373-9073 (Fax)

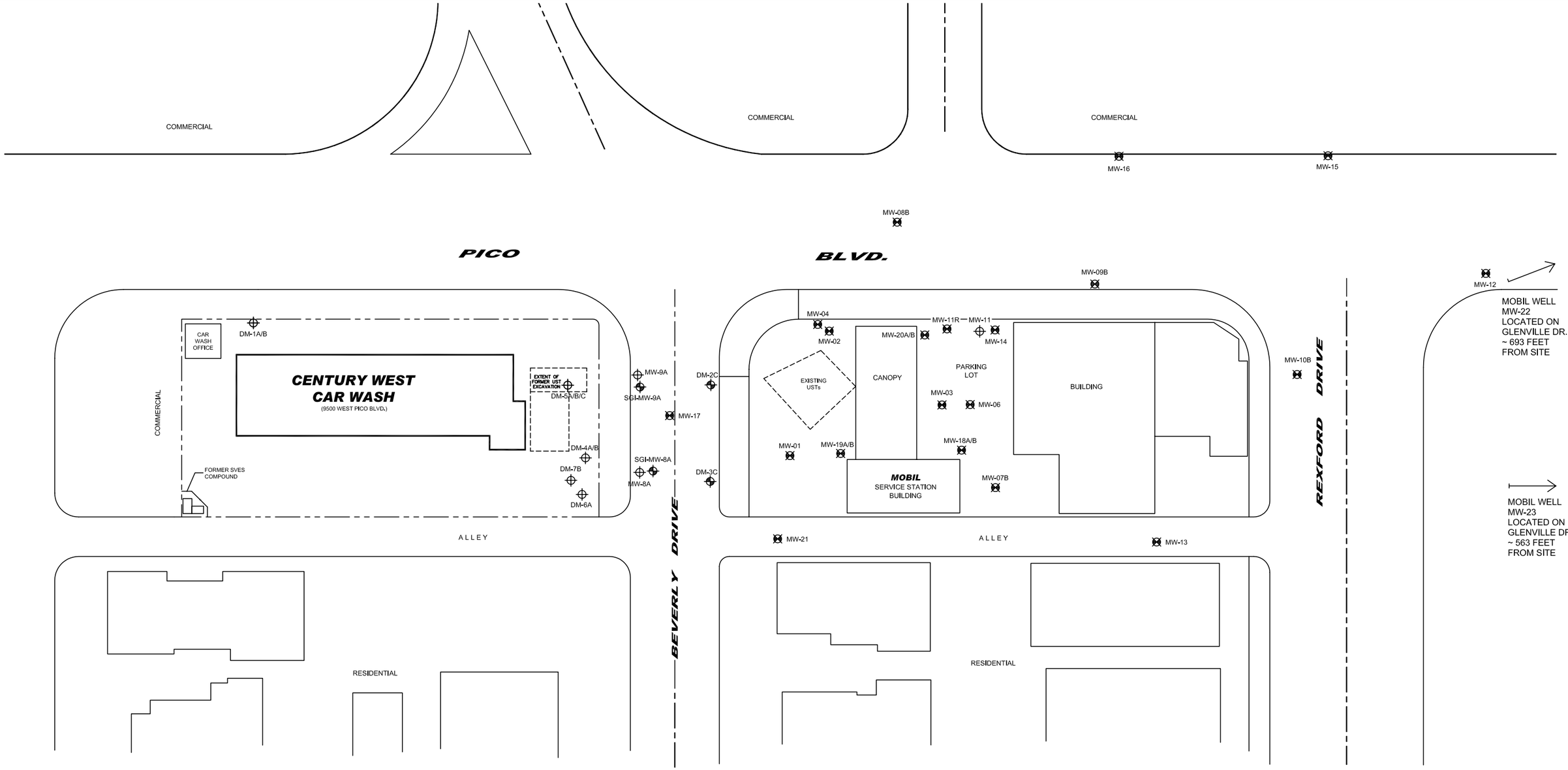
FOR: CENTURY WEST CAR WASH

9500 WEST PICO BLVD.
LOS ANGELES, CALIFORNIA

SITE LOCATION MAP

FIGURE: 1

PROJECT NO:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
02-CWCW-002/2	R. ERDMAN	J. DUTTON	J. DUTTON	01/16/07



LEGEND:

- Property Boundary
- Building Outline
- DM-3C — Groundwater Monitoring Well (Century West Car Wash)
- MW-01 — Groundwater Monitoring Well (Mobil Gas Station)
- DM-7A — Destroyed Groundwater Monitoring Well

Notes:

1) Century West Car Wash well locations from Evans Land Surveying and Mapping Survey on June 24, 2008.
2) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
3) On and Off-site features approximate.

0 50 100

APPROXIMATE SCALE IN FEET

N

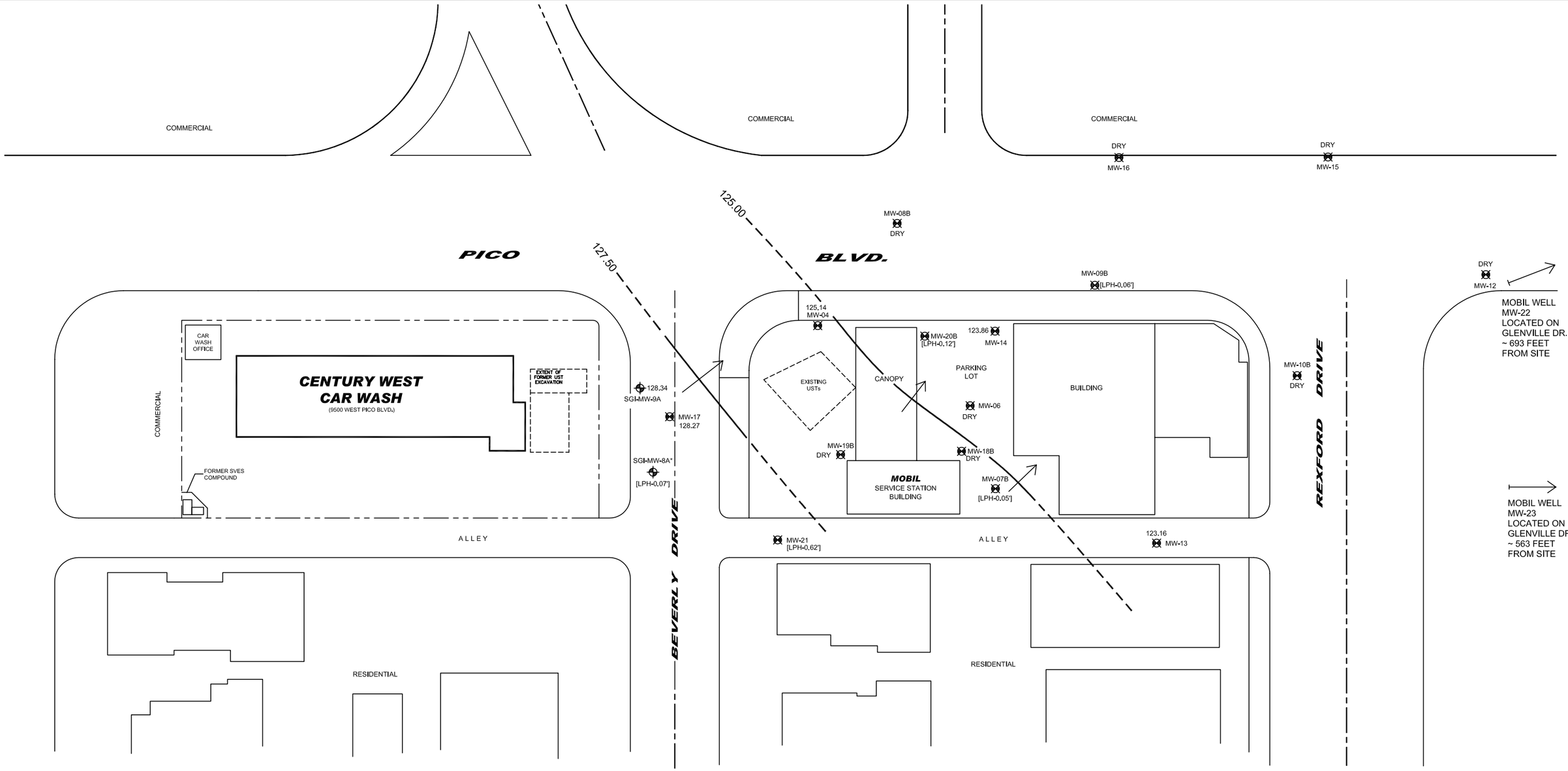
DATE:	FILE NAME:	SOURCE:
10/2015	CWCW-ST.DWG	ENVIRON

SITE VICINITY MAP

CENTURY WEST CAR WASH
9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 2



LEGEND:

- Approximate Century West Car Wash Property Boundary
- Approximate Century West Car Wash Building Outline
- SGI-MW-8A — Groundwater Monitoring Well 65-foot Zone (Century West Car Wash)
- MW-07B — Groundwater Monitoring Well 65-foot Zone (Mobil Gas Station)
- Groundwater Contour in Feet Above Mean Sea Level (AMSL). Dashed Where Approximate. Contour Interval 2.5 Feet.
- 128.34 — Groundwater Elevation in Feet (AMSL)
- NM — Not Measured

Notes:

1) Groundwater elevations from CWCW & Mobil wells measured on July 20, 2016.
2) Only Zone A wells shown on this map.
3) Century West Car Wash well locations from Evans Land Surveying and Mapping survey on June 24, 2008.
4) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
5) Site features approximate.
6) Wells with sheen or Liquid Petroleum Hydrocarbons (LPH), if present, not used for contouring.

0 50 100

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
10/2016	CWCW-Q3-16.DWG	ENVIRON

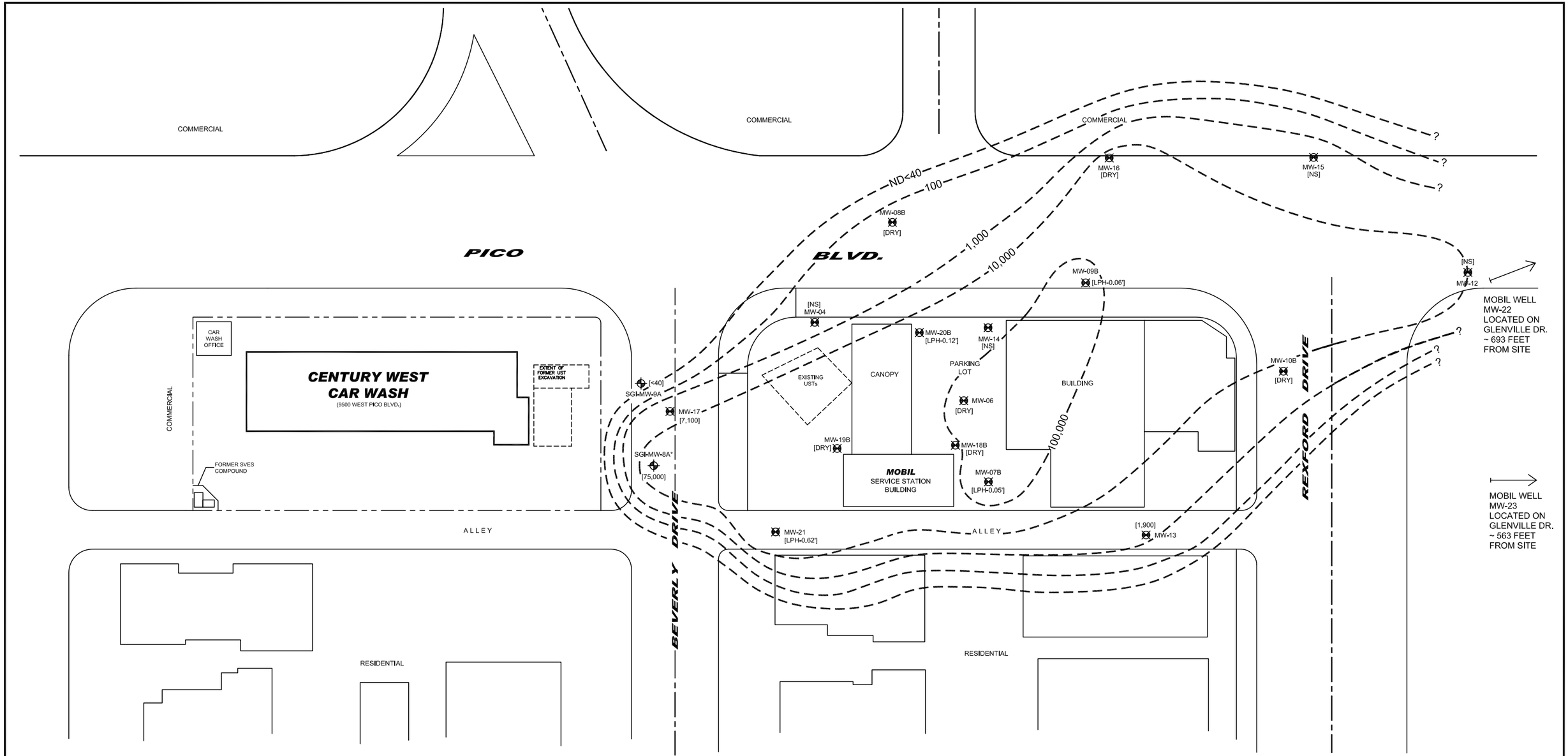
GROUNDWATER CONTOUR MAP ZONE A (65' ZONE) SECOND HALF 2016

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 3



LEGEND:

- Approximate Century West Car Wash Property Boundary
- Approximate Century West Car Wash Building Outline
- SGI-MW-8A — Groundwater Monitoring Well 65-foot Zone (Century West Car Wash)
- MW-04 — Groundwater Monitoring Well 65-foot Zone (Mobil Gas Station)
- 100 — GRO Isoconcentration Contour Line in ug/L (Dashed Where Inferred)
- [7,100] — GRO Concentration (ug/L) (8260B)
- [NS] — Not Sampled
- * — SGI-MW-8A Sampled on September 15, 2016 due to LPH in well on July 20, 2016

Notes:

1) Mobil wells sampled July 20 & 21, 2016, CWCW wells sampled on July 20, and September 15, 2016
2) Only Zone A wells shown on this map.
3) Century West Car Wash well locations from Evans Land Surveying and Mapping survey on June 24, 2008.
4) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
5) Site features approximate.
6) Contouring on this figure represents one interpretation, other interpretations are possible.
7) Contouring around wells not sampled based on most recent analytical results from these wells.

0 50 100

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
10/2016	CWCW-Q3-16.DWG	ENVIRON

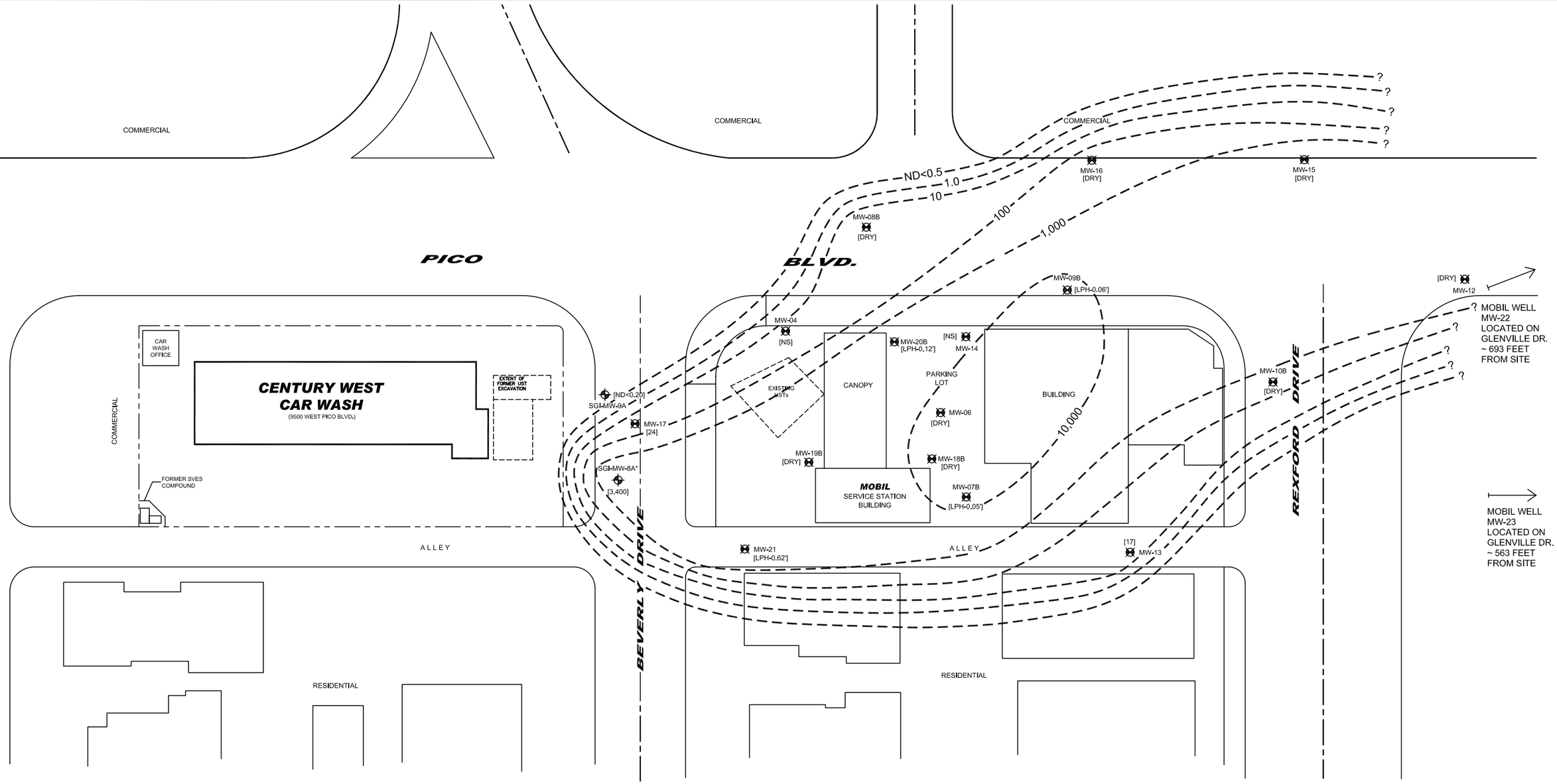
GRO ISOCONCENTRATIONS IN GROUNDWATER ZONE A (65' ZONE) SECOND HALF 2016

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 4



LEGEND:

- Approximate Century West Car Wash Property Boundary
- Approximate Century West Car Wash Building Outline
- SGI-MW-8A — Groundwater Monitoring Well 65-foot Zone (Century West Car Wash)
- MW-04 — Groundwater Monitoring Well 65-foot Zone (Mobil Gas Station)
- 100 — Benzene Isoconcentration Contour Line in ug/L (Dashed Where Inferred)
- [3,400] — Benzene Concentration (ug/L) (8260B)
- [NS] — Not Sampled
- * — SGI-MW-8A Sampled on September 15, 2016 due to LPH in well on July 20, 2016

Notes:

1) Mobil wells sampled July 20 & 21, 2016, CWCW wells sampled on July 20, and September 15, 2016
2) Only Zone A wells shown on this map.
3) Century West Car Wash well locations from Evans Land Surveying and Mapping survey on June 24, 2008.
4) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
5) Site features approximate.
6) Contouring on this figure represents one interpretation, other interpretations are possible.
7) Contouring around wells not sampled based on most recent analytical results from these wells.

0 50 100
APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
10/2016	CWCW-Q3-16.DWG	ENVIRON

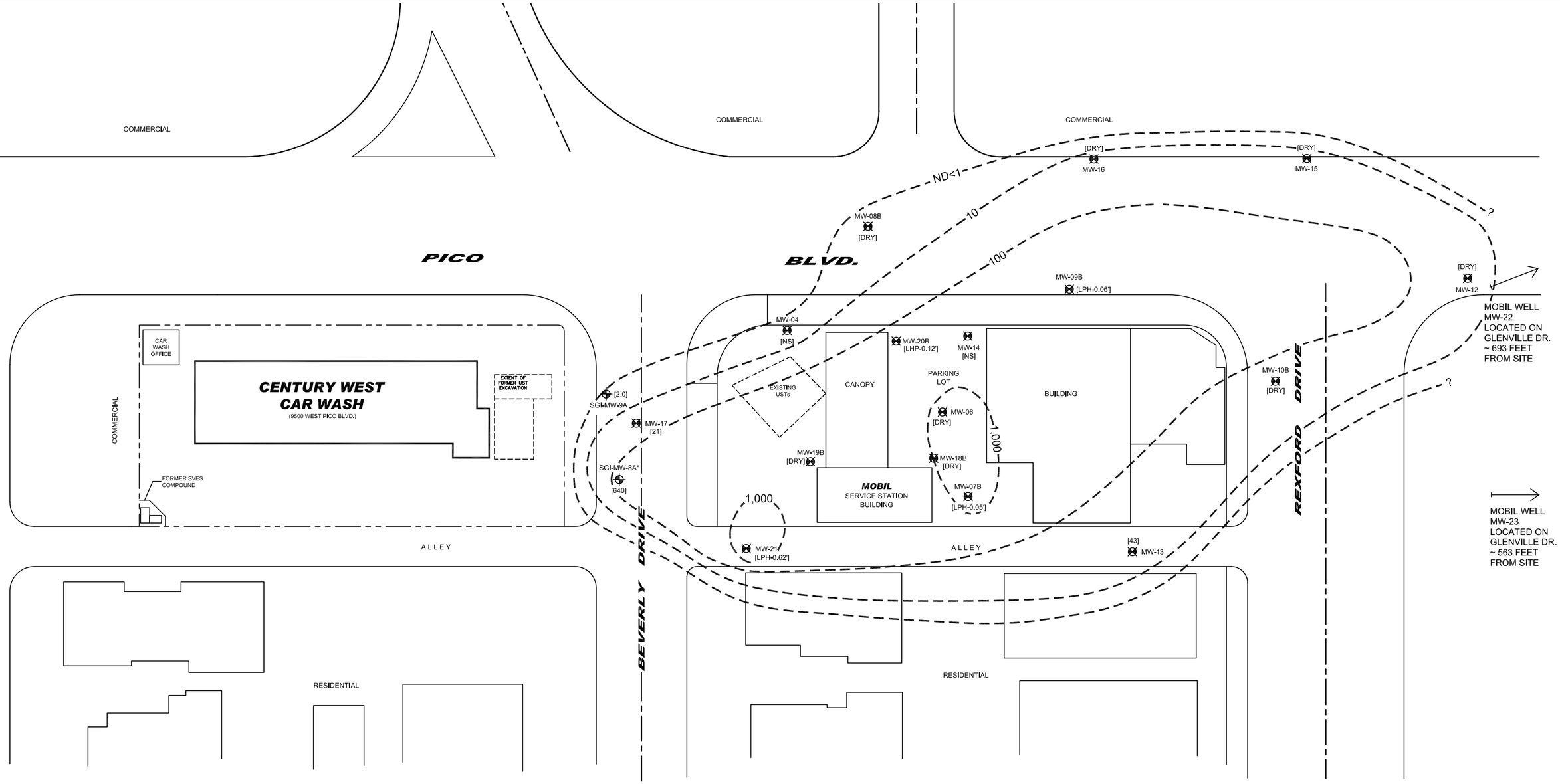
BENZENE ISOCONCENTRATION IN GROUNDWATER ZONE A (65' ZONE) SECOND HALF 2016

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 5



LEGEND:

- Approximate Century West Car Wash Property Boundary
- Approximate Century West Car Wash Building Outline
- SGI-MW-8A — Groundwater Monitoring Well 65-foot Zone (Century West Car Wash)
- MW-04 — Groundwater Monitoring Well 65-foot Zone (Mobil Gas Station)
- 100 — MtBE Isoconcentration Contour Line in ug/L (Dashed Where Inferred)
- [640] — MtBE Concentration (ug/L) (8260B)
- [NS] — Not Sampled
- J — Laboratory Estimated Value
- * — SGI-MW-8A Sampled on September 15, 2016 due to LPH in well on July 20, 2016

Notes:

1) Mobil wells sampled July 20 & 21, 2016, CWCW wells sampled on July 20, and September 15, 2016
2) Only Zone A wells shown on this map.
3) Century West Car Wash well locations from Evans Land Surveying and Mapping survey on June 24, 2008.
4) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
5) Site features approximate.
6) Contouring on this figure represents one interpretation, other interpretations are possible.
7) Contouring around wells not sampled based on most recent analytical results from these wells.

0 50 100

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
10/2016	CWCW-Q3-16.DWG	ENVIRON

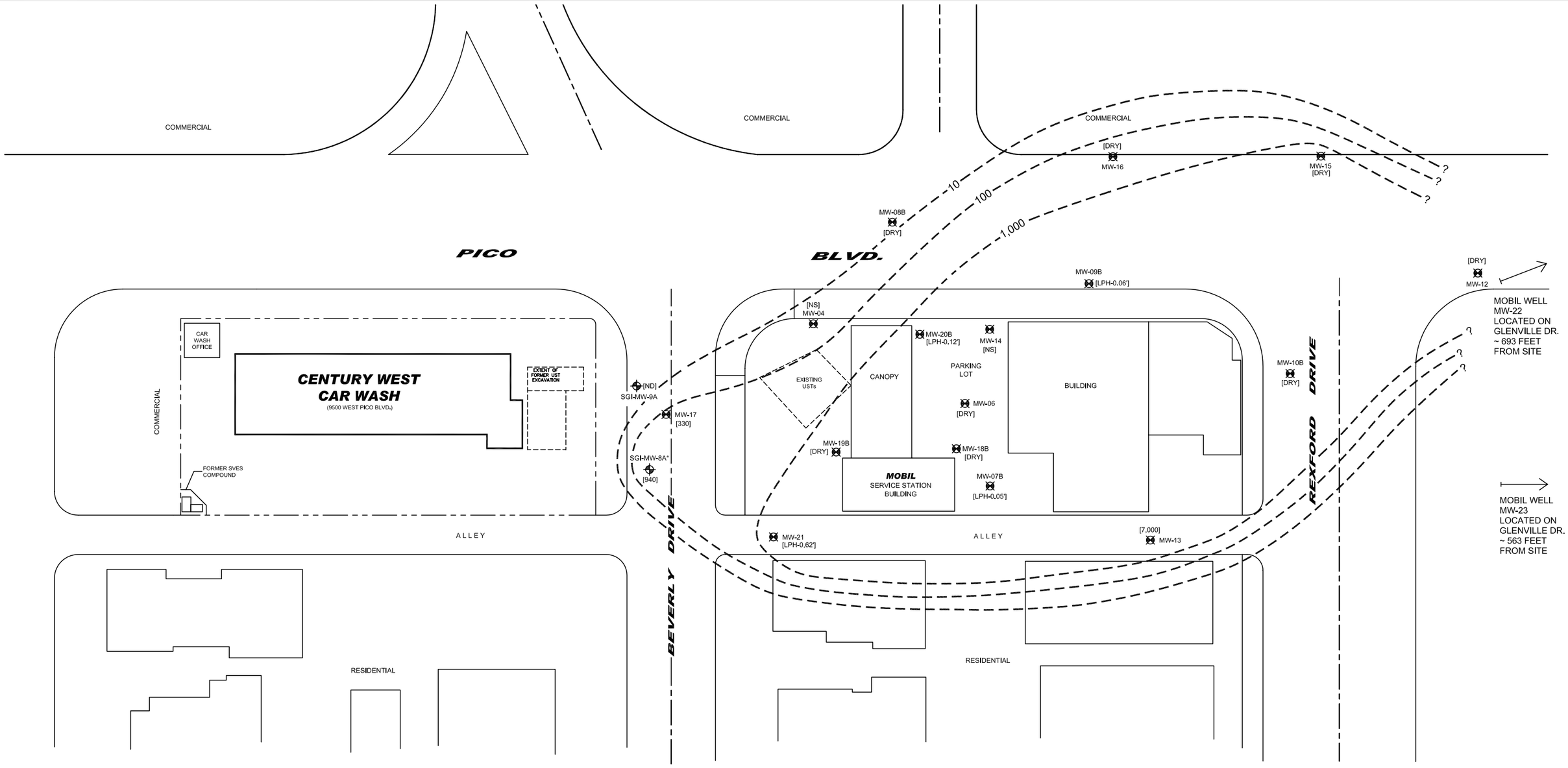
MTBE ISOCONCENTRATION IN GROUNDWATER ZONE A (65' ZONE) SECOND HALF 2016

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 6



LEGEND:

- Approximate Century West Car Wash Property Boundary
- Approximate Century West Car Wash Building Outline
- SGI-MW-8A — Groundwater Monitoring Well 65-foot Zone (Century West Car Wash)
- MW-04 — Groundwater Monitoring Well 65-foot Zone (Mobil Gas Station)
- 100 — TBA Isoconcentration Contour Line in ug/L (Dashed Where Inferred)
- [940] — TBA Concentration (ug/L) (8269B)
- [ND] — Not Detected Above Standard Reporting Limit
- [NS] — Not Sampled
- J — Laboratory Estimated Value
- * — SGI-MW-8A Sampled on September 15, 2016 due to LPH in well on July 20, 2016

Notes:

1) Mobil wells sampled July 20 & 21, 2016, CWCW wells sampled on July 20, and September 15, 2016
2) Only Zone A wells shown on this map.
3) Century West Car Wash well locations from Evans Land Surveying and Mapping survey on June 24, 2008.
4) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
5) Site features approximate.
6) Contouring on this figure represents one interpretation, other interpretations are possible.
7) Contouring around wells not sampled based on most recent analytical results from these wells.

0 50 100

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
10/2016	CWCW-Q3-16.DWG	ENVIRON

TBA ISOCONCENTRATIONS IN GROUNDWATER ZONE A (65' ZONE) SECOND HALF 2016

CENTURY WEST CAR WASH

9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

SGI environmental — THE SOURCE GROUP, INC.

FIGURE 7

TABLES

Table 1
Second Half, 2016 Summary of Groundwater Analytical Results
Century West Car Wash
9500 Pico Blvd, Los Angeles, California

WELL ID	DATE	GRO (8260B)	BENZENE (8260B)	TOLUENE (8260B)	ETHYL-BENZENE (8260B)	TOTAL XYLENES (8260B)	MtBE (8260B)	DEPTH TO PRODUCT	DEPTH TO WATER	HYDRO-CARBON THICKNESS	GROUND-WATER ELEVATION	TOP OF CASING	DEPTH OF WELL
		(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(feet-TOC)	(feet-TOC)	(feet)	(feet-MSL)	(feet-MSL)	(feet-TOC)
Method Reporting Limit:		100	0.5	0.5	0.5	1.5	2.0						
DM-1A	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-1B	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-2C	07/20/16	- - - - - - - - - - - - - - - - Not Sampled or Gauged - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-3C	07/20/16	- - - - - - - - - - - - - - - - Not Sampled or Gauged - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-5A	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-5B	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-5C	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-6A	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
DM-7B	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						NA	NA	NA	NA	NA	NA
SGI-MW-8A*	07/20/16	- - - - - - - - - - - - - - - - Not Sampled Due to LPH - - - - - - - - - - - - - - - -						61.75	61.82	0.07	128.36	190.18	NM
SGI-MW-8A*	09/15/16	75,000	3,400	6,200	2,000	11,500	640	NA	61.18	NA	129.00	190.18	64.85
SGI-MW-9A	07/20/16	<40	<0.20	<0.30	<0.20	<0.70	**2.0**	NA	62.23	NA	128.34	190.57	64.71
QCTB	07/20/16	<40	<0.20	<0.30	<0.20	<0.70	<0.40	NA	NA	NA	NA	NA	NA

NOTES:

All results presented in micrograms per liter (µg/L).
NA = Not Applicable
NM = Not Measured
LPH = Liquid Petroleum Hydrocarbons
ND<40 = Not detected at or above the elevated reporting limit shown.
MSL = Mean Sea Level
TOC = From Top of Casing
GRO = Gasoline Range Organics
MtBE = Methyl *tertiary*-Butyl Ether
QCTB = Trip Blank
DM-1A/B, DM-5A/B/C, DM-6A, and DM-7B were destroyed on April 28 and 29, 2014.
J = Laboratory Estimated Value
* = LPH detected in well on July 20, 2016 and not sampled. Subsequent gauging on August 12 and 29, and September 15, 2016 showed no LPH and well sampled on September 15, 2016. See Table 7 of current report for historical LPH gauging/removal results.

Table 2
Second Half, 2016
Summary of Additional Analytes Results
Century West Car Wash
9500 Pico Blvd, Los Angeles, California

WELL ID	DATE	DIPE (8260B) (µg/L)	EtBE (8260B) (µg/L)	tAME (8260B) (µg/L)	tBA (8260B) (µg/L)
Method Reporting Limit:		2	2	2	10
DM-1A	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
DM-1B	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
DM-2C	07/20/16	- - - - - - - - - - - - - - - - Not Sampled or Gauged - - - - - - - - - - - - - - - -			
DM-3C	07/20/16	- - - - - - - - - - - - - - - - Not Sampled or Gauged - - - - - - - - - - - - - - - -			
DM-5A	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
DM-5B	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
DM-5C	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
DM-6A	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
DM-7B	07/20/16	- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -			
SGI-MW-8A	07/20/16	- - - - - - - - - - - - - - - - Not Sampled Due to LPH - - - - - - - - - - - - - - - -			
SGI-MW-8A	09/15/16	ND<10	ND<8.0	ND<6.0	940
SGI-MW-9A	07/20/16	ND<0.50	ND<0.40	ND<0.30	ND<7.0
QCTB	07/20/16	ND<0.50	ND<0.40	ND<0.30	ND<7.0

NOTES:

All results presented in micrograms per liter (µg/L).
DIPE = Di-isopropyl Ether
EtBE = Ethyl tert-Butyl Ether
tAME = Tert-Amyl Methyl Ether
tBA = Tert-Butanol
QCTB = Trip Blank
LPH = Liquid Petroleum Hydrocarbons
ND<0.40 = Not detected above the elevated reporting limit shown.
J = Laboratory Estimated Value
DM-1A/B, DM-5A/B/C, DM-6A, and DM-7B were destroyed on April 28 and 29, 2014
* = LPH detected in well on July 20, 2016 and not sampled. Subsequent gauging on August 12 & 29, and September 15, 2016 showed no LPH and well sampled on September 15, 2016. See Table 7 of current report for historical LPH gauging/removal results.

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-1A[2]		4/29/2014			Well Destroyed		
DM-1A	198.80	10/23/2013	—	—	63.45	135.35	—
DM-1A	198.80	6/5/2013	—	—	63.10	135.70	—
DM-1A	198.80	11/7/2012	—	—	62.77	136.03	—
DM-1A	198.80	5/2/2012	—	—	62.27	136.53	—
DM-1A	198.80	11/2/2011	—	—	63.04	135.76	—
DM-1A	198.80	5/20/2011	—	—	61.53	137.27	—
DM-1A	198.80	11/3/2010	—	—	60.88	137.92	—
DM-1A	198.80	1/28/2010	—	—	64.35	134.45	—
DM-1A	198.80	6/2/2009	—	—	64.53	134.27	—
DM-1A	198.80	11/5/2008	—	—	62.99	135.81	—
DM-1A	198.80	6/24/2008	—	—	63.93	134.87	—
DM-1A	198.84	12/28/2007	—	—	63.45	135.39	—
DM-1A	198.84	6/21/2007	—	—	61.97	136.87	—
DM-1A	198.84	12/13/2006	—	—	62.48	136.36	—
DM-1A	198.84	5/2/2006	—	—	62.55	136.29	—
DM-1A	198.84	11/23/2004	—	—	63.90	134.94	—
DM-1A	198.84	6/3/2004	—	—	nm	nc	—
DM-1A	198.84	3/4/2004	—	—	64.05	134.79	—
DM-1A	198.84	12/4/2003	—	—	63.97	134.87	—
DM-1A	198.84	11/10/2003	—	—	63.99	134.85	—
DM-1A	198.84	9/29/2003	—	—	64.08	134.76	—
DM-1A	198.84	8/27/2003	—	—	64.10	134.74	—
DM-1A	198.84	7/8/2003	—	—	64.05	134.79	—
DM-1A	198.84	3/5/2003	—	—	63.94	134.90	—
DM-1A	198.84	11/6/2002	—	—	63.75	135.09	—
DM-1A	198.84	8/26/2002	—	—	63.76	135.08	—
DM-1A	198.84	5/22/2002	—	—	63.67	135.17	—
DM-1A	198.84	3/1/2002	—	—	63.49	135.35	—
DM-1A	198.84	12/17/2001	—	—	63.46	135.38	—
DM-1A	198.84	9/12/2001	—	—	63.45	135.39	—
DM-1A	198.84	6/13/2001	—	—	63.58	135.26	—
DM-1A	198.84	2/20/2001	—	—	63.49	135.35	—
DM-1A	198.84	12/1/2000	—	—	63.59	135.25	—
DM-1A	198.84	8/16/2000	—	—	63.45	135.39	—
DM-1A	198.84	5/15/2000	—	—	63.53	135.31	—
DM-1A	198.84	1/25/2000	—	—	63.41	135.43	—
DM-1A	198.84	11/15/1999	—	—	62.93	135.91	—
DM-1A	198.84	8/9/1999	—	—	63.02	135.82	—
DM-1A	198.84	5/11/1999	—	—	62.84	136.00	—
DM-1A	198.84	2/17/1999	—	—	62.75	136.09	—
DM-1A	198.84	11/19/1998	—	—	62.88	135.96	—
DM-1A	198.84	8/25/1998	—	—	63.18	135.66	—
DM-1A	198.84	6/30/1998	—	—	63.78	135.06	—
DM-1A	198.84	2/27/1998	—	—	66.31	132.53	—
DM-1B[2]		4/29/2014			Well Destroyed		
DM-1B	198.76	10/23/2013	—	—	113.69	85.07	—
DM-1B	198.76	6/5/2013	—	—	113.62	85.14	—
DM-1B	198.76	11/7/2012	—	—	113.42	85.34	—
DM-1B	198.76	5/2/2012	—	—	113.13	85.63	—
DM-1B	198.76	11/2/2011	—	—	114.34	84.42	—
DM-1B	198.76	5/20/2011	—	—	113.17	85.59	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-1B	198.76	11/3/2010	—	—	113.03	85.73	—
DM-1B	198.76	1/28/2010	—	—	112.81	85.95	—
DM-1B	198.76	6/2/2009	—	—	112.65	86.11	—
DM-1B	198.76	11/5/2008	—	—	112.97	85.79	—
DM-1B	198.76	6/24/2008	—	—	113.10	85.66	—
DM-1B	198.80	12/28/2007	—	—	113.36	85.44	—
DM-1B	198.80	6/21/2007	—	—	114.37	84.43	—
DM-1B	198.80	12/13/2006	—	—	114.49	84.31	—
DM-1B	198.80	5/2/2006	—	—	114.77	84.03	—
DM-1B	198.80	11/23/2004	—	—	115.55	83.25	—
DM-1B	198.80	6/3/2004	—	—	nm	nc	—
DM-1B	198.80	3/4/2004	—	—	116.16	82.64	—
DM-1B	198.80	12/4/2003	—	—	115.96	82.84	—
DM-1B	198.80	11/10/2003	—	—	116.35	82.45	—
DM-1B	198.80	9/27/2003	—	—	116.57	82.23	—
DM-1B	198.80	8/27/2003	—	—	116.51	82.29	—
DM-1B	198.80	7/8/2003	—	—	116.25	82.55	—
DM-1B	198.80	3/5/2003	—	—	116.48	82.32	—
DM-1B	198.80	11/6/2002	—	—	116.69	82.11	—
DM-1B	198.80	8/26/2002	—	—	117.38	81.42	—
DM-1B	198.80	5/22/2002	—	—	117.35	81.45	—
DM-1B	198.80	3/1/2002	—	—	117.32	81.48	—
DM-1B	198.80	12/17/2001	—	—	117.62	81.18	—
DM-1B	198.80	9/12/2001	—	—	117.82	80.98	—
DM-1B	198.80	6/13/2001	—	—	117.92	80.88	—
DM-1B	198.80	2/20/2001	—	—	118.62	80.18	—
DM-1B	198.80	12/1/2000	—	—	118.49	80.31	—
DM-1B	198.80	8/16/2000	—	—	118.41	80.39	—
DM-1B	198.80	5/15/2000	—	—	118.50	80.30	—
DM-1B	198.80	1/25/2000	—	—	118.61	80.19	—
DM-1B	198.80	11/15/1999	—	—	118.31	80.49	—
DM-1B	198.80	8/9/1999	—	—	118.75	80.05	—
DM-1B	198.80	5/11/1999	—	—	118.83	79.97	—
DM-1B	198.80	2/17/1999	—	—	118.89	79.91	—
DM-1B	198.80	11/19/1998	—	—	118.96	79.84	—
DM-1B	198.80	8/25/1998	—	—	118.94	79.86	—
DM-1B	198.80	6/30/1998	—	—	118.96	79.84	—
DM-1B	198.80	2/27/1998	—	—	119.32	79.48	—
DM-2C	189.55	7/29/2015	nm	nc	nm	nc	nm
DM-2C	189.55	1/26/2015	nm	nc	nm	nc	nm
DM-2C	189.55	4/29/2014	nm	nc	nm	nc	nm
DM-2C	189.55	10/23/2013	nm	nc	nm	nc	nm
DM-2C	189.55	6/5/2013	nm	nc	nm	nc	nm
DM-2C	189.55	11/7/2012	nm	nc	nm	nc	nm
DM-2C	189.55	5/2/2012	nm	nc	nm	nc	nm
DM-2C	189.55	11/2/2011	nm	nc	nm	nc	nm
DM-2C	189.55	5/20/2011	nm	nc	nm	nc	nm
DM-2C	189.55	11/3/2010	nm	nc	nm	nc	nm
DM-2C	189.55	1/28/2010	nm	nc	nm	nc	nm
DM-2C	189.55	6/2/2009	nm	nc	nm	nc	nm
DM-2C	189.55	11/5/2008	nm	nc	nm	nc	nm
DM-2C	189.55	6/24/2008	nm	nc	nm	nc	nm
DM-2C	189.57	12/28/2007	nm	nc	nm	nc	nm

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-2C	189.57	6/21/2007	nm	nc	nm	nc	nm
DM-2C	189.57	12/13/2006	nm	nc	nm	nc	nm
DM-2C	189.57	12/4/2003	nm	nc	nm	nc	nm
DM-2C	189.57	11/10/2003	nm	nc	nm	nc	nm
DM-2C	189.57	8/27/2003	—	—	15.50	174.07	—
DM-2C	189.57	7/8/2003	—	—	15.56	174.01	—
DM-2C	189.57	3/5/2003	—	—	14.98	174.59	—
DM-2C	189.57	11/6/2002	—	—	16.92	172.65	—
DM-2C	189.57	8/26/2002	—	—	16.60	172.97	—
DM-2C	189.57	5/22/2002	—	—	16.50	173.07	—
DM-2C	189.57	3/1/2002	—	—	15.82	173.75	—
DM-2C	189.57	12/17/2001	—	—	15.90	173.67	—
DM-2C	189.57	9/12/2001	—	—	15.62	173.95	—
DM-2C	189.57	6/13/2001	—	—	15.10	174.47	—
DM-2C	189.57	2/20/2001	—	—	13.75	175.82	—
DM-2C	189.57	12/1/2000	—	—	15.12	174.45	—
DM-2C	189.57	8/16/2000	—	—	14.71	174.86	—
DM-2C	189.57	5/15/2000	—	—	13.82	175.75	—
DM-2C	189.57	1/25/2000	—	—	15.75	173.82	—
DM-2C	189.57	11/15/1999	—	—	15.75	173.82	—
DM-2C	189.57	8/9/1999	—	—	15.95	173.62	—
DM-2C	189.57	5/11/1999	—	—	15.19	174.38	—
DM-2C	189.57	2/17/1999	—	—	16.67	172.90	—
DM-2C	189.57	11/19/1998	—	—	15.92	173.65	—
DM-2C	189.57	8/25/1998	—	—	15.93	173.64	—
DM-2C	189.57	6/30/1998	—	—	15.29	174.28	—
DM-2C	189.57	2/27/1998	—	—	12.32	177.25	—
DM-3C	189.36	7/29/2015	nm	nc	nm	nc	nm
DM-3C	189.36	1/26/2015	nm	nc	nm	nc	nm
DM-3C	189.36	4/28/2014	nm	nc	nm	nc	nm
DM-3C	189.36	10/23/2013	nm	nc	nm	nc	nm
DM-3C	189.36	6/5/2013	nm	nc	nm	nc	nm
DM-3C	189.36	11/7/2012	nm	nc	nm	nc	nm
DM-3C	189.36	5/2/2012	nm	nc	nm	nc	nm
DM-3C	189.36	11/2/2011	nm	nc	nm	nc	nm
DM-3C	189.36	5/20/2011	nm	nc	nm	nc	nm
DM-3C	189.36	11/3/2010	nm	nc	nm	nc	nm
DM-3C	189.36	1/28/2010	nm	nc	nm	nc	nm
DM-3C	189.36	6/2/2009	nm	nc	nm	nc	nm
DM-3C	189.36	11/5/2008	nm	nc	nm	nc	nm
DM-3C	189.36	6/24/2008	nm	nc	nm	nc	nm
DM-3C	189.36	12/28/2007	nm	nc	nm	nc	nm
DM-3C	189.36	6/21/2007	nm	nc	nm	nc	nm
DM-3C	189.36	12/13/2006	nm	nc	nm	nc	nm
DM-3C	189.36	12/4/2003	nm	nc	nm	nc	nm
DM-3C	189.36	11/10/2003	nm	nc	nm	nc	nm
DM-3C	189.36	8/27/2003	—	—	15.61	173.75	—
DM-3C	189.36	7/8/2003	—	—	15.98	173.38	—
DM-3C	189.36	3/5/2003	—	—	15.07	174.29	—
DM-3C	189.36	11/6/2002	—	—	17.18	172.18	—
DM-3C	189.36	8/26/2002	—	—	16.92	172.44	—
DM-3C	189.36	5/22/2002	—	—	16.78	172.58	—
DM-3C	189.36	3/1/2002	—	—	16.11	173.25	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-3C	189.36	12/17/2001	—	—	16.15	173.21	—
DM-3C	189.36	9/12/2001	—	—	15.87	173.49	—
DM-3C	189.36	6/13/2001	—	—	15.32	174.04	—
DM-3C	189.36	2/20/2001	—	—	13.59	175.77	—
DM-3C	189.36	12/1/2000	—	—	15.35	174.01	—
DM-3C	189.36	8/16/2000	—	—	15.00	174.36	—
DM-3C	189.36	5/15/2000	—	—	13.92	175.44	—
DM-3C	189.36	1/25/2000	—	—	15.98	173.38	—
DM-3C	189.36	11/15/1999	—	—	16.00	173.36	—
DM-3C	189.36	8/9/1999	—	—	16.02	173.34	—
DM-3C	189.36	5/11/1999	—	—	15.22	174.14	—
DM-3C	189.36	2/17/1999	—	—	16.69	172.67	—
DM-3C	189.36	11/19/1998	—	—	15.78	173.58	—
DM-3C	189.36	8/25/1998	—	—	16.03	173.33	—
DM-3C	189.36	6/30/1998	—	—	15.58	173.78	—
DM-3C	189.36	2/27/1998	—	—	11.95	177.41	—
DM-4A[2]		2/17/1999	---------- Well Destroyed ----------				
DM-4A	191.45	11/19/1998	70.91	120.54	71.59	119.86	0.68
DM-4A	191.45	8/25/1998	69.95	121.50	70.96	120.49	1.01
DM-4A	191.45	6/30/1998	62.02	129.43	62.26	129.19	0.24
DM-4B[2]		2/17/1999	---------- Well Destroyed ----------				
DM-4B	191.40	11/19/1998	—	—	114.70	76.70	—
DM-4B	191.40	8/25/1998	—	—	115.05	76.35	—
DM-4B	191.40	6/30/1998	—	—	115.27	76.13	—
DM-5A[2]		4/29/2014	---------- Well Destroyed ----------				
DM-5A	192.29	10/23/2013	—	—	61.12	131.17	—
DM-5A	192.29	6/5/2013	—	—	61.08	131.21	—
DM-5A	192.29	11/7/2012	—	—	60.52	131.77	—
DM-5A	192.29	5/2/2012	—	—	60.24	132.05	—
DM-5A	192.29	11/2/2011	—	—	61.04	131.25	—
DM-5A	192.29	5/20/2011	—	—	60.12	132.17	—
DM-5A	192.29	11/3/2010	—	—	60.61	131.68	—
DM-5A	192.29	1/28/2010	—	—	62.47	129.82	—
DM-5A	192.29	6/2/2009	—	—	62.56	129.73	—
DM-5A	192.29	11/5/2008	—	—	62.13	130.16	—
DM-5A	192.29	6/24/2008	—	—	61.91	130.38	—
DM-5A	192.29	12/28/2007	—	—	61.50	130.79	—
DM-5A	192.29	6/21/2007	—	—	60.94	131.35	—
DM-5A	192.29	12/13/2006	—	—	60.43	131.86	—
DM-5A	192.29	5/2/2006	—	—	60.81	131.48	—
DM-5A	192.29	11/23/2004	—	—	62.61	129.68	sheen
DM-5A	192.29	6/3/2004	—	—	62.66	129.63	—
DM-5A	192.29	3/4/2004	—	—	63.03	129.26	—
DM-5A	192.29	12/4/2003	—	—	62.40	129.89	—
DM-5A	192.29	11/10/2003	—	—	62.96	129.33	—
DM-5A	192.29	9/29/2003	—	—	62.80	129.49	—
DM-5A	192.29	8/27/2003	—	—	62.85	129.44	—
DM-5A	192.29	7/8/2003	—	—	63.00	129.29	—
DM-5A	192.29	3/5/2003	—	—	62.42	129.87	—
DM-5A	192.29	11/6/2002	—	—	61.56	130.73	—
DM-5A	192.29	8/26/2002	—	—	61.82	130.47	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-5A	192.29	5/22/2002	—	—	61.48	130.81	—
DM-5A	192.29	3/1/2002	—	—	61.59	130.70	—
DM-5A	192.29	12/17/2001	—	—	61.15	131.14	—
DM-5A	192.29	9/12/2001	—	—	61.26	131.03	—
DM-5A	192.29	6/13/2001	—	—	61.37	130.92	—
DM-5A	192.29	2/20/2001	—	—	62.31	129.98	—
DM-5A	192.29	12/1/2000	—	—	61.21	131.08	—
DM-5A	192.29	8/16/2000	—	—	61.35	130.94	—
DM-5A	192.29	5/15/2000	—	—	61.78	130.51	—
DM-5A	192.29	1/25/2000	—	—	62.32	129.97	—
DM-5A	192.29	11/15/1999	—	—	62.29	130.00	—
DM-5A	192.29	8/9/1999	—	—	62.67	129.62	—
DM-5A	192.29	5/11/1999	—	—	63.78	128.51	—
DM-5A	192.29	2/17/1999	—	—	65.47	126.82	—
DM-5A	192.29	11/19/1998	—	—	67.39	124.90	—
DM-5A	192.29	8/25/1998	—	—	68.04	124.25	—
DM-5A	192.29	6/30/1998	—	—	67.48	124.81	—
DM-5B [2]		4/29/2014	---------- Well Destroyed ----------				
DM-5B	192.30	10/23/2013	—	—	107.85	84.45	—
DM-5B	192.30	6/5/2013	—	—	170.80	21.50	—
DM-5B	192.30	11/7/2012	—	—	107.70	84.60	—
DM-5B	192.30	5/2/2012	—	—	107.56	84.74	—
DM-5B	192.30	11/2/2011	—	—	109.16	83.14	—
DM-5B	192.30	5/20/2011	—	—	107.44	84.86	—
DM-5B	192.30	11/3/2010	—	—	107.45	84.85	—
DM-5B	192.30	1/28/2010	—	—	106.95	85.35	—
DM-5B	192.30	6/2/2009	—	—	106.70	85.60	—
DM-5B	192.30	11/5/2008	—	—	107.01	85.29	—
DM-5B	192.30	6/24/2008	—	—	107.09	85.21	—
DM-5B	192.30	12/28/2007	—	—	107.42	84.88	—
DM-5B	192.30	6/21/2007	—	—	107.93	84.37	—
DM-5B	192.30	12/13/2006	—	—	108.52	83.78	—
DM-5B	192.30	5/2/2006	—	—	109.06	83.24	—
DM-5B	192.30	11/23/2004	—	—	109.85	82.45	—
DM-5B	192.30	6/3/2004	—	—	110.00	82.30	—
DM-5B	192.30	3/4/2004	—	—	110.60	81.70	—
DM-5B	192.30	12/4/2003	—	—	110.27	82.03	—
DM-5B	192.30	11/10/2003	—	—	110.68	81.62	—
DM-5B	192.30	9/29/2003	—	—	111.10	81.20	—
DM-5B	192.30	8/27/2003	—	—	111.04	81.26	—
DM-5B	192.30	7/8/2003	—	—	110.70	81.60	—
DM-5B	192.30	3/5/2003	—	—	110.81	81.49	—
DM-5B	192.30	11/6/2002	—	—	111.27	81.03	—
DM-5B	192.30	8/26/2002	—	—	111.97	80.33	—
DM-5B	192.30	5/22/2002	—	—	112.03	80.27	—
DM-5B	192.30	3/1/2002	—	—	111.99	80.31	—
DM-5B	192.30	12/17/2001	—	—	112.49	79.81	—
DM-5B	192.30	9/12/2001	—	—	112.75	79.55	—
DM-5B	192.30	6/13/2001	—	—	113.00	79.30	—
DM-5B	192.30	2/20/2001	—	—	114.69	77.61	—
DM-5B	192.30	12/1/2000	—	—	114.04	78.26	—
DM-5B	192.30	8/16/2000	—	—	114.03	78.27	—
DM-5B	192.30	5/15/2000	—	—	114.27	78.03	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-5B	192.30	1/25/2000	—	—	114.67	77.63	—
DM-5B	192.30	11/15/1999	—	—	114.85	77.45	—
DM-5B	192.30	8/9/1999	—	—	115.05	77.25	—
DM-5B	192.30	5/11/1999	—	—	115.23	77.07	—
DM-5B	192.30	2/17/1999	—	—	115.40	76.90	—
DM-5B	192.30	11/19/1998	—	—	115.51	76.79	—
DM-5B	192.30	8/25/1998	—	—	115.96	76.34	—
DM-5B	192.30	6/30/1998	—	—	116.03	76.27	—
DM-5C [2]		4/29/2014	---------- Well Destroyed ----------				
DM-5C	192.27	10/23/2013	—	—	*	*	—
DM-5C	192.27	6/5/2013	—	—	*	*	—
DM-5C	192.27	11/7/2012	—	—	20.68	nc	—
DM-5C	192.27	5/2/2012	—	—	20.46	nc	—
DM-5C	192.27	11/2/2011	—	—	*	*	—
DM-5C	192.27	5/20/2011	—	—	*	*	—
DM-5C	192.27	11/3/2010	—	—	20.60	nc	—
DM-5C	192.27	1/28/2010	—	—	20.47	nc	—
DM-5C	192.27	6/2/2009	—	—	*	*	—
DM-5C	192.27	11/5/2008	—	—	20.57	nc	—
DM-5C	192.27	6/24/2008	—	—	*	*	—
DM-5C	192.27	12/28/2007	—	—	*	*	—
DM-5C	192.27	6/21/2007	—	—	*	*	—
DM-5C	192.27	12/13/2006	—	—	*	*	—
DM-5C	192.27	3/4/2004	—	—	*	*	—
DM-5C	192.27	8/27/2003	—	—	*	*	—
DM-5C	192.27	7/8/2003	—	—	*	*	—
DM-5C	192.27	3/5/2003	—	—	*	*	—
DM-5C	192.27	11/6/2002	—	—	*	*	—
DM-5C	192.27	8/26/2002	—	—	*	*	—
DM-5C	192.27	5/22/2002	—	—	*	*	—
DM-5C	192.27	3/1/2002	—	—	*	*	—
DM-5C	192.27	12/17/2001	—	—	*	*	—
DM-5C	192.27	9/12/2001	—	—	*	*	—
DM-5C	192.27	6/13/2001	—	—	*	*	—
DM-5C	192.27	2/20/2001	—	—	*	*	—
DM-5C	192.27	12/1/2000	—	—	*	*	—
DM-5C	192.27	8/16/2000	—	—	*	*	—
DM-5C	192.27	5/15/2000	—	—	*	*	—
DM-5C	192.27	1/25/2000	—	—	*	*	—
DM-5C	192.27	11/15/1999	—	—	*	*	—
DM-5C	192.27	8/9/1999	—	—	*	*	—
DM-5C	192.27	5/11/1999	—	—	*	*	—
DM-5C	192.27	2/17/1999	—	—	*	*	—
DM-5C	192.27	11/19/1998	—	—	*	*	—
DM-5C	192.27	8/25/1998	—	—	*	*	—
DM-5C	192.27	6/30/1998	—	—	*	*	—
DM-6A [2]		4/28/2014	---------- Well Destroyed ----------				
DM-6A	191.35	10/23/2013	—	—	58.96	132.39	—
DM-6A	191.35	6/5/2013	—	—	58.73	132.62	—
DM-6A	191.35	11/7/2012	—	—	61.18	130.17	—
DM-6A	191.35	5/2/2012	—	—	61.87	129.48	—
DM-6A	191.35	11/2/2011	—	—	60.92	130.43	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-6A	191.35	5/20/2011	—	—	58.84	132.51	—
DM-6A	191.35	11/3/2010	—	—	58.48	132.87	—
DM-6A	191.35	1/28/2010	—	—	61.11	130.24	—
DM-6A	191.35	6/2/2009	—	—	61.24	130.11	—
DM-6A	191.35	11/5/2008	—	—	60.13	131.22	—
DM-6A	191.35	6/24/2008	—	—	60.92	130.43	—
DM-6A	191.30	12/28/2007	—	—	60.50	130.80	—
DM-6A	191.30	6/21/2007	—	—	59.64	131.66	—
DM-6A	191.30	12/13/2006	—	—	59.15	132.15	—
DM-6A	191.30	5/2/2006	—	—	58.26	133.04	sheen
DM-6A	191.30	11/23/2004	—	—	60.17	131.13	sheen
DM-6A	191.30	6/3/2004	60.29	131.01	60.31	130.99	0.02
DM-6A	191.30	3/4/2004	60.21	131.09	60.22	131.08	0.01
DM-6A	191.30	12/4/2003	60.12	131.18	60.30	131.00	0.18
DM-6A	191.30	11/10/2003	—	—	60.04	131.26	—
DM-6A	191.30	9/29/2003	—	—	60.20	131.10	—
DM-6A	191.30	8/27/2003	—	—	60.05	131.25	—
DM-6A	191.30	7/8/2003	—	—	59.60	131.70	—
DM-6A	191.30	3/5/2003	—	—	59.31	131.99	—
DM-6A	191.30	11/6/2002	—	—	59.37	131.93	—
DM-6A	191.30	8/26/2002	—	—	59.00	132.30	—
DM-6A	191.30	5/22/2002	58.94	132.36	59.02	132.28	0.08
DM-6A	191.30	3/1/2002	59.15	132.15	59.40	131.90	0.25
DM-6A	191.30	12/17/2001	58.95	132.35	59.20	132.10	0.25
DM-6A	191.30	9/17/2001	59.75	131.55	60.00	131.30	0.25
DM-6A	191.30	6/13/2001	59.90	131.40	60.10	131.20	0.20
DM-6A	191.30	2/20/2001	59.95	131.35	60.21	131.09	0.26
DM-6A	191.30	12/1/2000	59.40	131.90	60.49	130.81	1.09
DM-6A	191.30	8/16/2000	59.22	132.08	60.50	130.80	1.28
DM-6A	191.30	5/15/2000	59.45	131.85	60.55	130.75	1.10
DM-6A	191.30	1/25/2000	59.75	131.55	61.11	130.19	1.36
DM-6A	191.30	11/15/1999	59.41	131.89	61.23	130.07	1.82
DM-6A	191.30	8/9/1999	na	na	61.34	129.96	na
DM-6A	191.30	5/11/1999	59.35	131.95	60.00	131.30	0.65
DM-7B[2]		4/28/2014	---------- Well Destroyed ----------				
DM-7B	191.70	10/23/2013	—	—	107.05	84.65	—
DM-7B	191.70	6/5/2013	—		107.03	84.67	—
DM-7B	191.70	11/7/2012	—	—	106.67	85.03	—
DM-7B	191.70	5/2/2012	—	—	106.75	84.95	—
DM-7B	191.70	11/2/2011	—	—	107.62	84.08	—
DM-7B	191.70	5/20/2011	—	—	106.64	85.06	—
DM-7B	191.70	11/3/2010	—	—	106.49	85.21	—
DM-7B	191.70	1/28/2010	—	—	106.15	85.55	—
DM-7B	191.70	6/2/2009	—	—	105.91	85.79	—
DM-7B	191.70	11/5/2008	—	—	106.18	85.52	—
DM-7B	191.70	6/24/2008	—	—	106.20	85.50	—
DM-7B	191.88	12/28/2007	—	—	106.27	85.61	—
DM-7B	191.88	6/21/2007	—	—	107.00	84.88	—
DM-7B	191.88	12/13/2006	—	—	108.52	83.36	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
DM-7B	191.88	5/2/2006	—	—	108.19	83.69	—
DM-7B	191.88	11/23/2004	—	—	109.13	82.75	—
DM-7B	191.88	6/3/2004	—	—	109.25	82.63	—
DM-7B	191.88	3/4/2004	—	—	109.87	82.01	—
DM-7B	191.88	12/4/2003	—	—	109.48	82.40	—
DM-7B	191.88	11/10/2003	—	—	110.18	81.70	—
DM-7B	191.88	9/29/2003	—	—	110.46	81.42	—
DM-7B	191.88	8/27/2003	—	—	110.40	81.48	—
DM-7B	191.88	7/8/2003	—	—	109.89	81.99	—
DM-7B	191.88	3/5/2003	—	—	110.31	81.57	—
DM-7B	191.88	11/6/2002	—	—	110.47	81.41	—
DM-7B	191.88	8/26/2002	—	—	111.22	80.66	—
DM-7B	191.88	5/22/2002	—	—	111.24	80.64	—
DM-7B	191.88	3/1/2002	—	—	111.24	80.64	—
DM-7B	191.88	12/17/2001	—	—	111.77	80.11	—
DM-7B	191.88	9/12/2001	—	—	111.94	79.94	—
DM-7B	191.88	6/13/2001	—	—	112.15	79.73	—
DM-7B	191.88	2/20/2001	—	—	114.42	77.46	—
DM-7B	191.88	12/1/2000	—	—	113.32	78.56	—
DM-7B	191.88	8/16/2000	—	—	113.29	78.59	—
DM-7B	191.88	5/15/2000	—	—	113.57	78.31	—
DM-7B	191.88	1/25/2000	—	—	114.41	77.47	—
DM-7B	191.88	11/15/1999	—	—	114.23	77.65	—
DM-7B	191.88	8/9/1999	—	—	114.46	77.42	—
DM-7B	191.88	5/11/1999	—	—	114.70	77.18	—
SGI-MW-8A	190.18	7/20/2016	61.75	128.43	61.82	128.36	0.07
SGI-MW-8A	190.18	2/2/2016	61.18	129.00	61.32	128.86	0.14
SGI-MW-8A	190.18	7/29/2015	—	—	60.71	129.47	—
SGI-MW-8A	190.18	1/26/2015	—	—	60.38	129.80	—
SGI-MW-8A	190.18	8/13/2014	—	—	60.16	130.02	—
SGI-MW-8A	190.18	5/7/2014	—	—	60.19	129.99	—
SGI-MW-8A	190.18	10/23/2013	—	—	59.62	130.56	—
SGI-MW-8A	190.18	6/5/2013	—	—	59.29	130.89	—
SGI-MW-8A	190.18	11/7/2012	—	—	59.73	130.45	—
SGI-MW-8A	190.18	5/2/2012	—	—	58.74	131.44	—
SGI-MW-8A	190.18	11/2/2011	—	—	58.48	131.70	—
SGI-MW-8A	190.18	5/20/2011	—	—	58.56	131.62	—
SGI-MW-8A	190.18	11/3/2010	—	—	59.41	130.77	—
SGI-MW-8A	190.18	1/28/2010	—	—	60.45	129.73	—
SGI-MW-8A	190.18	6/2/2009	—	—	60.71	129.47	—
SGI-MW-8A	190.18	11/5/2008	—	—	60.45	129.73	—
SGI-MW-8A	190.18	6/24/2008	—	—	60.23	129.95	—
MW-8A[2]		12/28/2007	---------- Well Destroyed ----------				
MW-8A	190.09	6/21/2007	—	—	68.12	121.97	—
MW-8A	190.09	12/13/2006	68.15	121.94	68.19	121.90	0.04
MW-8A	190.09	5/2/2006	68.07	122.02	68.25	121.84	0.18
MW-8A	190.09	11/23/2004	69.34	120.75	70.23	119.86	0.89
MW-8A	190.09	6/3/2004	69.20	120.89	70.81	119.28	1.61
MW-8A	190.09	3/4/2004	68.90	121.19	70.64	119.45	1.74
MW-8A	190.09	12/4/2003	67.60	122.49	69.60	120.49	2.00
MW-8A	190.09	11/10/2003	na	na	68.35	121.74	na
MW-8A	190.09	9/29/2003	68.77	121.32	68.79	121.30	0.02
MW-8A	190.09	8/27/2003	—	—	71.10	118.99	—

Table 3
Historical Groundwater Elevations
Century West Car Wash
Los Angeles, California
(in feet above Mean Sea Level)

Well ID	Well Elevation [1]	Date	Depth to Product	Product Elevation	Depth to Groundwater	Groundwater Elevation**	Product Thickness in Feet
MW-8A	190.09	7/8/2003	—	—	69.50	120.59	—
SGI-MW-9A	190.57	7/20/2016	—	—	62.23	128.34	—
SGI-MW-9A	190.57	2/2/2016	—	—	61.95	128.62	—
SGI-MW-9A	190.57	7/29/2015	—	—	61.67	128.90	—
SGI-MW-9A	190.57	1/26/2015	—	—	61.21	129.36	—
SGI-MW-9A	190.57	8/13/2014	—	—	60.66	129.91	—
SGI-MW-9A	190.57	5/7/2014	—	—	62.10	128.47	—
SGI-MW-9A	190.57	10/23/2013	—	—	60.21	130.36	—
SGI-MW-9A	190.57	6/5/2013	—	—	59.96	130.61	—
SGI-MW-9A	190.57	11/7/2012	—	—	59.70	130.87	—
SGI-MW-9A	190.57	5/2/2012	—	—	59.25	131.32	—
SGI-MW-9A	190.57	11/2/2011	—	—	59.18	131.39	—
SGI-MW-9A	190.57	5/20/2011	—	—	59.26	131.31	—
SGI-MW-9A	190.57	11/3/2010	—	—	59.81	130.76	—
SGI-MW-9A	190.57	1/28/2010	—	—	61.21	129.36	—
SGI-MW-9A	190.57	6/2/2009	—	—	61.39	129.18	—
SGI-MW-9A	190.57	11/5/2008	—	—	61.09	129.48	—
SGI-MW-9A	190.57	6/24/2008	—	—	60.90	129.67	—
MW-9A[2]		12/28/2007	----------	----------	Well Destroyed	----------	----------
MW-9A	190.62	6/21/2007	—	—	71.05	119.57	—
MW-9A	190.62	12/13/2006	—	—	69.04	121.58	—
MW-9A	190.62	5/2/2006	—	—	68.92	121.70	—
MW-9A	190.62	11/23/2004	—	—	68.47	122.15	—
MW-9A	190.62	6/3/2004	—	—	68.85	121.77	—
MW-9A	190.62	3/4/2004	—	—	68.66	121.96	—
MW-9A	190.62	12/4/2003	—	—	68.51	122.11	—
MW-9A	190.62	11/10/2003	—	—	68.85	121.77	—
MW-9A	190.62	9/29/2003	—	—	69.43	121.19	—
MW-9A	190.62	8/27/2003	—	—	70.01	120.61	—
MW-9A	190.62	7/8/2003	—	—	70.81	119.81	—

Notes:

— = Free Product Not Detected In Well
* = Dry Well
** = Groundwater Elevation Uncorrected For Product Density (If Applicable)
nm = Not Measured
na = Measurement Not Available Due To Interface Probe Malfunction
nc = Not Calculated
1 = All Wells Surveyed per AB2886 by Evans Land Surveying and Mapping on June 24, 2008
2 = DM-4A/B were destroyed on December 22, 1999; MW-8A and MW-9A were destroyed June 3 and 6, 2008 (respectively); DM-1A/B, DM-5A/B/C, DM-6A, and DM-7B were destroyed April 28 and 29, 2014.

Historical data prior to December 2006 provided by prior consultant (ENVIRON). SGI has not confirmed (QA/QC) these results.

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
DM-1A[3]	—	4/29/2014		- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						
DM-1A	198.80	10/23/2013	63.45	--	--	--	--	--	--	--
DM-1A	198.80	6/5/2013	63.10	****	****	****	****	****	--	****
DM-1A	198.80	11/7/2012	62.77	****	****	****	****	****	--	****
DM-1A	198.80	5/2/2012	62.27	****	****	****	****	****	--	****
DM-1A	198.80	11/2/2011	63.04	****	****	****	****	****	--	****
DM-1A	198.80	5/20/2011	61.53	****	****	****	****	****	--	****
DM-1A	198.80	11/3/2010	60.88	****	****	****	****	****	--	****
DM-1A	198.80	5/5/2010	62.22	****	****	****	****	****	--	****
DM-1A	198.80	1/28/2010	64.35	****	****	****	****	****	--	****
DM-1A	198.80	6/2/2009	64.53	****	****	****	****	****	--	****
DM-1A	198.80	11/5/2008	62.99	****	****	****	****	****	--	****
DM-1A	198.80	6/24/2008	63.93	****	****	****	****	****	--	****
DM-1A	198.84	12/28/2007	63.45	****	****	****	****	****	--	****
DM-1A	198.84	6/21/2007	61.97	****	****	****	****	****	--	****
DM-1A	198.84	12/13/2006	62.48	****	****	****	****	****	--	****
DM-1A	198.84	8/27/2003	64.08	nd	nd	nd	nd	nd	--	nd
DM-1A	198.84	7/8/2003	64.05	nd	nd	nd	nd	nd	--	nd
DM-1A	198.84	3/5/2003	63.94	nd	nd	nd	nd	nd	--	nd
DM-1A	198.84	11/6/2002	63.75	nd	nd	nd	nd	nd	--	nd
DM-1A	198.84	8/26/2002	63.76	nd	nd	nd	nd	nd	--	nd
DM-1A	198.84	5/22/2002	63.67	nd	**1.1**	nd	nd	nd	--	nd
DM-1A	198.84	3/1/2002	63.49	**0.069**	**1.2**	nd	nd	nd	--	nd
DM-1A	198.84	12/17/2001	63.46	nd	**1.3**	nd	nd	nd	--	nd
DM-1A	198.84	9/12/2001	63.45	***	***	***	***	***	***	***
DM-1A	198.84	6/18/2001	63.58	nd	**3.1**	nd	nd	nd	--	nd
DM-1A	198.84	2/20/2001	63.49	**0.35**	**45**	nd	nd	nd	--	nd
DM-1A	198.84	12/1/2000	63.59	**0.32**	**58**	nd	nd	**2.1**	**4.6**	nd
DM-1A	198.84	8/16/2000	63.45	--	--	--	--	na	--	--
DM-1A	198.84	5/15/2000	63.53	nd	**31**	nd	nd	nd	nd	--
DM-1A	198.84	1/25/2000	63.41	nd	nd	**57**	nd	nd	nd	--
DM-1A	198.84	11/15/1999	62.93	**0.57**	**98**	nd	nd	**6.0**	nd	--
DM-1A	198.84	8/9/1999	63.02	**0.53**	**110**	**1.0**	nd	**10**	**3.0**	nd
DM-1A	198.84	5/11/1999	62.84	nd	**120**	nd	nd	**6.0**	**2.0**	nd
DM-1A	198.84	2/17/1999	62.75	nd	**110**	nd	nd	**6.0**	nd	--
DM-1A	198.84	11/19/1998	62.88	nd	**89**	**1.0**	nd	**6.0**	**2.0**	nd
DM-1A	198.84	8/25/1998	63.18	nd	**61**	**1.0**	nd	**7.0**	nd	--
DM-1A	198.84	7/12/1998	63.78	nd	**140**	**2.6**	nd	**16**	**1.2**	nd
DM-1B[3]	—	4/29/2014		- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						
DM-1B	198.76	10/23/2013	113.69	--	--	--	--	--	--	--
DM-1B	198.76	6/5/2013	113.62	****	****	****	****	****	--	****
DM-1B	198.76	11/7/2012	113.42	****	****	****	****	****	--	****
DM-1B	198.76	5/2/2012	113.13	****	****	****	****	****	--	****
DM-1B	198.76	11/2/2011	114.34	****	****	****	****	****	--	****
DM-1B	198.76	5/20/2011	113.17	****	****	****	****	****	--	****
DM-1B	198.76	11/3/2010	113.03	****	****	****	****	****	--	****
DM-1B	198.76	5/5/2010	112.89	****	****	****	****	****	--	****
DM-1B	198.76	1/28/2010	112.81	****	****	****	****	****	--	****
DM-1B	198.76	6/2/2009	112.65	****	****	****	****	****	--	****
DM-1B	198.76	11/5/2008	112.97	****	****	****	****	****	--	****
DM-1B	198.76	6/24/2008	113.10	****	****	****	****	****	--	****
DM-1B	198.80	12/28/2007	113.36	****	****	****	****	****	--	****
DM-1B	198.80	6/21/2007	114.37	****	****	****	****	****	--	****
DM-1B	198.80	12/13/2006	114.49	****	****	****	****	****	--	****
DM-1B	198.80	8/27/2003	116.57	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	7/8/2003	116.25	nd	nd	nd	nd	nd	--	nd

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
DM-1B	198.80	3/5/2003	116.48	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	8/26/2002	117.38	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	5/22/2002	117.35	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	3/1/2002	117.32	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	12/17/2001	117.62	**0.080**	nd	nd	nd	nd	--	nd
DM-1B	198.80	9/12/2001	117.82	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	6/18/2001	117.92	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	2/20/2001	118.62	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	12/1/2000	118.49	nd	nd	nd	nd	nd	nd	nd
DM-1B	198.80	8/16/2000	118.41	nd	nd	nd	nd	nd	--	nd
DM-1B	198.80	5/15/2000	118.50	nd	nd	nd	nd	nd	nd	--
DM-1B	198.80	1/25/2000	118.61	nd	nd	nd	nd	nd	nd	--
DM-1B	198.80	11/15/1999	118.31	nd	nd	nd	nd	nd	nd	--
DM-1B	198.80	8/9/1999	118.75	nd	nd	nd	nd	nd	nd	--
DM-1B	198.80	5/11/1999	118.83	nd	nd	nd	nd	nd	nd	--
DM-1B	198.80	2/17/1999	118.89	nd	**4.0**	nd	nd	nd	nd	--
DM-1B	198.80	11/19/1998	118.96	nd	nd	**3.0**	nd	**6.0**	nd	--
DM-1B	198.80	8/25/1998	118.94	nd	nd	nd	nd	nd	nd	--
DM-1B	198.80	6/30/1998	118.96	nd	nd	**1.0**	nd	nd	nd	--
DM-2C	189.55	7/29/2015	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	1/26/2015	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	4/29/2014	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	10/23/2013	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	6/5/2013	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	11/7/2012	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	5/2/2012	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	11/2/2011	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	5/20/2011	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	11/3/2010	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	5/5/2010	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	1/28/2010	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	6/2/2009	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	11/5/2008	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.55	6/24/2008	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.57	12/28/2007	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.57	6/21/2007	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.57	12/13/2006	*****	*****	*****	*****	*****	*****	--	*****
DM-2C	189.57	8/27/2003	15.50	**110**	**200**	**110**	**680**	**884**	--	nd
DM-2C	189.57	7/8/2003	15.56	**9.6**	**180**	**84**	**520**	**828**	--	nd
DM-2C	189.57	3/5/2003	14.98	**8.8**	**180**	**59**	**650**	**1,049**	--	nd
DM-2C	189.57	11/6/2002	16.92	**34**	**830**	**590**	**2,400**	**5,820**	--	nd
DM-2C	189.57	8/26/2002	16.60	**39**	**1,000**	**1,200**	**1,800**	**6,200**	--	nd
DM-2C	189.57	5/22/2002	16.50	**33**	**670**	**450**	**1,600**	**3,650**	--	nd
DM-2C	189.57	3/1/2002	15.82	**16**	**190**	**160**	**400**	**840**	--	nd
DM-2C	189.57	12/17/2001	15.90	**28**	**330**	**260**	**1,100**	**2,530**	--	nd
DM-2C	189.57	9/12/2001	15.62	**24**	**470**	**340**	**1,600**	**3,720**	--	nd
DM-2C	189.57	6/18/2001	15.10	**30**	**300**	**310**	**670**	**1,770**	--	**84**
DM-2C	189.57	2/20/2001	13.75	**1.3**	**46**	**6.3**	**140**	**98**	--	nd
DM-2C	189.57	12/1/2000	15.12	**1.8**	**46**	**34**	**120**	**170**	**22**	**130**
DM-2C	189.57	8/16/2000	14.71	**4.0**	**71**	**190**	**300**	**600**	--	nd
DM-2C	189.57	5/15/2000	13.82	**16**	**540**	**1,600**	**1,300**	**4,000**	**27**	**20**
DM-2C	189.57	1/25/2000	15.75	**31**	**1,100**	**2,800**	**1,600**	**7,100**	**200**	**190**
DM-2C	189.57	11/15/1999	15.75	**40**	**1,100**	**600**	**2,000**	**5,900**	**4,400**	**6,700**
DM-2C	189.57	8/9/1999	15.95	**31**	**1,300**	**690**	**2,100**	**6,000**	**1,800**	**2,300**
DM-2C	189.57	5/11/1999	15.19	**20**	**720**	**390**	**1,100**	**2,700**	**1,700**	**2,200**
DM-2C	189.57	2/17/1999	16.67	**41**	**1,900**	**1,600**	**2,900**	**9,300**	**1,200**	**1,400**

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1] TPHg/GRO	EPA Method 8020B or 8260B[1] Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	EPA Method 8260B MtBE
DM-2C	189.57	11/19/1998	15.92	**32**	**1,400**	**1,000**	**2,000**	**5,900**	**960**	**1,400**
DM-2C	189.57	8/25/1998	15.93	**33**	**1,500**	**1,600**	**2,000**	**6,700**	**850**	--
DM-2C	189.57	6/30/1998	15.29	**24**	**830**	**1,300**	**1,400**	**5,500**	**510**	**520**
DM-3C	189.36	7/29/2015	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	1/26/2015	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	4/28/2014	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	10/23/2013	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	6/5/2013	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	11/7/2012	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	5/2/2012	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	11/2/2011	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	5/20/2011	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	11/3/2010	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	5/5/2010	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	1/28/2010	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	6/2/2009	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	11/5/2008	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	6/24/2008	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	12/28/2007	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	6/21/2007	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	12/13/2006	*****	*****	*****	*****	*****	*****	--	*****
DM-3C	189.36	8/27/2003	15.61	**170**	**6,000**	**40,000**	**4,400**	**21,600**	--	nd
DM-3C	189.36	7/8/2003	15.98	**180**	**7,800**	**42,000**	**5,000**	**26,300**	**--**	nd
DM-3C	189.36	3/5/2003	15.07	**180**	**7,700**	**42,000**	**4,700**	**24,700**	**--**	**280**
DM-3C	189.36	11/6/2002	17.18	**190**	**6,900**	**1,600**	**4,800**	**25,900**	**--**	nd
DM-3C	189.36	8/26/2002	16.92	**97**	**6,500**	**33,000**	**3,000**	**17,700**	**--**	nd
DM-3C	189.36	5/22/2002	16.78	**180**	**5,500**	**28,000**	**2,700**	**14,900**	**--**	**390**
DM-3C	189.36	3/1/2002	16.11	**250**	**4,300**	**20,000**	**2,000**	**11,400**	**--**	nd
DM-3C	189.36	12/17/2001	16.15	**160**	**5,000**	**20,000**	**2,600**	**14,600**	**--**	nd
DM-3C	189.36	9/12/2001	15.87	**220**	**6,600**	**38,000**	**3,200**	**18,700**	--	nd
DM-3C	189.36	6/18/2001	15.32	**190**	**8,500**	**44,000**	**4,000**	**22,700**	--	**590**
DM-3C	189.36	2/20/2001	13.59	**160**	**9,600**	**43,000**	**3,600**	**146,400**	--	**1,100**
DM-3C	189.36	12/1/2000	15.35	**170**	**9,300**	**40,000**	**3,200**	**170,000**	**420**	**570**
DM-3C	189.36	8/16/2000	15.00	**190**	**8,300**	**18,000**	**3,700**	**18,500**	--	**2,100**
DM-3C	189.36	5/15/2000	13.92	**180**	**16,000**	**60,000**	**5,400**	**55,000**	**5,700**	**6,800**
DM-3C	189.36	1/25/2000	15.98	**150**	**13,000**	**41,000**	**3,400**	**20,000**	**3,200**	**3,400**
DM-3C	189.36	11/15/1999	16.00	**150**	**13,000**	**40,000**	**3,200**	**18,000**	**1,800**	**2,700**
DM-3C	189.36	8/9/1999	16.02	**130**	**14,000**	**47,000**	**3,800**	**22,000**	**3,100**	**2,900**
DM-3C	189.36	5/11/1999	15.22	**140**	**12,000**	**39,000**	**3,600**	**19,000**	**2,000**	**2,400**
DM-3C	189.36	2/17/1999	16.69	**130**	**14,000**	**45,000**	**3,500**	**20,000**	**2,200**	**2,200**
DM-3C	189.36	11/19/1998	15.78	**120**	**11,000**	**33,000**	**3,100**	**17,000**	**2,000**	**3,700**
DM-3C	189.36	8/25/1998	16.03	**130**	**14,000**	**39,000**	**3,600**	**19,000**	**2,000**	nd
DM-3C	189.36	6/30/1998	15.58	**130**	**14,000**	**40,000**	**3,600**	**21,000**	**3,400**	**3,800**
DM-4A[3]	—	2/17/1999		---------- Well Destroyed ----------						
DM-4A	191.45	11/19/1998	71.59	*	*	*	*	*	*	*
DM-4A	191.45	8/25/1998	70.96	*	*	*	*	*	*	*
DM-4A	191.45	6/30/1998	62.26	*	*	*	*	*	*	*
DM-4B[3]	—	2/17/1999		---------- Well Destroyed ----------						
DM-4B	191.40	12/21/1998	114.68	**21**	**1,400**	**310**	nd	nd	**15,000**	**25,000**
DM-4B	191.40	11/19/1998	114.70	**7.9**	**400**	**98**	**11**	**59**	**9,100**	**16,000**
DM-4B	191.40	8/25/1998	115.05	**2.2**	**520**	**240**	**34**	**82**	**840**	nd
DM-4B	191.40	6/30/1998	115.27	**0.97**	**130**	**160**	**11**	**56**	**90**	**92**
DM-5A[3]	—	4/29/2014		---------- Well Destroyed ----------						
DM-5A	192.29	10/23/2013	61.12	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	8,260	nd<0.40

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
DM-5A	192.29	6/5/2013	60.52	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
DM-5A	192.29	11/7/2012	60.52	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
DM-5A	192.29	5/2/2012	60.24	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
DM-5A	192.29	11/2/2011	61.04	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
DM-5A	192.29	5/20/2011	60.12	**0.048J**	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
DM-5A	192.29	11/3/2010	60.61	**0.04J**	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
DM-5A	192.29	5/5/2010	62.20	**0.16**	**0.51**	nd<0.30	**1.2**	nd<0.70	--	**0.42J**
DM-5A	192.29	1/28/2010	62.47	**0.2**	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**1.4J**
DM-5A	192.29	6/2/2009	62.56	nd<0.04	**1.7**	**0.34J**	**0.34J**	**0.62J**	--	**0.62J**
DM-5A	192.29	11/5/2008	62.13	**0.12**	**0.40J**	nd<0.30	**1.3**	**1.2**	--	**0.75J**
DM-5A	192.29	6/24/2008	61.91	**0.3**	**0.54**	nd<0.30	**5.6**	**4.2**	--	**1.1J**
DM-5A	192.29	12/28/2007	61.50	**0.120**	**0.35J**	nd<0.30	**8.7**	**4.3**	--	**1.3J**
DM-5A	192.29	6/21/2007	60.94	**1.0**	**0.54**	nd<0.50	**47**	**48**	--	**4.0**
DM-5A	192.29	12/13/2006	60.43	**1.5**	**0.56**	nd<0.50	**54**	**93.6**	--	**12**
DM-5A	192.29	5/2/2006	60.81	**1.1**	nd	nd	**117**	**239**	--	**10**
DM-5A	192.29	11/23/2004	62.61	**0.64**	**7.4**	nd	**12**	**17**	--	**160**
DM-5A	192.29	6/3/2004	62.66	**2.5**	**120**	**3.8**	**270**	**280**	--	**620**
DM-5A	192.29	3/4/2004	63.03	**2.2**	**120**	**12**	**230**	**230**	--	**660**
DM-5A	192.29	12/4/2003	62.40	**4.2**	**190**	**15**	**240**	**293**	--	**130**
DM-5A	192.29	8/27/2003	62.80	**8.7**	**70**	**310**	**190**	**700**	--	**370**
DM-5A	192.29	7/8/2003	63.00	**11.0**	nd	**52**	**240**	**780**	--	**170**
DM-5A	192.29	3/5/2003	62.42	**3.3**	**28**	**52**	**140**	**261**	--	**1,500**
DM-5A	192.29	11/6/2002	61.56	**8.8**	**250**	**680**	**750**	**2,630**	--	**6,200**
DM-5A	192.29	8/26/2002	61.82	**20**	**940**	**1,500**	**900**	**3,800**	--	**4,800**
DM-5A	192.29	5/22/2002	61.48	**37**	**2,900**	**2,100**	**830**	**2,950**	--	**10,000**
DM-5A	192.29	3/1/2002	61.59	**44**	**1,400**	**1,600**	**410**	**1,910**	--	**12,000**
DM-5A	192.29	12/17/2001	61.15	**57**	**4,300**	**3,100**	**1,200**	**4,500**	--	**14,000**
DM-5A	192.29	9/12//2001	61.26	**69**	**10,000**	**10,000**	**2,100**	**9,300**	--	**36,000**
DM-5A	192.29	6/18/2001	61.37	**73**	**7,200**	**7,000**	**1,700**	**6,800**	--	**21,000**
DM-5A	192.29	2/20/2001	62.31	**75**	**12,000**	**4,300**	**2,400**	**5,500**	--	**21,000**
DM-5A	192.29	12/1/2000	61.21	**120**	**14,000**	**23,000**	**2,300**	**14,000**	**40,000**	**65,000**
DM-5A	192.29	8/16/2000	61.35	**130**	**7,600**	**11,000**	**2,300**	**10,000**	--	**19,000**
DM-5A	192.29	5/15/2000	61.78	**84**	**11,000**	**19,000**	**2,600**	**14,000**	**28,000**	**27,000**
DM-5A	192.29	1/25/2000	62.32	**35**	**4,400**	**3,900**	**1,200**	**4,100**	**5,600**	**5,400**
DM-5A	192.29	11/15/1999	62.29	**73**	**7,700**	**12,000**	**1,600**	**6,400**	**15,000**	**25,000**
DM-5A	192.29	8/9/1999	62.67	**32**	**5,200**	**6,200**	**1,000**	**3,400**	**8,000**	**8,000**
DM-5A	192.29	5/11/1999	63.78	**33**	**4,800**	**3,400**	**910**	**2,400**	**6,900**	**8,500**
DM-5A	192.29	2/17/1999	65.47	**40**	**5,800**	**5,200**	**1,200**	**400**	**8,800**	**12,000**
DM-5A	192.29	11/19/1998	67.39	**16**	**3,500**	**440**	**500**	**1,000**	**4,200**	**6,500**
DM-5A	192.29	8/25/1998	68.04	**18**	**3,500**	**2,300**	**400**	**1,800**	**3,800**	nd
DM-5A	192.29	6/30/1998	67.48	**17**	**3,600**	**2,500**	**390**	**2,000**	**3,700**	**3,300**
DM-5B[3]	—	4/29/2014		---------- Well Destroyed ----------						
DM-5B	192.30	10/23/2013	107.85	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<70	--	**1.2J**
DM-5B	192.30	6/5/2013	107.80	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**1.1J**
DM-5B	192.30	11/7/2012	107.70	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**2.0**
DM-5B	192.30	5/2/2012	107.56	nd<0.04	**0.61**	**0.43J**	nd<0.20	nd<0.70	--	**1.7J**
DM-5B	192.30	11/2/2011	109.16	nd<0.04	**0.63**	nd<0.30	nd<0.20	nd<0.70	--	**2.6**
DM-5B	192.30	5/20/2011	107.44	nd<0.04	**0.80**	**0.45J**	nd<0.20	nd<0.70	--	**4.6**
DM-5B	192.30	11/3/2010	107.45	nd<0.04	**0.94**	**0.46J**	nd<0.20	nd<0.70	--	**3.4**
DM-5B	192.30	5/5/2010	106.89	nd<0.04	**1.3**	**0.71**	nd<0.20	**0.76J**	--	**3.7**
DM-5B	192.30	1/28/2010	106.95	**0.047J**	**1.7**	**0.68**	nd<0.20	nd<0.70	--	**11**
DM-5B	192.30	6/2/2009	106.70	nd<0.04	**1.7**	**0.64**	nd<0.20	nd<0.70	--	**24**
DM-5B	192.30	11/5/2008	107.01	**0.046J**	**1.1**	**0.40J**	nd<0.20	nd<0.70	--	**29**
DM-5B	192.30	6/24/2008	107.09	nd<0.04	**1.2**	nd<0.30	nd<0.20	nd<0.70	--	**46**
DM-5B	192.30	12/28/2007	107.42	nd<0.04	**0.79**	**0.35J**	nd<20	**0.86J**	--	**37**
DM-5B	192.30	6/21/2007	107.93	**0.1**	**0.96**	nd<0.50	nd<0.50	nd<1.5	--	**110**

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
DM-5B	192.30	12/13/2006	108.52	nd<0.1	**0.81**	nd<0.50	nd<0.50	nd<1.5	--	**68**
DM-5B	192.30	5/2/2006	109.06	nd	nd	nd	nd	nd	--	**88**
DM-5B	192.30	11/23/2004	109.85	nd	nd	nd	nd	nd	--	**18**
DM-5B	192.30	6/3/2004	110.00	nd	nd	nd	nd	nd	--	**29**
DM-5B	192.30	3/4/2004	110.60	nd	nd	nd	nd	nd	--	**46**
DM-5B	192.30	12/4/2003	110.27	nd	nd	nd	nd	nd	--	**37**
DM-5B	192.30	8/27/2003	111.10	nd	**1.5**	nd	nd	nd	--	**62**
DM-5B	192.30	7/8/2003	110.70	nd	**1.1**	nd	nd	nd	--	**65**
DM-5B	192.30	3/5/2003	110.81	nd	**6.4**	nd	nd	nd	--	**140**
DM-5B	192.30	11/6/2002	111.27	nd	**9.4**	nd	nd	nd	--	**250**
DM-5B	192.30	8/26/2002	111.97	nd	**3.2**	nd	nd	nd	--	**200**
DM-5B	192.30	5/22/2002	112.03	nd	**11**	nd	nd	nd	--	**740**
DM-5B	192.30	3/1/2002	111.99	**0.076**	**25**	nd	nd	nd	--	**770**
DM-5B	192.30	12/17/2001	112.49	nd	**18**	nd	nd	nd	--	**630**
DM-5B	192.30	9/12/2001	112.75	**0.21**	**37**	**1.1**	nd	**1.3**	--	**560**
DM-5B	192.30	6/18/2001	113.00	**0.15**	**24**	nd	nd	nd	--	**540**
DM-5B	192.30	2/20/2001	114.69	**0.076**	**4.9**	nd	nd	nd	--	**320**
DM-5B	192.30	12/1/2000	114.04	**1.2**	**130**	**130**	**19**	**190**	**3,300**	**5,600**
DM-5B	192.30	8/16/2000	114.03	nd	**7.0**	**10**	**2.0**	**10.7**	--	**540**
DM-5B	192.30	5/15/2000	114.27	**0.53**	**16**	**19**	**5.0**	**26**	**610**	**2,200**
DM-5B	192.30	1/25/2000	114.67	**2.40**	**34**	**2.0**	**1.0**	nd	**2,900**	**3,000**
DM-5B	192.30	11/15/1999	114.85	**1.60**	**14**	**5.0**	**1.0**	**7.0**	**1,700**	**1,700**
DM-5B	192.30	8/9/1999	115.05	**2.20**	**19**	nd	nd	nd	**3,300**	**3,200**
DM-5B	192.30	5/11/1999	115.23	**0.83**	**9.0**	nd	nd	nd	**940**	**1,500**
DM-5B	192.30	2/17/1999	115.40	**1.10**	nd	nd	nd	nd	**870**	**1,250**
DM-5B	192.30	11/19/1998	115.51	nd	**2.0**	**3.0**	nd	**6.0**	**240**	**500**
DM-5B	192.30	8/25/1998	115.96	nd	**9.0**	**5.0**	**1.0**	**5.0**	**260**	**nd**
DM-5B	192.30	6/30/1998	116.03	nd	**11**	**9.0**	**2.0**	**34**	**170**	**130**
DM-5C[3]	—	4/29/2014		---------- Well Destroyed ----------						
DM-5C	192.27	10/23/2012	DRY	***	***	***	***	***	***	***
DM-5C	192.27	6/5/2013	20.68	***	***	***	***	***	***	***
DM-5C	192.27	11/7/2012	20.68	***	***	***	***	***	***	***
DM-5C	192.27	5/2/2012	20.46	***	***	***	***	***	***	***
DM-5C	192.27	11/2/2011	**	***	***	***	***	***	***	***
DM-5C	192.27	5/20/2011	**	***	***	***	***	***	***	***
DM-5C	192.27	11/3/2010	20.60	***	***	***	***	***	***	***
DM-5C	192.27	5/5/2010	**	***	***	***	***	***	***	***
DM-5C	192.27	1/28/2010	20.47	***	***	***	***	***	***	***
DM-5C	192.27	6/2/2009	**	**	**	**	**	**	**	**
DM-5C	192.27	11/5/2008	20.57	***	***	***	***	***	***	***
DM-5C	192.27	6/24/2008	20.51	***	***	***	***	***	***	***
DM-5C	192.27	12/28/2007	**	**	**	**	**	**	**	**
DM-5C	192.27	6/21/2007	**	**	**	**	**	**	**	**
DM-5C	192.27	12/13/2006	**	**	**	**	**	**	**	**
DM-5C	192.27	8/27/2003	**	**	**	**	**	**	**	**
DM-5C	192.27	7/8/2003	**	**	**	**	**	**	**	**
DM-5C	192.27	3/5/2003	**	**	**	**	**	**	**	**
DM-5C	192.27	11/6/2002	**	**	**	**	**	**	**	**
DM-5C	192.27	8/26/2002	**	**	**	**	**	**	**	**
DM-5C	192.27	3/1/2002	**	**	**	**	**	**	**	**
DM-5C	192.27	12/17/2001	**	**	**	**	**	**	**	**
DM-5C	192.27	9/12/2001	**	**	**	**	**	**	**	**
DM-5C	192.27	6/18/2001	**	**	**	**	**	**	**	**
DM-5C	192.27	2/20/2001	**	**	**	**	**	**	**	**
DM-5C	192.27	12/1/2000	**	**	**	**	**	**	**	**
DM-5C	192.27	8/16/2000	**	**	**	**	**	**	**	**

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
DM-5C	192.27	5/15/2000	**	**	**	**	**	**	**	**
DM-5C	192.27	1/25/2000	**	**	**	**	**	**	**	**
DM-5C	192.27	11/15/1999	**	**	**	**	**	**	**	**
DM-5C	192.27	8/9/1999	**	**	**	**	**	**	**	**
DM-5C	192.27	5/11/1999	**	**	**	**	**	**	**	**
DM-5C	192.27	2/17/1999	**	**	**	**	**	**	**	**
DM-5C	192.27	11/19/1998	**	**	**	**	**	**	**	**
DM-5C	192.27	8/25/1998	**	**	**	**	**	**	**	**
DM-5C	192.27	6/30/1998	**	**	**	**	**	**	**	**
DM-6A[3]	—	4/28/2014		- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						
DM-6A	191.35	10/23/2013	58.96	**4.7**	**110**	**2.8**	**33**	**390**	--	**28**
DM-6A	191.35	6/5/2013	58.73	**2.6**	**130**	2.0J	**20**	**190**	--	7.3J
DM-6A	191.35	11/7/2012	61.18	**8.7**	**380**	**11**	**43**	**1,160**	--	**34**
DM-6A	191.35	5/2/2012	61.87	**20**	**50**	**7.8**	**46**	**1,790**	--	nd<2.0
DM-6A	191.35	11/2/2011	60.92	**5.5**	**550**	**11**	**120**	**580**	--	**13**
DM-6A	191.35	5/20/2011	58.84	**4.4**	**370**	**7.1**	**31**	**350**	--	**35**
DM-6A	191.35	11/3/2010	58.48	**4.3**	**460**	**17**	**41**	**680**	--	**100**
DM-6A	191.35	5/5/2010	60.70	**7.8**	**230**	**35**	**47**	**2,120**	--	**11J**
DM-6A	191.35	1/28/2010	61.11	**12**	**660**	**1,400**	**390**	**3,900**	--	**42**
DM-6A	191.35	6/2/2009	61.24	**4.5**	**1,500**	**12**	**91**	**92**	--	**180**
DM-6A	191.35	11/5/2008	60.13	**8.1**	**1,800**	nd<15	**95**	**83J**	--	**88J**
DM-6A	191.35	6/24/2008	60.92	**11**	**3,500**	nd<6.0	**81**	**73**	--	**59**
DM-6A	191.35	12/28/2007	60.50	**6.0J**	**2,000**	nd<30	**200**	**370**	--	nd<40
DM-6A	191.35	6/21/2007	59.64	**31**	**5,300**	nd<50	**760**	**1,280**	--	**350**
DM-6A	191.35	12/13/2006	59.15	**50**	**6,700**	**130**	**590**	**2,340**	--	**1,400**
DM-6A	191.35	5/2/2006	58.26	**23**	**4,950**	**391**	**472**	**1,499**	--	**2,020**
DM-6A	191.35	5/2/2006 Dup	58.26	**22**	**4,740**	**378**	**490**	**1,469**	--	**1,790**
DM-6A	191.35	11/23/2004	60.17	**15**	**980**	**110**	**250**	**2,300**	--	**2,000**
DM-6A	191.35	6/3/2004[†]	60.31	**25**	**1,400**	**1,200**	**600**	**6,800**	--	**4,500**
DM-6A	191.35	3/4/2004	60.22	**46**	**1,800**	**5,200**	**1,100**	**7,900**	--	**3,100**
DM-6A	191.35	12/4/2003[†]	60.30	**150**	**5,600**	**21,000**	**3,100**	**24,200**	--	**5,800**
DM-6A	191.35	8/27/2003	60.20	**18**	**990**	**350**	**310**	**980**	--	**6,600**
DM-6A	191.35	7/8/2003	59.60	**19**	**620**	**290**	**480**	**1,150**	--	**620**
DM-6A	191.35	3/5/2003	59.31	**45**	**1,400**	**2,600**	**1,100**	**5,900**	--	**3,400**
DM-6A	191.35	11/6/2002	59.37	**48**	**1,500**	**4,300**	**1,500**	**7,700**	--	**15,000**
DM-6A	191.30	8/26/2002	59.00	**43**	**1,700**	**4,300**	**980**	**6,100**	--	**6,700**
DM-6A	191.30	5/22/2002	59.02	*	*	*	*	*	*	*
DM-6A	191.30	3/1/2002	59.40	*	*	*	*	*	*	*
DM-6A	191.30	12/17/2001	59.20	*	*	*	*	*	*	*
DM-6A	191.30	9/12/2001	60.00	*	*	*	*	*	*	*
DM-6A	191.30	6/18/2001	60.10	*	*	*	*	*	*	*
DM-6A	191.30	2/20/2001	60.21	*	*	*	*	*	*	*
DM-6A	191.30	12/1/2000	60.49	*	*	*	*	*	*	*
DM-6A	191.30	8/16/2000	60.50	*	*	*	*	*	*	*
DM-6A	191.30	5/15/2000	60.55	*	*	*	*	*	*	*
DM-6A	191.30	1/25/2000	61.11	*	*	*	*	*	*	*
DM-6A	191.30	11/15/1999	61.23	*	*	*	*	*	*	*
DM-6A	191.30	8/9/1999	61.34	*	*	*	*	*	*	*
DM-6A	191.30	5/11/1999	60.00	*	*	*	*	*	*	*
DM-7B[3]	—	4/28/2014		- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						
DM-7B	191.70	10/23/2013	107.05	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**0.63J**
DM-7B	191.70	6/5/2013	107.03	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**0.62J**
DM-7B	191.70	11/7/2012	106.67	**0.05J**	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**8.2**
DM-7B	191.70	5/2/2012	106.75	**0.14**	**0.30J**	**61**	nd<0.20	**0.55J**	--	**19**
DM-7B	191.70	11/2/2011	107.62	nd<0.04	**4.3**	nd<0.30	nd<0.20	nd<0.70	--	**43**

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
DM-7B	191.70	5/20/2011	106.64	nd<0.04	**0.97**	nd<0.30	nd<0.20	nd<0.70	--	**2.3**
DM-7B	191.70	11/3/2010	106.49	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**2.0**
DM-7B	191.70	5/5/2010	106.15	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	**1.2J**
DM-7B	191.70	1/28/2010	106.15	**0.095J**	nd<0.20	**1.0**	nd<0.20	**2.51**	--	**1.0J**
DM-7B	191.70	6/2/2009	105.91	nd<0.04	**0.28J**	**0.36J**	nd<0.20	nd<0.70	--	**3.0**
DM-7B	191.70	11/5/2008	106.18	nd<0.04	**1.1**	nd<0.30	nd<0.20	nd<0.70	--	**3.5**
DM-7B	191.70	6/24/2008	106.20	nd<0.04	**1.5**	nd<0.30	nd<0.20	nd<0.70	--	**3.9**
DM-7B	191.88	12/28/2007	106.27	nd<0.04	**1.5**	nd<30	nd<20	**0.48J**	--	**4.2**
DM-7B	191.88	6/21/2007	107.00	nd<0.1	**3.6**	nd<0.50	nd<0.50	nd<1.5	--	**4.2**
DM-7B	191.88	12/13/2006	108.52	nd<0.1	**25**	nd<0.50	nd<0.50	nd<1.5	--	**3.1**
DM-7B	191.88	5/2/2006	108.19	nd	**18**	nd	**2.5**	nd	--	**10**
DM-7B	191.88	11/23/2004	109.13	**0.22**	**68**	nd	**18**	**3.7**	--	**15**
DM-7B	191.88	6/3/2004	109.25	**0.37**	**90**	**1.0**	**34**	**8.2**	--	**22**
DM-7B	191.88	6/3/2004 Dup	109.25	**0.29**	**92**	nd	**35**	**7.9**	--	**23**
DM-7B	191.88	3/4/2004	109.87	**0.10**	**28**	nd	**9.8**	**1.9**	--	**12**
DM-7B	191.88	12/4/2003	109.48	**0.51**	**100**	nd	**64**	**19**	--	**33**
DM-7B	191.88	8/27/2003	110.46	**0.17**	**30**	nd	**14**	**3.5**	--	**24**
DM-7B	191.88	7/8/2003	109.89	nd	**3.2**	nd	**1.1**	nd	--	**14**
DM-7B	191.88	3/5/2003	110.31	**0.2**	**39**	nd	**18**	**5.3**	--	**56**
DM-7B	191.88	11/6/2002	110.47	**0.3**	**24**	**1.3**	**10**	**4.3**	--	**120**
DM-7B	191.88	8/26/2002	111.22	**1**	**190**	**1.2**	**110**	**53**	--	**1,600**
DM-7B	191.88	5/22/2002	111.24	**0.58**	**160**	nd	**62**	**58**	--	**1,200**
DM-7B	191.88	3/1/2002	111.24	**1.20**	**80**	**15**	**41**	**34**	--	**1,200**
DM-7B	191.88	12/17/2001	111.77	**0.84**	**75**	**16**	**84**	**28**	--	**1,900**
DM-7B	191.88	9/12/2001	111.94	**8.4**	**650**	**1,100**	**200**	**550**	--	**4,700**
DM-7B	191.88	6/18/2001	112.15	**32**	**730**	**700**	**200**	**840**	--	**5,200**
DM-7B	191.88	2/20/2001	114.42	**0.36**	**1,500**	**240**	**370**	**400**	--	**11,000**
DM-7B	191.88	12/1/2000	113.32	**13**	**1,800**	**2,100**	**430**	**1,500**	**6,500**	**13,000**
DM-7B	191.88	8/16/2000	113.29	**0.51**	**37**	**61**	**9**	**33**	--	**330**
DM-7B	191.88	5/15/2000	113.57	**1**	**140**	**130**	**30**	**76**	**690**	**770**
DM-7B	191.88	1/25/2000	114.41	nd	**22**	**29**	**9**	**140**	**54**	**64**
DM-7B	191.88	11/15/1999	114.23	**0.85**	**97**	**11**	**3**	**8**	**320**	**530**
DM-7B	191.88	8/9/1999	114.46	**3.2**	**500**	**720**	**65**	**220**	**500**	**410**
DM-7B	191.88	5/11/1999	114.70	**5.8**	**1,000**	**1,500**	**68**	**260**	**1,100**	**1,300**
SGI-MW-8A	190.18	9/15/2016	61.18	**75**	**3,400**	**6,200**	**2,000**	**11,500**	--	**640**
SGI-MW-8A	190.18	7/20/2016	61.82	*	*	*	*	*	--	*
SGI-MW-8A	190.18	2/25/2016	61.27	**81**	**2,800**	**5,400**	**2,000**	**12,500**	--	**320**
SGI-MW-8A	190.18	2/2/2016	61.32	*	*	*	*	*	--	*
SGI-MW-8A	190.18	7/29/2015	60.71	**11**	**2,100**	**150**	**150**	**474**	--	**150**
SGI-MW-8A	190.18	1/26/2015	60.38	**11**	**2,000**	**160**	**350**	**1,040**	--	**180**
SGI-MW-8A	190.18	8/13/2014	60.16	**7.5**	**2,100**	**77**	**380**	**209**	--	**520**
SGI-MW-8A	190.18	5/7/2014	60.19	**12**	**4,400**	**50**	**410**	**520**	--	**950**
SGI-MW-8A	190.18	10/23/2013	59.62	**22**	**4,800**	**650**	**680**	**2,320**	--	**1,100**
SGI-MW-8A	190.18	6/5/2013	59.29	**39**	**6,800**	**940**	**1,700**	**7,300**	--	**2,700**
SGI-MW-8A	190.18	11/7/2012	59.73	**51**	**4,900**	**2,800**	**1,900**	**11,300**	--	**5,200**
SGI-MW-8A	190.18	5/2/2012	58.74	**45**	**3,200**	**3,100**	**1,800**	**9,500**	--	**2,600**
SGI-MW-8A	190.18	11/2/2011	58.48	**22**	**6,000**	**3,900**	**2,600**	**8,200**	--	**2,000**
SGI-MW-8A	190.18	5/20/2011	58.56	**61**	**6,000**	**7,700**	**2,200**	**15,400**	--	**6,700**
SGI-MW-8A	190.18	11/3/2010	59.41	**51**	**4,500**	**8,100**	**2,300**	**13,600**	--	**2,400**
SGI-MW-8A	190.18	5/5/2010	60.46	*	*	*	*	*	--	*
SGI-MW-8A	190.18	1/28/2010	60.45	**46**	**7,600**	**2,600**	**1,900**	**8,000**	--	**7,600**
SGI-MW-8A	190.18	6/2/2009	60.71	**44**	**9,100**	**3,000**	**1,600**	**6,200**	--	**8,200**
SGI-MW-8A	190.18	11/5/2008	60.45	**25**	**4,500**	**2,600**	**1,200**	**4,400**	--	**5,200**
SGI-MW-8A	190.18	6/24/2008	60.23	**36**	**6,000**	**3,000**	**1,000**	**4,900**	--	**5,500**
MW-8A[3]	190.09	6/5/2008		- - - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - - -						
MW-8A	190.09	12/28/2007	******	******	******	******	******	******	******	******

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1] TPHg/GRO	EPA Method 8020B or 8260B[1] Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	EPA Method 8260B MtBE
MW-8A	190.09	6/21/2007	68.12	**30**	**1,500**	nd<50	**310**	**1,030**	--	**8,600**
MW-8A	190.09	12/13/2006	68.19	*	*	*	*	*	--	*
MW-8A	190.09	11/23/2004†	70.23	**110**	**9,800**	**29,000**	**3,500**	**22,000**	--	**40,000**
MW-8A	190.09	6/3/2004†	70.81	**140**	**13,000**	**40,000**	**5,000**	**34,000**	--	**61,000**
MW-8A	190.09	12/4/2003†	69.60	**210**	**17,000**	**49,000**	**2,500**	**33,000**	--	**88,000**
MW-8A	190.09	8/27/2003	68.79	**210**	**18,000**	**45,000**	**4,100**	**24,300**	--	**64,000**
MW-8A	190.09	7/8/2003	69.50	**0.37**	nd	nd	nd	**14**	--	**26,000**
SGI-MW-9A	190.57	7/20/2016	62.23	<40	<0.20	<0.30	<0.20	<0.70	--	**2.0**
SGI-MW-9A	190.57	2/2/2016	61.95	**0.32**	**0.76**	**2.7**	**21**	**12.2**	--	**1.4J**
SGI-MW-9A	190.57	7/29/2015	61.67	<0.040	**1.6**	<0.30	**2.0**	<0.70	--	**1.3J**
SGI-MW-9A	190.57	1/26/2015	61.21	**0.20**	**0.85**	nd<0.30	**0.52**	**1.09J**	--	**0.87J**
SGI-MW-9A	190.57	8/13/2014	60.66	**0.51**	**1.4**	nd<0.30	**4.2**	**1.1**	--	**1.1J**
SGI-MW-9A	190.57	5/7/2014	62.10	**2.1**	**2.0**	nd<0.30	**99**	**9.28**	--	**2.0**
SGI-MW-9A	190.57	10/23/2013	60.21	**27**	**3.8**	nd<1.5	**170**	**41**	--	nd<2.0
SGI-MW-9A	190.57	6/5/2013	59.96	**5.1**	**10**	nd<1.5	**330**	**40**	--	**4.7J**
SGI-MW-9A	190.57	11/7/2012	59.70	**7.6**	**32**	nd<3.0	nd<2.0	**262**	--	nd<4.0
SGI-MW-9A	190.57	5/2/2012	59.25	**14**	**43**	**1.1**	**610**	**1,554**	--	**2.6**
SGI-MW-9A	190.57	11/2/2011	59.18	**9.7**	**56**	**0.89**	**340**	**1,127**	--	**5.2**
SGI-MW-9A	190.57	5/20/2011	59.26	**2.1**	**84**	**0.39J**	**73**	**39.8**	--	**8.2**
SGI-MW-9A	190.57	11/3/2010	59.81	**3.2**	**100**	**0.88**	**160**	**207.7**	--	**12**
SGI-MW-9A	190.57	5/5/2010	61.04	**0.74**	**21**	nd<0.30	**35**	**50.4**	--	**8.3**
SGI-MW-9A	190.57	1/28/2010	61.21	**0.58**	**35**	nd<0.30	**35**	**62.5**	--	**12**
SGI-MW-9A	190.57	6/2/2009	61.39	**0.88**	**35**	**0.67**	**20**	**59.6**	--	**18**
SGI-MW-9A	190.57	11/5/2008	61.09	**2.5**	**70**	nd<3.0	**160**	**162**	--	**19J**
SGI-MW-9A	190.57	6/24/2008	60.90	**8.7**	**110**	**0.81**	**230**	**1,530**	--	**72**
MW-9A[3]	190.62	6/6/2008		- - - - - - - - - - - - - - - Well Destroyed - - - - - - - - - - - - - - -						
MW-9A	190.62	12/28/2007	******	******	******	******	******	******	******	******
MW-9A	190.62	6/21/2007	71.05	**0.56**	**11**	nd<0.50	nd<0.50	nd<1.5	--	**38**
MW-9A	190.62	12/13/2006	69.04	**1.5**	**100**	**0.56**	**1.0**	nd<1.5	--	**56**
MW-9A	190.62	5/2/2006	68.92	**5.0**	**217**	**3.7**	**289**	**574**	--	**78**
MW-9A	190.62	11/23/2004	68.47	**0.17**	**8.7**	nd	**2.9**	**22**	--	**490**
MW-9A	190.62	6/3/2004	68.85	**0.22**	**1.3**	nd	**2.1**	**11**	--	**660**
MW-9A	190.62	3/4/2004	68.66	**0.11**	**2.2**	nd	**1.9**	**1.2**	--	**240**
MW-9A	190.62	12/4/2003	68.51	**0.41**	**3.4**	nd	nd	**17**	--	**700**
MW-9A	190.62	8/27/2003	69.43	**0.74**	**110**	**130**	**6.9**	**140**	--	**660**
MW-9A	190.62	7/8/2003	70.81	**0.76**	**66**	**45**	nd	**120**	--	**1,600**
Trip Blank	—	7/20/2016	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	2/25/2016	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	7/29/2015	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	1/26/2015	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	8/13/2014	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	5/7/2014	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	10/23/2013	—	nd<0.03	nd<0.19	nd<0.29	nd<0.19	nd<0.69	--	nd<0.39
Trip Blank	—	6/5/2013	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	11/7/2012	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	5/2/2012	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	11/2/2011	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	5/20/2011	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	11/3/2010	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	5/5/2010	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	1/28/2010	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	6/2/2009	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	11/5/2008	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	6/24/2008	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40
Trip Blank	—	12/28/2007	—	nd<0.04	nd<0.20	nd<0.30	nd<0.20	nd<0.70	--	nd<0.40

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE
Trip Blank	—	6/21/2007	—	nd<0.1	nd<0.50	nd<0.50	nd<0.50	nd<1.5	--	nd<2
Trip Blank	—	12/31/2006	—	nd<0.1	nd<0.50	nd<0.50	nd<0.50	nd<1.5	--	nd<2
Trip Blank	—	5/2/2006	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	11/23/2004	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	6/3/2004	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	3/4/2004	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	12/4/2003	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	8/27/2003	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	7/8/2003	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	3/5/2003	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	11/6/2002	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	8/26/2002	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	5/22/2002	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	3/1/2002	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	12/17/2001	—	--	--	--	--	na	--	--
Trip Blank	—	9/12/2001	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	6/18/2001	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	2/20/2001	—	nd	nd	nd	nd	nd	--	nd
Trip Blank	—	12/1/2000	—	--	nd	nd	nd	nd	nd	--
Trip Blank	—	8/16/2000	—	--	--	--	--	na	--	--
Trip Blank	—	5/15/2000	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	1/25/2000	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	11/15/1999	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	8/9/1999	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	5/11/1999	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	2/17/1999	—	nd	nd	**3.0**	nd	nd	nd	--
Trip Blank	—	11/19/1998	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	8/25/1998	—	nd	nd	nd	nd	nd	nd	--
Trip Blank	—	6/30/1998	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	5/2/2006	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	11/23/2004	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	6/3/2004	—	nd	nd	nd	nd	nd	--	**1.3**
EquipmentBlank	—	3/4/2004	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	12/4/2003	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	8/27/2003	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	7/8/2003	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	3/5/2003	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	11/6/2002	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	8/26/2002	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	3/1/2002	—	--	**8.3**	**87**	**18**	**100**	--	--
EquipmentBlank	—	12/17/2001	—	--	--	--	--	na	--	--
EquipmentBlank	—	9/12/2001	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	6/18/2001	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	2/20/2001	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	12/1/2000	—	nd	nd	nd	nd	nd	nd	nd
EquipmentBlank	—	8/16/2000	—	nd	nd	nd	nd	nd	--	nd
EquipmentBlank	—	5/15/2000	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	1/25/2000	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	11/15/1999	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	8/9/1999	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	5/11/1999	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	2/17/1999	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	11/19/1998	—	nd	nd	**2.0**	nd	nd	nd	--
EquipmentBlank	—	8/25/1998	—	nd	nd	nd	nd	nd	nd	--
EquipmentBlank	—	6/30/1998	—	nd	nd	nd	nd	nd	nd	--

Table 4
Historical Groundwater Analytical Data Results
Century West Car Wash
Los Angeles, California

Well ID	Well Elevation[2] (Feet-AMSL)	Date Sampled	Depth to Groundwater (Feet-TOC)	EPA Method 8015B or 8260B[1]	EPA Method 8020B or 8260B[1]					EPA Method 8260B
				TPHg/GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MtBE	MtBE

Notes:

TPHg = Total Petroleum Hydrocarbons as gasoline or gasoline range organic. See laboratory report for details. Concentrations reported in milligrams per liter.

BTEX = Benzene, Toluene, Ethylbenzene, and Total Xylenes. Concentrations reported in micrograms per liter.

MtBE = Methyl tert-butyl ether. Concentrations reported in micrograms per liter.

nd = Non detect

nd<0.04 = Not Detected at or Above Limit Shown

ns = Not Sampled

-- = Not Analyzed

Feet-AMSL = Feet Above Mean Sea Level

Feet-TOC = Feet Below Top of Casing

* = Well Contains Product, No Groundwater Samples Collected

** = Dry Well, No Groundwater Samples Collected

*** = Insufficient later To Obtain a Sample

**** = Well Not Sampled - Gauged Only

***** = Well Not Sampled or Gauged

****** = Well Not Sampled or Gauged Due to City of Los Angeles Holiday Road Restrictions

† = Sampled After Free Product Was Purged

— = Not Applicable

1 = Data and analytical methods prior to December 2006 provided by previous consultant (ENVIRON). SGI has not confirmed (QA/QC) these results. Beginning December 2006, all analytical results are from EPA Method 8260B.

2 = All wells surveyed per AB2886 by Evans Land Surveying and Mapping on June 24, 2008

3 = DM-4A/B were destroyed on December 22, 1999; MW-8A and MW-9A were destroyed June 3 and 6, 2008 (respectively); DM-1A/B, DM-5A/B/C, DM-6A, and DM-7B were destroyed April 28 and 29, 2014.

J = Laboratory Estimated Value

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
DM-1A[2]	4/29/2014	-------- Well Destroyed--------			
DM-1A	10/23/2013	***	***	***	***
DM-1A	6/5/2013	***	***	***	***
DM-1A	11/7/2012	***	***	***	***
DM-1A	5/2/2012	***	***	***	***
DM-1A	11/2/2011	***	***	***	***
DM-1A	5/20/2011	***	***	***	***
DM-1A	11/3/2010	***	***	***	***
DM-1A	5/5/2010	***	***	***	***
DM-1A	1/28/2010	***	***	***	***
DM-1A	6/2/2009	***	***	***	***
DM-1A	11/5/2008	***	***	***	***
DM-1A	6/24/2008	***	***	***	***
DM-1A	12/28/2007	***	***	***	***
DM-1A	6/21/2007	***	***	***	***
DM-1A	12/13/2006	***	***	***	***
DM-1A	8/27/2003	nd	nd	nd	nd
DM-1A	7/8/2003	nd	nd	nd	nd
DM-1A	3/5/2003	nd	nd	nd	nd
DM-1A	11/6/2002	nd	nd	nd	nd
DM-1A	8/26/2002	nd	nd	nd	nd
DM-1A	5/22/2002	nd	nd	nd	nd
DM-1A	3/1/2002	nd	nd	nd	nd
DM-1A	12/17/2001	nd	nd	nd	**14**
DM-1A	9/12/2001	**	**	**	**
DM-1A	6/18/2001	nd	nd	nd	**6.1**
DM-1A	2/20/2001	nd	nd	nd	nd
DM-1B[2]	4/29/2014	-------- Well Destroyed--------			
DM-1B	10/23/2013	***	***	***	***
DM-1B	6/5/2013	***	***	***	***
DM-1B	11/7/2012	***	***	***	***
DM-1B	5/2/2012	***	***	***	***
DM-1B	11/2/2011	***	***	***	***
DM-1B	5/20/2011	***	***	***	***
DM-1B	11/3/2010	***	***	***	***
DM-1B	5/5/2010	***	***	***	***
DM-1B	1/28/2010	***	***	***	***
DM-1B	6/2/2009	***	***	***	***
DM-1B	11/5/2008	***	***	***	***
DM-1B	6/24/2008	***	***	***	***
DM-1B	12/28/2007	***	***	***	***
DM-1B	6/21/2007	***	***	***	***
DM-1B	12/13/2006	***	***	***	***
DM-1B	8/27/2003	nd	nd	nd	nd
DM-1B	7/8/2003	nd	nd	nd	nd
DM-1B	3/5/2003	nd	nd	nd	nd
DM-1B	11/6/2002	nd	nd	nd	nd
DM-1B	8/26/2002	nd	nd	nd	nd

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
DM-1B	5/22/2002	nd	nd	nd	nd
DM-1B	3/1/2002	nd	nd	nd	nd
DM-1B	12/17/2001	nd	nd	nd	nd
DM-1B	9/12/2001	nd	nd	nd	nd
DM-1B	6/18/2001	nd	nd	nd	nd
DM-1B	2/20/2001	nd	nd	nd	nd
DM-2C	1/26/2015	****	****	****	****
DM-2C	4/29/2014	****	****	****	****
DM-2C	10/23/2013	****	****	****	****
DM-2C	6/5/2013	****	****	****	****
DM-2C	11/7/2012	****	****	****	****
DM-2C	5/2/2012	****	****	****	****
DM-2C	11/2/2011	****	****	****	****
DM-2C	5/20/2011	****	****	****	****
DM-2C	11/3/2010	****	****	****	****
DM-2C	5/5/2010	****	****	****	****
DM-2C	1/28/2010	****	****	****	****
DM-2C	6/2/2009	****	****	****	****
DM-2C	11/5/2008	****	****	****	****
DM-2C	6/24/2008	****	****	****	****
DM-2C	12/28/2007	****	****	****	****
DM-2C	6/21/2007	****	****	****	****
DM-2C	12/13/2006	****	****	****	****
DM-2C	8/27/2003	nd	nd	nd	nd
DM-2C	7/8/2003	nd	nd	nd	nd
DM-2C	3/5/2003	nd	nd	nd	nd
DM-2C	11/6/2002	nd	nd	nd	nd
DM-2C	8/26/2002	nd	nd	nd	nd
DM-2C	5/22/2002	nd	nd	nd	nd
DM-2C	3/1/2002	nd	nd	nd	nd
DM-2C	12/17/2001	nd	nd	nd	nd
DM-2C	9/12/2001	nd	nd	nd	nd
DM-2C	6/18/2001	nd	nd	nd	nd
DM-2C	2/20/2001	nd	nd	nd	nd
DM-3C	1/26/2015	****	****	****	****
DM-3C	4/28/2014	****	****	****	****
DM-3C	10/23/2013	****	****	****	****
DM-3C	6/5/2013	****	****	****	****
DM-3C	11/7/2012	****	****	****	****
DM-3C	5/2/2012	****	****	****	****
DM-3C	11/2/2011	****	****	****	****
DM-3C	5/20/2011	****	****	****	****
DM-3C	11/3/2010	****	****	****	****
DM-3C	5/5/2010	****	****	****	****
DM-3C	1/28/2010	****	****	****	****
DM-3C	6/2/2009	****	****	****	****
DM-3C	11/5/2008	****	****	****	****

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
DM-3C	6/24/2008	****	****	****	****
DM-3C	12/28/2007	****	****	****	****
DM-3C	6/21/2007	****	****	****	****
DM-3C	12/13/2006	****	****	****	****
DM-3C	8/27/2003	nd	nd	nd	nd
DM-3C	7/8/2003	nd	nd	nd	nd
DM-3C	3/5/2003	nd	nd	nd	nd
DM-3C	11/6/2002	nd	nd	nd	**300**
DM-3C	8/26/2002	nd	nd	nd	nd
DM-3C	5/22/2002	nd	nd	nd	nd
DM-3C	3/1/2002	nd	nd	nd	nd
DM-3C	12/17/2001	nd	nd	nd	nd
DM-3C	9/12/2001	nd	nd	nd	nd
DM-3C	6/18/2001	nd	nd	nd	nd
DM-3C	2/20/2001	nd	nd	nd	nd
DM-5A[2]	4/29/2014	-------- Well Destroyed--------			
DM-5A	10/23/2013	nd<0.50	nd<0.40	nd<0.30	nd<7.0
DM-5A	6/5/2013	nd<0.50	nd<0.40	nd<0.30	nd<7.0
DM-5A	11/7/2012	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	5/2/2012	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	11/2/2011	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	5/20/2011	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	11/3/2010	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	05/05/10	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	01/28/10	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	06/02/09	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	11/05/08	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	06/24/08	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	12/28/07	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5A	06/21/07	nd <2.0	nd <2.0	nd <2.0	nd <10
DM-5A	12/13/06	nd <2.0	nd <2.0	nd <2.0	nd <10
DM-5A	05/02/06	nd	nd	nd	nd
DM-5A	11/23/04	nd	nd	nd	**43**
DM-5A	06/03/04	nd	nd	**1.6**	**120**
DM-5A	03/04/04	nd	nd	**2.1**	**110**
DM-5A	12/04/03	nd	nd	nd	**180**
DM-5A	08/27/03	nd	nd	nd	nd
DM-5A	07/08/03	nd	nd	nd	nd
DM-5A	03/05/03	nd	nd	nd	**580**
DM-5A	11/06/02	nd	nd	nd	**800**
DM-5A	08/26/02	nd	nd	nd	nd
DM-5A	05/22/02	nd	nd	**12**	**1,100**
DM-5A	03/01/02	nd	nd	nd	nd
DM-5A	12/17/01	nd	**1.5**	**14**	**420**
DM-5A	09/12/01	nd	nd	nd	nd
DM-5A	06/18/01	nd	nd	nd	**850**
DM-5A	02/20/01	nd	nd	nd	nd

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
DM-5B[2]	4/29/2014	-------- Well Destroyed--------			
DM-5B	10/23/13	nd<0.50	nd<0.40	nd<0.30	nd<7.0
DM-5B	06/05/13	nd<0.50	nd<0.40	nd<0.30	nd<7.0
DM-5B	11/07/12	nd <0.50	nd <0.40	nd <0.30	**35**
DM-5B	05/02/12	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5B	11/02/11	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5B	05/20/11	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5B	11/03/10	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-5B	05/05/10	nd <0.50	nd <0.40	nd <0.30	**7.6J**
DM-5B	01/28/10	nd <0.50	nd <0.40	nd <0.30	**27**
DM-5B	06/02/09	nd <0.50	nd <0.40	nd <0.30	**50**
DM-5B	11/05/08	nd <0.50	nd <0.40	nd <0.30	**72**
DM-5B	06/24/08	nd <0.50	nd <0.40	nd <0.30	**130**
DM-5B	12/28/07	nd <0.50	nd <0.40	nd <0.30	**38**
DM-5B	06/21/07	nd <2.0	nd <2.0	nd <2.0	**110**
DM-5B	12/13/06	nd <2.0	nd <2.0	nd <2.0	**53**
DM-5B	05/02/06	nd	nd	nd	**151**
DM-5B	11/23/04	nd	nd	nd	**14**
DM-5B	06/03/04	nd	nd	nd	**95**
DM-5B	03/04/04	nd	nd	nd	**97**
DM-5B	12/04/03	nd	nd	nd	**73**
DM-5B	08/27/03	nd	nd	nd	**45**
DM-5B	07/08/03	nd	nd	nd	**270**
DM-5B	03/05/03	nd	nd	nd	**290**
DM-5B	11/06/02	nd	nd	nd	**140**
DM-5B	08/26/02	nd	nd	nd	nd
DM-5B	05/22/02	nd	nd	nd	**130**
DM-5B	03/01/02	nd	nd	nd	nd
DM-5B	12/17/01	nd	nd	nd	**110**
DM-5B	09/12/01	nd	nd	nd	nd
DM-5B	06/18/01	nd	nd	nd	nd
DM-5B	02/20/01	nd	nd	nd	nd
DM-5C[2]	4/29/2014	-------- Well Destroyed--------			
DM-5C	10/23/13	**	**	**	**
DM-5C	06/05/13	**	**	**	**
DM-5C	11/07/12	**	**	**	**
DM-5C	05/02/12	**	**	**	**
DM-5C	11/02/11	**	**	**	**
DM-5C	05/20/11	**	**	**	**
DM-5C	11/03/10	**	**	**	**
DM-5C	05/05/10	**	**	**	**
DM-5C	01/28/10	**	**	**	**
DM-5C	06/02/09	**	**	**	**
DM-5C	11/05/08	**	**	**	**
DM-5C	06/24/08	**	**	**	**
DM-5C	12/28/07	**	**	**	**
DM-5C	06/21/07	**	**	**	**
DM-5C	12/13/06	**	**	**	**

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
DM-5C	03/05/03	**	**	**	**
DM-5C	11/06/02	**	**	**	**
DM-5C	08/26/02	**	**	**	**
DM-5C	05/22/02	**	**	**	**
DM-5C	03/01/02	**	**	**	**
DM-5C	12/17/01	**	**	**	**
DM-5C	09/12/01	**	**	**	**
DM-5C	06/18/01	**	**	**	**
DM-5C	02/20/01	**	**	**	**
DM-6A[2]	4/28/2014	-------- Well Destroyed--------			
DM-6A	10/23/13	nd<2.5	nd<2.0	nd<1.5	nd<35
DM-6A	06/05/13	nd<2.5	nd<2.0	nd<1.5	nd<35
DM-6A	11/07/12	nd <5.0	nd <4.0	nd <3.0	**380**
DM-6A	05/02/12	nd <2.5	nd <2.0	nd <1.5	nd <35
DM-6A	11/02/11	nd <2.5	nd <2.0	nd <1.5	nd <35
DM-6A	05/20/11	nd <2.5	nd <2.0	nd <1.5	**94**
DM-6A	11/03/10	nd <5.0	nd <4.0	nd <3.0	nd <70
DM-6A	05/05/10	nd <10	nd <8.0	nd <6.0	nd <140
DM-6A	01/28/10	nd <5.0	nd <4.0	nd <3.0	nd <70
DM-6A	06/02/09	nd <10	nd <8.0	nd <6.0	nd <140
DM-6A	11/05/08	nd <25	nd <20	nd <15	nd <350
DM-6A	06/24/08	nd <10	nd <8.0	nd <6.0	nd <140
DM-6A	12/28/07	nd <50	nd <40	nd <30	nd <700
DM-6A	06/21/07	nd <200	nd <200	nd <200	nd <1,000
DM-6A	12/13/06	nd <200	nd <200	nd <200	**3,300**
DM-6A	05/02/06	nd	nd	**11**	**3,570**
DM-6A	5/2/2006 Dup	nd	nd	**11**	**2,880**
DM-6A	11/23/04	nd	nd	nd	**510**
DM-6A	6/3/2004[†]	nd	nd	nd	**590**
DM-6A	03/04/04	nd	nd	nd	**3,100**
DM-6A	12/4/2003[†]	nd	nd	nd	nd
DM-6A	08/27/03	nd	nd	nd	**1,400**
DM-6A	07/08/03	nd	nd	nd	**160**
DM-6A	03/05/03	nd	nd	nd	**640**
DM-6A	11/06/02	nd	nd	nd	**2,300**
DM-6A	08/26/02	nd	nd	nd	nd
DM-6A	05/22/02	*	*	*	*
DM-6A	03/01/02	*	*	*	*
DM-6A	12/17/01	*	*	*	*
DM-6A	09/12/01	*	*	*	*
DM-6A	06/18/01	*	*	*	*
DM-6A	02/20/01	*	*	*	*
DM-7B[2]	4/28/2014	-------- Well Destroyed--------			
DM-7B	10/23/13	nd<0.50	nd<0.40	nd<0.30	**23**
DM-7B	06/05/13	nd<0.50	nd<0.40	nd<0.30	nd<7.0
DM-7B	11/07/12	nd <0.50	nd <0.40	nd <0.30	**130**
DM-7B	05/02/12	nd <0.50	nd <0.40	nd <0.30	**99**

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
DM-7B	11/02/11	nd <0.50	nd <0.40	nd <0.30	**74**
DM-7B	05/20/11	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-7B	11/03/10	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-7B	05/05/10	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-7B	01/28/10	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-7B	06/02/09	nd <0.50	nd <0.40	nd <0.30	nd <7.0
DM-7B	11/05/08	nd <0.50	nd <0.40	nd <0.30	**24**
DM-7B	06/24/08	nd <0.50	nd <0.40	nd <0.30	**110**
DM-7B	12/28/07	nd <0.50	nd <0.40	nd <0.30	**61**
DM-7B	06/21/07	nd <2.0	nd <2.0	nd <2.0	**16**
DM-7B	12/13/06	nd <2.0	nd <2.0	nd <2.0	nd <10
DM-7B	05/02/06	nd	nd	nd	**67**
DM-7B	11/23/04	nd	nd	nd	**9.1**
DM-7B	06/03/04	nd	nd	nd	**40**
DM-7B	6/3/2004 Dup	nd	nd	nd	**26**
DM-7B	03/04/04	nd	nd	nd	**44**
DM-7B	12/04/03	nd	nd	nd	**14**
DM-7B	08/27/03	nd	nd	nd	**71**
DM-7B	07/08/03	nd	nd	nd	**250**
DM-7B	03/05/03	nd	nd	nd	**150**
DM-7B	11/06/02	nd	nd	nd	**78**
DM-7B	08/26/02	nd	nd	nd	nd
DM-7B	05/22/02	nd	nd	nd	**210**
DM-7B	03/01/02	nd	nd	nd	nd
DM-7B	12/17/01	nd	nd	**3**	**270**
DM-7B	09/12/01	nd	nd	nd	nd
DM-7B	06/18/01	nd	nd	**6.2**	**280**
DM-7B	02/20/01	nd	**1.4**	**12**	**1,100**
SGI-MW-8A	9/15/2016	nd<10	nd<8.0	nd<6.0	**940**
SGI-MW-8A	7/20/2016	*	*	*	*
SGI-MW-8A	02/25/16	nd<10	nd<8.0	nd<6.0	nd <140
SGI-MW-8A	02/02/16	*	*	*	*
SGI-MW-8A	07/29/15	nd<10	nd<8.0	nd<6.0	**520**
SGI-MW-8A	01/26/15	nd<5.0	nd<4.0	nd<3.0	**170**
SGI-MW-8A	08/13/14	nd<25	nd<20	nd<15	nd<350
SGI-MW-8A	05/07/14	nd<25	nd<20	nd<15	nd<350
SGI-MW-8A	10/23/13	nd<50	nd<40	nd<30	nd<700
SGI-MW-8A	06/05/13	nd<25	nd<20	nd<15	**610**
SGI-MW-8A	11/07/12	nd <25	nd <20	nd <15	**3,100**
SGI-MW-8A	05/02/12	nd <25	nd <20	nd <15	**1,800**
SGI-MW-8A	11/02/11	nd <25	nd <20	nd <15	**2,300**
SGI-MW-8A	05/20/11	nd <25	nd <20	**58J**	**3,500**
SGI-MW-8A	11/03/10	nd <25	nd <20	nd <15	nd <350
SGI-MW-8A	05/05/10	*	*	*	*
SGI-MW-8A	01/28/10	nd <50	nd <40	nd <30	**2,200**
SGI-MW-8A	06/02/09	nd <50	nd <40	nd <30	**1,100**
SGI-MW-8A	11/05/08	nd <50	nd <40	nd <30	**1,700**
SGI-MW-8A	06/24/08	nd <10	nd <8.0	**27J**	**920**

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
MW-8A[2]	06/06/08	-------- Well Destroyed--------			
MW-8A	12/28/07	*****	*****	*****	*****
MW-8A	06/21/07	nd <200	nd <200	nd <200	nd <1,000
MW-8A	12/13/06	*	*	*	*
MW-8A	11/23/2004†	nd	nd	nd	**11,000**
MW-8A	6/3/2004†	nd	nd	nd	**3,200**
MW-8A	12/4/2003†	nd	nd	nd	nd
MW-8A	08/27/03	nd	**6.5**	**66**	nd
MW-8A	07/08/03	nd	nd	nd	**1,800**
SGI-MW-9A	7/20/2016	nd<0.50	nd<0.40	nd<0.30	nd<7.0
SGI-MW-9A	02/02/16	nd<0.50	nd<0.40	nd<0.30	nd<7.0
SGI-MW-9A	07/29/15	nd<0.50	nd<0.40	nd<0.30	nd<7.0
SGI-MW-9A	01/26/15	nd<0.50	nd<0.40	nd<0.30	nd<7.0
SGI-MW-9A	08/13/14	nd<0.50	nd<0.40	nd<0.30	nd<7.0
SGI-MW-9A	05/07/14	nd<0.50	nd<0.40	nd<0.30	**23**
SGI-MW-9A	10/23/13	nd<2.5	nd<2.0	nd<1.5	nd<35
SGI-MW-9A	06/05/13	nd<2.5	nd<2.0	nd<1.5	nd<35
SGI-MW-9A	11/07/12	nd <5.0	**410**	nd <3.0	nd <70
SGI-MW-9A	05/02/12	nd <0.50	nd <0.40	nd <0.30	nd <7.0
SGI-MW-9A	11/02/11	nd <0.50	nd <0.40	nd <0.30	**19**
SGI-MW-9A	05/20/11	nd <0.50	nd <0.40	nd <0.30	**41**
SGI-MW-9A	11/03/10	nd <0.50	nd <0.40	nd <0.30	**64**
SGI-MW-9A	05/05/10	nd <0.50	nd <0.40	nd <0.30	**21**
SGI-MW-9A	01/28/10	nd <0.50	nd <0.40	nd <0.30	**23**
SGI-MW-9A	06/02/09	nd <0.50	nd <0.40	nd <0.30	nd <7.0
SGI-MW-9A	11/05/08	nd <5.0	nd <4.0	nd <3.0	nd <70
SGI-MW-9A	06/24/08	nd	nd	nd	**47**
MW-9A[2]	06/07/08	-------- Well Destroyed--------			
MW-9A	12/28/07	*****	*****	*****	*****
MW-9A	06/21/07	nd <2.0	nd <2.0	nd <2.0	**22**
MW-9A	12/13/06	nd <2.0	nd <2.0	nd <2.0	**100**
MW-9A	05/02/06	nd	nd	nd	**96**
MW-9A	11/23/04	nd	nd	nd	**920**
MW-9A	06/03/04	nd	nd	**1.4**	**1,400**
MW-9A	03/04/04	nd	nd	nd	**850**
MW-9A	12/04/03	nd	nd	nd	**890**
MW-9A	08/27/03	nd	nd	nd	**1,100**
MW-9A	07/08/03	nd	nd	nd	**3,000**
Trip Blank	7/20/2016	nd<0.50	nd<0.40	nd<0.30	nd<7.0
Trip Blank	02/25/16	nd<0.50	nd<0.40	nd<0.30	nd<7.0
Trip Blank	02/02/16	nd<0.50	nd<0.40	nd<0.30	nd<7.0
Trip Blank	07/29/15	nd<0.50	nd<0.40	nd<0.30	nd<7.0
Trip Blank	01/26/15	nd<0.50	nd<0.40	nd<0.30	nd<7.0
Trip Blank	08/13/14	nd	nd	nd	nd
Trip Blank	05/07/14	nd	nd	nd	nd
Trip Blank	10/23/13	nd	nd	nd	nd
Trip Blank	06/05/13	nd	nd	nd	nd

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA
Trip Blank	11/07/12	nd	nd	nd	nd
Trip Blank	05/02/12	nd	nd	nd	nd
Trip Blank	11/02/11	nd	nd	nd	nd
Trip Blank	05/20/11	nd	nd	nd	nd
Trip Blank	11/03/10	nd	nd	nd	nd
Trip Blank	05/05/10	nd	nd	nd	nd
Trip Blank	01/28/10	nd	nd	nd	nd
Trip Blank	06/02/09	nd	nd	nd	nd
Trip Blank	11/05/08	nd	nd	nd	nd
Trip Blank	06/24/08	nd	nd	nd	nd
Trip Blank	12/28/07	nd	nd	nd	nd
Trip Blank	06/21/07	nd	nd	nd	nd
Trip Blank	12/13/06	nd	nd	nd	nd
Trip Blank	11/23/04	nd	nd	nd	nd
Trip Blank	06/03/04	nd	nd	nd	nd
Trip Blank	03/04/04	nd	nd	nd	nd
Trip Blank	12/04/03	nd	nd	nd	nd
Trip Blank	08/27/03	nd	nd	nd	nd
Trip Blank	07/08/03	nd	nd	nd	nd
Trip Blank	03/05/03	nd	nd	nd	nd
Trip Blank	11/06/02	nd	nd	nd	nd
Trip Blank	08/26/02	nd	nd	nd	nd
Trip Blank	05/22/02	nd	nd	nd	nd
Trip Blank	03/01/02	nd	nd	nd	nd
Trip Blank	12/17/01	na	na	na	na
Trip Blank	09/12/01	nd	nd	nd	nd
Trip Blank	06/18/01	nd	nd	nd	nd
Trip Blank	02/20/01	nd	nd	nd	nd
Equipment Blank	11/23/04	nd	nd	nd	nd
Equipment Blank	06/03/04	nd	nd	nd	**5.0**
Equipment Blank	03/04/04	nd	nd	nd	nd
Equipment Blank	12/04/03	nd	nd	nd	nd
Equipment Blank	08/27/03	nd	nd	nd	nd
Equipment Blank	07/08/03	nd	nd	nd	nd
Equipment Blank	03/05/03	nd	nd	nd	nd
Equipment Blank	11/06/02	nd	nd	nd	nd
Equipment Blank	08/26/02	nd	nd	nd	nd
Equipment Blank	05/22/02	nd	nd	nd	nd
Equipment Blank	03/01/02	nd	nd	nd	nd
Equipment Blank	12/17/01	na	na	na	na
Equipment Blank	09/12/01	nd	nd	nd	nd
Equipment Blank	06/18/01	nd	nd	nd	nd
Equipment Blank	02/20/01	nd	nd	nd	nd

Table Notes on Next Page

Table 5
Historical Additional Analyte Results
Century West Car Wash
Los Angeles, California
(concentrations in µg/L)

Well ID	Date Sampled	EPA Method 8260[1]			
		DIPE	ETBE	TAME	TBA

Table Notes:

* = Well Contains Product, No Groundwater Samples Collected

** = Dry Well, No Groundwater Samples Collected

*** = Not Sampled - Gauged Only

**** = Not Sampled or Gauged

***** = Not Sampled or Gauged Due to City of Los Angeles Holiday Road Restrictions

† = Sampled After Free Product Was Purged

DIPE = di-isopropyl ether

ETBE = ethyl tertiary butyl ether

TAME = tertiary amyl methyl ether

TBA = tertiary butyl alcohol

µg/L = micrograms per liter

nd = Not Detected

ns = Not Sampled

na = Not Analyzed

1 = Historical data prior to December 2006 provided by prior consultant (ENVIRON). SGI has not confirmed (QA/QC) these results.

2 = DM-4A/B were destroyed on December 22, 1999; MW-8A and MW-9A were destroyed June 3 and 6, 2008 (respectively); DM-1A/B, DM-5A/B/C, DM-6A, and DM-7B were destroyed April 28 and 29, 2014.

Table 6
Well Specifications Summary
Century West Car Wash
Los Angeles, California

Well ID	Diameter (inches)	Screen Interval (feet)	Casing Elevation (MSL)[1]	Type of Well	
				Monitoring	SVE[2]
DM-1A[7]	2	59.98 to 69.98	198.84	X	
DM-1B[7]	4	109-139	198.80	X	
DM-2C	4	6.5 to 21.5	189.57	X	
DM-3C	4	4.6 to 19.6	189.36	X	
DM-4A[4]	2	62.56 to 72.55	191.45	X	
DM-4B[4]	4	109.6 to 139.65	191.40	X	
DM-5A[7]	2	62.79 to 72.78	192.29	X	
DM-5B[7]	4	109.63 to 139.63	192.30	X	
DM-5C[7]	2	10.63 to 20.63	192.27	X	
DM-6A[7]	4	56.8 to 66.8	191.30	X	
DM-7B[7]	4	108.9 to 138.9	191.88	X	
MW-8A[6]	4	63 to 73	190.09	X	
SGI-MW-8A	4	50 to 65	190.18	X	
MW-9[6]	4	63 to 73	190.02	X	
SGI-MW-9A	4	50 to 65	190.57	X	
SEW-1A[7]	2	4.6 to 29.7	NS[3]		X
SEW-1B[7]	2	34.7 to 59.7	NS		X
SEW-2A[7]	2	4.8 to 29.8	NS		X
SEW-2B[7]	2	34.7 to 59.7	NS		X
SEW-3A[7]	2	4.8 to 29.8	NS		X
SEW-3B[7]	2	34.7 to 59.7	NS		X
SEW-4A[7]	2	4.8 to 29.8	NS		X
SEW-4B[7]	2	34.7 to 59.7	NS		X
SEW-5A[7]	2	4.8 to 29.8	NS		X
SEW-5B[7]	2	34.7 to 59.7	NS		X
DEW-1C[7]	2	74.6 to 94.7	NS		X
DEW-1D[7]	2	100 to 120	NS		X
DEW-2C[7]	2	74.7 to 94.7	NS		X
DEW-2D[7]	2	100 to 120	NS		X
DEW-3C[7]	2	72.7 to 92.7	NS		X
DEW-3D[7]	2	100 to 120	NS		X

Notes:
(1) MSL: Mean sea level
(2) SVE: Soil vapor extraction
(3) NS: Not surveyed
(4) Wells were destroyed in December 1998
(5) NM: Not Measured
(6) Wells were destroyed in June 2008
(7) Wells were destroyed in April 2014

Table 7
Historical Liquid Phase Hydrocarbon Removal
Century West Car Wash
9500 Pico Blvd, Los Angeles, California

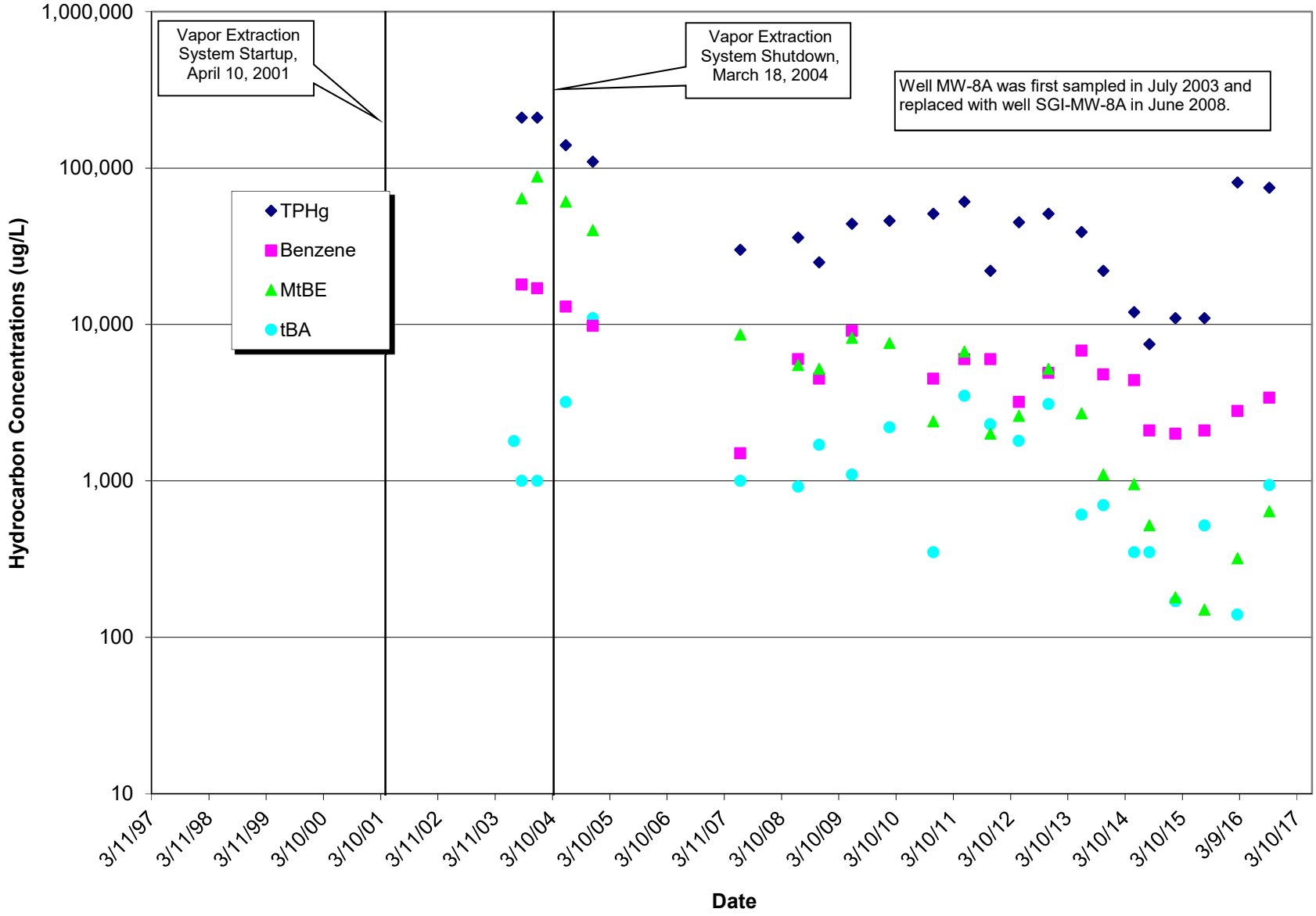
Well ID	Date	Notes	LPH Thickness (feet)	LPH Removed (gallons)
MW-8A	02/23/07	1	0.01	0.00
MW-8A	03/09/07	2	0.00	0.01
MW-8A	03/20/07	2	0.00	0.00
MW-8A	04/05/07	2	0.00	0.125
MW-8A	04/18/07	2	0.00	0.01
MW-8A	04/30/07	3	0.00	0.00
MW-8A	05/30/07	3	0.00	0.00
MW-8A	06/05/08	4	NM	NM
SGI-MW-8A	05/05/10	1	0.36	0.00
SGI-MW-8A	06/18/10	2	0.12	0.26
SGI-MW-8A	07/07/10	2	0.11	0.04
SGI-MW-8A	07/21/10	2	0.07	0.03
SGI-MW-8A	08/04/10	2	0.04	0.04
SGI-MW-8A	08/18/10	2	0.03	0.04
SGI-MW-8A	09/08/10	2	Sheen	0.02
SGI-MW-8A	09/22/10	2	0.00	0.01
SGI-MW-8A	10/06/10	2	0.00	0.00
SGI-MW-8A	10/20/10	2	0.01	0.01
SGI-MW-8A	11/03/10	3	0.00	0.00
SGI-MW-8A	12/08/10	2	0.04	0.03
SGI-MW-8A	12/28/10	2	0.01	0.02
SGI-MW-8A	01/05/11	2	0.00	0.01
SGI-MW-8A	01/19/11	2	0.00	0.04
SGI-MW-8A	02/03/11	2	0.00	0.04
SGI-MW-8A	02/16/11	2	0.00	0.04
SGI-MW-8A	03/15/11	2	0.00	0.04
SGI-MW-8A	05/20/11	3	0.00	0.00
SGI-MW-8A	11/02/11	3	0.00	0.00
SGI-MW-8A	05/02/12	3	0.00	0.00
SGI-MW-8A	11/07/12	3	0.00	0.00
SGI-MW-8A	06/05/13	3	0.00	0.00
SGI-MW-8A	10/23/13	3	0.00	0.00
SGI-MW-8A	05/07/14	3	0.00	0.00
SGI-MW-8A	08/13/14	3	0.00	0.00
SGI-MW-8A	01/26/15	3	0.00	0.00
SGI-MW-8A	07/29/15	3	0.00	0.00
SGI-MW-8A	02/02/16	2	0.14	0.07
SGI-MW-8A	02/11/16	2	0.00	0.02
SGI-MW-8A	02/25/16	3	0.00	0.00
SGI-MW-8A	03/09/16	2	0.00	0.02
SGI-MW-8A	03/25/16	2	0.00	0.02
SGI-MW-8A	07/20/16	2	0.07	0.08
SGI-MW-8A	08/12/16	2	0.03	0.10
SGI-MW-8A	08/29/16	2	0.00	0.00
SGI-MW-8A	09/15/16	2	0.00	0.00

Cumulative LPH removed from site in 2nd Half 2016:	0.18
Cumulative LPH removed from MW-8A (starting February 2007):	1.13

NOTES:
1 = Installed LPH absorbent sock
2 = Replaced LPH absorbent sock; LPH removed estimated based on sock staining
3 = Gauge only
4 = MW-8A destroyed and replaced with SGI-MW-8A between June 3 and 6, 2008
LPH =Liquid phase Hydrocarbons
NM = Not Measured

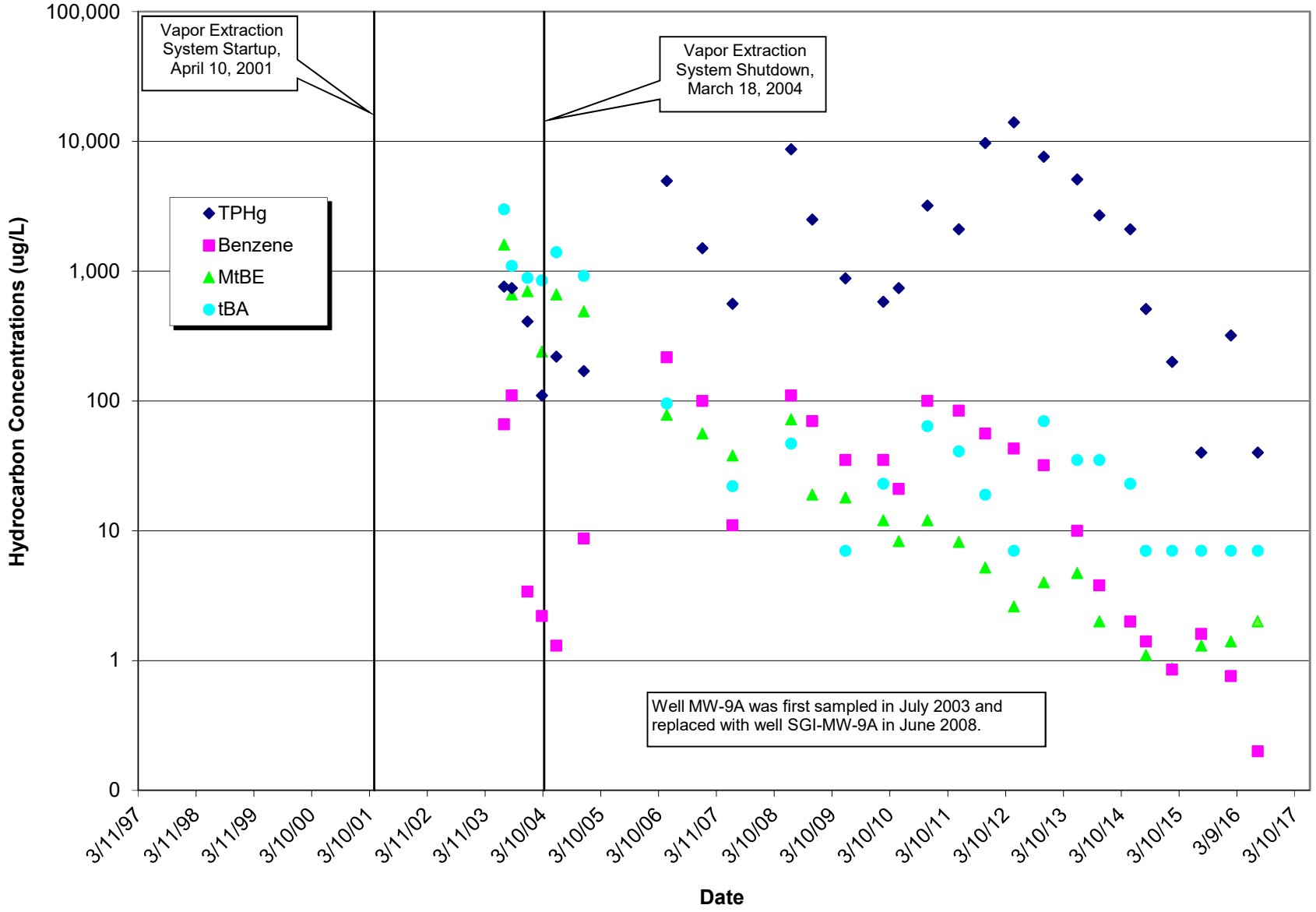
GRAPHS

Graph 1 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well SGI-MW-8A vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



Notes:
1) All results in micrograms per liter.
2) Results below MRLs shown at respective MRL or at estimated MRL for historical non-detect results.

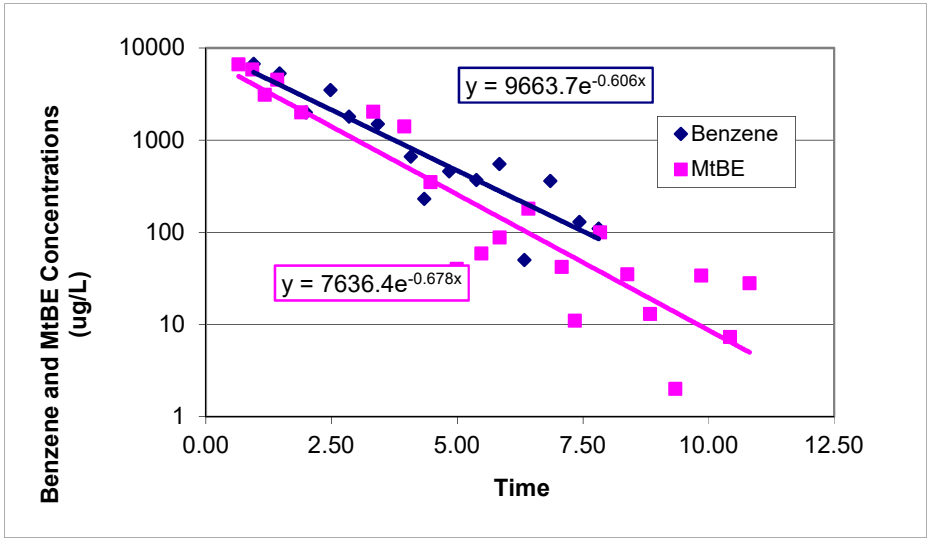
Graph 2 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well SGI-MW-9A vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



Notes:
1) All results in micrograms per liter.
2) Results below MRLs shown at respective MRL or at estimated MRL for historical non-detect results.

Graph 3 - Benzene and MtBE Concentrations in Well DM-6A vs. Time Rate Constants
Century West Car Wash, 9500 Pico Boulevard, Los Angeles

Date	Years Since 1/1/06	DM-6A Benzene (ug/L)	Years Since 1/1/03	DM-6A MtBE (ug/L)
10/23/2013	7.81	110	10.82	28
6/5/2013	7.43	130	10.43	7.3
11/7/2012	6.85	360	9.86	34
5/2/2012	6.34	50	9.34	2
11/2/2011	5.84	550	8.84	13
5/20/11	5.38	370	8.39	35
11/3/10	4.84	460	7.84	100
5/5/10	4.34	230	7.35	11
1/28/10	4.08	660	7.08	42
6/2/09	3.42	1,500	6.42	180
11/5/08	2.85	1,800	5.85	88
6/24/08	2.48	3,500	5.48	59
12/28/07	1.99	2,000	4.99	40
6/21/07	1.47	5,300	4.47	350
12/13/06	0.95	6,700	3.95	1,400
5/2/06		4,950	3.33	2,020
11/23/04		980	1.90	2,000
6/3/04		1,400	1.42	4,500
3/4/04		1,800	1.17	3,100
12/4/03		5,600	0.92	5,800
8/27/03		990	0.65	6,600
7/8/03		620		620
3/5/03		1,400		3,400
11/6/02		1,500		15,000
8/26/02		1,700		6,700



Benzene
Time (years since 1/1/06) = -Ln[Conc. Benzene (ug/L) / 9663.7] / 0.606
Using a conservative benzene remediation goal of 1 ug/L,
Time (years since 1/1/06) = -Ln[1 /9663.7] / 0.606 = 15.1 years or 2021

MtBE
Time (years since 1/1/03) = -Ln[Conc. MtBE (ug/L) / 7636.4] / 0.678
Using a conservative MtBE remediation goal of 5 ug/L,
Time (years since 1/1/03) = -Ln[5 /7636.4] / 0.678 = 10.8 years or 2013

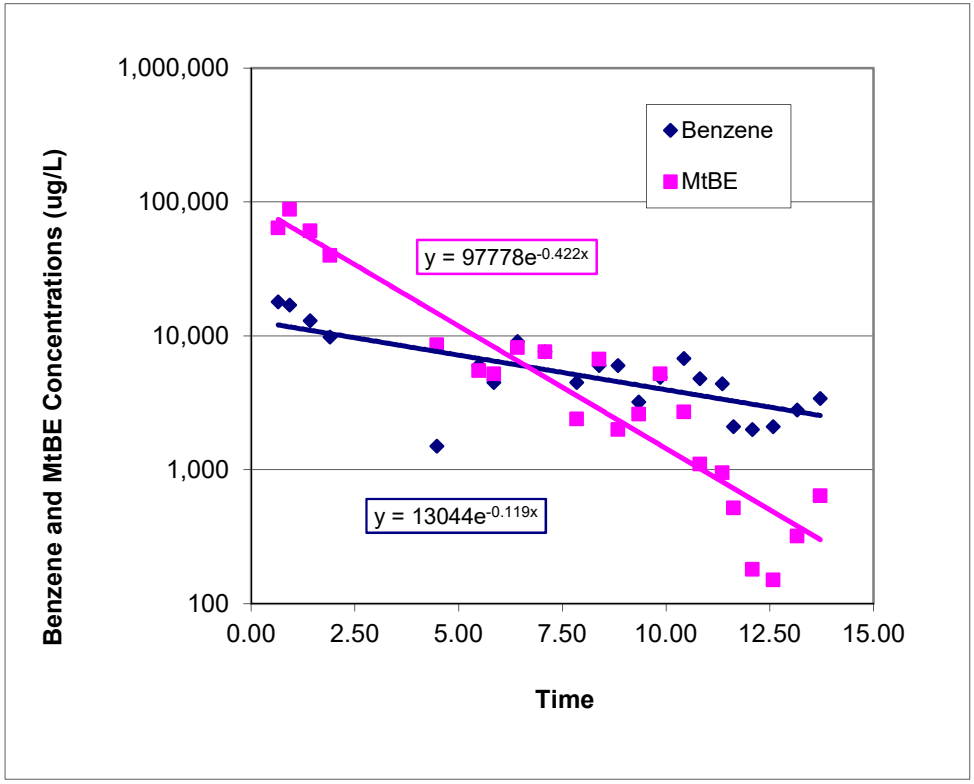
Notes:

1) Benzene concentrations in DM-6A reached their highest levels in December 2006. Concentrations generally declined thereafter and January 2006 was selected as the starting point.

2) MtBE concentrations in DM-6A reached their highest levels in November 2002. Concentrations generally declined thereafter and August 2003 was selected as the starting point.
3) Analytical results that were less than method reporting limit (MRL) shown in green at MRL.

Graph 4 - Benzene and MtBE Concentrations in Well SGI-MW-8A vs. Time Rate Constants
Century West Car Wash, 9500 Pico Boulevard, Los Angeles

Date	Years Since 1/1/03	SGI-MW-8A Benzene (ug/L)	SGI-MW-8A MtBE (ug/L)
9/15/2016	13.72	3,400	640
2/25/2016	13.16	2,800	320
7/29/2015	12.58	2,100	150
1/26/2015	12.08	2,000	180
8/13/2014	11.62	2,100	520
5/7/2014	11.35	4,400	950
10/23/2013	10.82	4,800	1,100
6/5/2013	10.43	6,800	2,700
11/7/2012	9.86	4,900	5,200
5/2/2012	9.34	3,200	2,600
11/2/2011	8.84	6,000	2,000
5/20/11	8.39	6,000	6,700
11/3/10	7.84	4,500	2,400
1/28/10	7.08	7,600	7,600
6/2/09	6.42	9,100	8,200
11/5/08	5.85	4,500	5,200
6/24/08	5.48	6,000	5,500
6/21/07	4.47	1,500	8,600
11/23/04	1.90	9,800	40,000
6/3/04	1.42	13,000	61,000
12/4/03	0.92	17,000	88,000
8/27/03	0.65	18,000	64,000

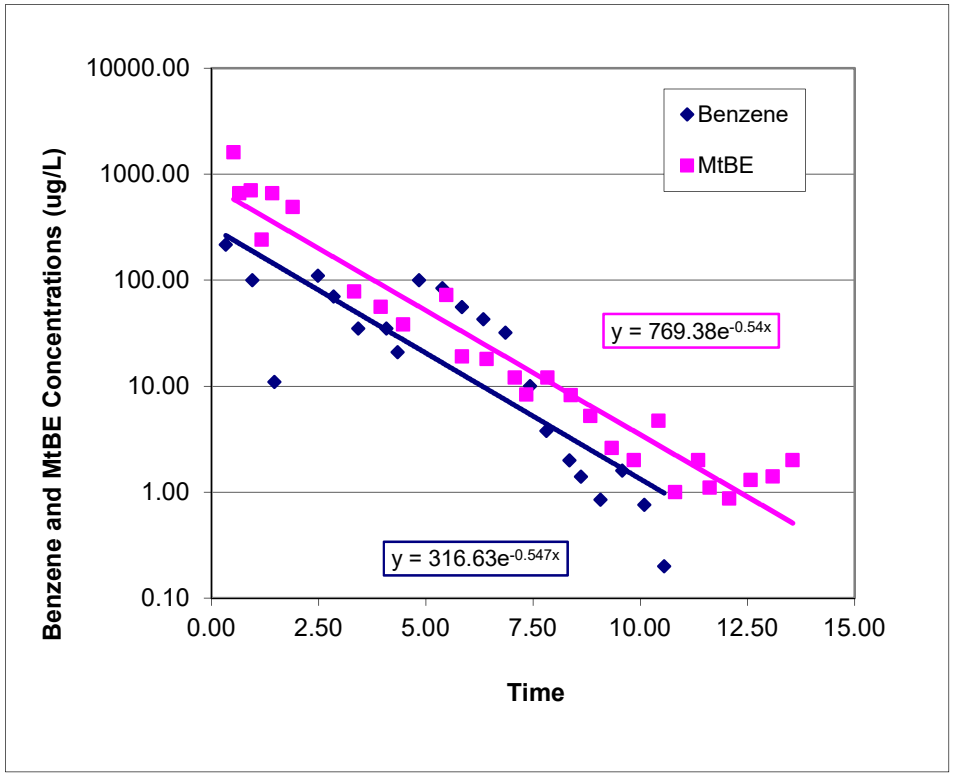


Benzene
Time (years since 1/1/03) = -Ln[Conc. Benzene (ug/L) /13044] / 0.119
Using a conservative benzene remediation goal of 1 ug/L,
Time (years since 1/1/03) = -Ln[1 /13044] / 0.119 = 80 years or 2083
MtBE
Time (years since 1/1/03) = -Ln[Conc. MtBE (ug/L) / 97778] / 0.422
Using a conservative MtBE remediation goal of 5 ug/L,
Time (years since 1/1/03) = -Ln[5 / 97778] / 0.422 = 23 years or 2026

Notes:
1) Benzene concentrations in SGI-MW-8A reached their highest levels in August 2003 and January 2003 was selected as the starting point.
2) MtBE concentrations in SGI-MW-8A reached their highest levels in December 2003 and January 2003 was selected as the starting point.

Graph 5 - Benzene and MtBE Concentrations in Well SGI-MW-9A vs. Time Rate Constants
Century West Car Wash, 9500 Pico Boulevard, Los Angeles

Date	Years Since 1/1/06	SGI-MW-9A Benzene (ug/L)	Years Since 1/1/03	SGI-MW-9A MtBE (ug/L)
7/20/2016	10.56	0.20	13.56	2.0
2/2/2016	10.09	0.76	13.10	1.40
7/29/2015	9.58	1.6	12.58	1.30
1/26/2015	9.07	0.85	12.08	0.87
8/13/2014	8.62	1.4	11.62	1.1
5/7/2014	8.35	2.0	11.35	2.0
10/23/2013	7.81	3.8	10.82	1.0
6/5/2013	7.43	10	10.43	4.7
11/7/2012	6.85	32	9.86	2.0
5/2/2012	6.34	43	9.34	2.6
11/2/2011	5.84	56	8.84	5.2
5/20/11	5.38	84	8.39	8.2
11/3/10	4.84	100	7.84	12
5/5/10	4.34	21	7.35	8.3
1/28/10	4.08	35	7.08	12
6/2/09	3.42	35	6.42	18
11/5/08	2.85	70	5.85	19
6/24/08	2.48	110	5.48	72
6/21/07	1.47	11	4.47	38
12/13/06	0.95	100	3.95	56
5/2/06	0.33	217	3.33	78
11/23/04			1.90	490
6/3/04			1.42	660
3/4/04			1.17	240
12/4/03			0.92	700
8/27/03			0.65	660
7/8/03			0.52	1,600



Benzene

Time (years since 1/1/06) = -Ln[Conc. Benzene (ug/L) / 316.63] / 0.547

Using a conservative benzene remediation goal of 1 ug/L,

Time (years since 1/1/06) = -Ln[1 /316.63] / 0.547 = 11 years or 2017

MtBE

Time (years since 1/1/03) = -Ln[Conc. MtBE (ug/L) / 769.38] / 0.54

Using a conservative MtBE remediation goal of 5 ug/L,

Time (years since 1/1/03) = -Ln[5 / 769.38] / 0.54 = 9.0 years or 2012

Notes:

1) Benzene concentrations in SGI-MW-9A reached their highest levels in May 2006 and January 2006 was selected as the starting point.

2) MtBE concentrations in SGI-MW-9A reached their highest levels in July 2003 and January 2003 was selected as the starting point.

3) Analytical results that were less than method reporting limit (MRL) shown in green and at 1/2 standard detection limit; J-flag results shown in yellow.

ATTACHMENT A

Groundwater Laboratory Report and Chain of Custody

AMERICAN ANALYTICS

9765 Eton Avenue
Chatsworth
California 91311
Tel: (818) 998-5547
Fax: (818) 998-7258

July 29, 2016

Jon Dutton

The Source Group Inc. (TO)

299 W. Hillcrest Drive, Suite 220

Thousand Oaks, CA 91360

Re : Century West Car Wash

A3241341 / 6G25010

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received on 07/25/16 12:12 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report or require additional information please call me at American Analytics.

Sincerely,

Viorel Vasile

Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash

AA Project No: A3241341
Date Received: 07/25/16
Date Reported: 07/29/16

Sample ID	Laboratory ID	Matrix	TAT	Date Sampled	Date Received
8260B TPHGASOLINEBTEXOXY					
SGI-MW-9A	6G25010-01	Water	5	07/20/16 13:50	07/25/16 12:12
QCTB	6G25010-02	Water	5	07/20/16 12:30	07/25/16 12:12

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash
Method: TPHG/BTEX/Oxygenates by GC/MS

AA Project No: A3241341
Date Received: 07/25/16
Date Reported: 07/29/16
Units: ug/L

Date Sampled:	07/20/16	07/20/16		
Date Prepared:	07/26/16	07/26/16		
Date Analyzed:	07/26/16	07/26/16		
AA ID No:	6G25010-01	6G25010-02		
Client ID No:	SGI-MW-9A	QCTB		
Matrix:	Water	Water		
Dilution Factor:	1	1	MDL	MRL
8260B TPHGASOLINEBTEXOXY (EPA 8260B)				
tert-Amyl Methyl Ether (TAME)	<0.30	<0.30	0.30	2.0
Benzene	<0.20	<0.20	0.20	0.50
tert-Butyl alcohol (TBA)	<7.0	<7.0	7.0	10
Diisopropyl ether (DIPE)	<0.50	<0.50	0.50	2.0
Ethylbenzene	<0.20	<0.20	0.20	0.50
Ethyl-tert-Butyl Ether (ETBE)	<0.40	<0.40	0.40	2.0
Gasoline Range Organics (GRO)	<40	<40	40	100
Methyl-tert-Butyl Ether (MTBE)	**2.0**	<0.40	0.40	2.0
Toluene	<0.30	<0.30	0.30	0.50
o-Xylene	<0.30	<0.30	0.30	0.50
m,p-Xylenes	<0.40	<0.40	0.40	1.0
Surrogates				**%REC Limits**
Dibromofluoromethane	110%	104%		70-140
Toluene-d8	98%	98%		70-140

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash

AA Project No: A3241341
Date Received: 07/25/16
Date Reported: 07/29/16

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPHG/BTEX/Oxygenates by GC/MS - Quality Control										
Batch B6G2622 - EPA 5030B										
Blank (B6G2622-BLK1)				Prepared & Analyzed: 07/26/16						
tert-Amyl Methyl Ether (TAME)	<0.30	0.30	ug/L							
Benzene	<0.20	0.20	ug/L							
tert-Butyl alcohol (TBA)	<7.0	7.0	ug/L							
Diisopropyl ether (DIPE)	<0.50	0.50	ug/L							
Ethylbenzene	<0.20	0.20	ug/L							
Ethyl-tert-Butyl Ether (ETBE)	<0.40	0.40	ug/L							
Gasoline Range Organics (GRO)	<40	40	ug/L							
Methyl-tert-Butyl Ether (MTBE)	<0.40	0.40	ug/L							
Toluene	<0.30	0.30	ug/L							
o-Xylene	<0.30	0.30	ug/L							
m,p-Xylenes	<0.40	0.40	ug/L							
Surrogate: Dibromofluoromethane	*65.7*		*ug/L*	*50*		*131*	*70-140*			
Surrogate: Toluene-d8	*46.7*		*ug/L*	*50*		*93.3*	*70-140*			
LCS (B6G2622-BS1)				Prepared: 07/26/16 Analyzed: 07/27/16						
tert-Amyl Methyl Ether (TAME)	**21.4**	0.30	ug/L	20		107	70-130			
Benzene	**19.7**	0.20	ug/L	20		98.6	75-125			
tert-Butyl alcohol (TBA)	**116**	7.0	ug/L	100		116	70-130			
Diisopropyl ether (DIPE)	**20.0**	0.50	ug/L	20		99.8	70-130			
Ethylbenzene	**21.1**	0.20	ug/L	20		105	75-125			
Ethyl-tert-Butyl Ether (ETBE)	**21.8**	0.40	ug/L	20		109	70-130			
Gasoline Range Organics (GRO)	**483**	40	ug/L	500		96.6	70-130			
Methyl-tert-Butyl Ether (MTBE)	**41.6**	0.40	ug/L	40		104	70-135			
Toluene	**20.3**	0.30	ug/L	20		101	75-125			
o-Xylene	**20.2**	0.30	ug/L	20		101	75-125			
m,p-Xylenes	**41.0**	0.40	ug/L	40		102	70-130			
Surrogate: Dibromofluoromethane	*46.9*		*ug/L*	*50*		*93.8*	*70-140*			
Surrogate: Toluene-d8	*50.2*		*ug/L*	*50*		*100*	*70-140*			
Matrix Spike (B6G2622-MS1)				**Source: 6G22001-06** Prepared & Analyzed: 07/26/16						
tert-Amyl Methyl Ether (TAME)	**28.8**	0.30	ug/L	20		144	70-130			QM-07
Benzene	**23.9**	0.20	ug/L	20		120	70-130			

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash

AA Project No: A3241341
Date Received: 07/25/16
Date Reported: 07/29/16

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPHG/BTEX/Oxygenates by GC/MS - Quality Control										
Batch B6G2622 - EPA 5030B										
Matrix Spike (B6G2622-MS1) Continued					**Source: 6G22001-06**		Prepared & Analyzed: 07/26/16			
tert-Butyl alcohol (TBA)	**111**	7.0	ug/L	100		111	70-130			
Diisopropyl ether (DIPE)	**21.1**	0.50	ug/L	20		106	70-130			
Ethylbenzene	**21.1**	0.20	ug/L	20		106	70-130			
Ethyl-tert-Butyl Ether (ETBE)	**23.6**	0.40	ug/L	20		118	70-130			
Gasoline Range Organics (GRO)	**471**	40	ug/L	500		94.2	70-130			
Methyl-tert-Butyl Ether (MTBE)	**48.3**	0.40	ug/L	40		121	70-130			
Toluene	**22.5**	0.30	ug/L	20		112	70-130			
o-Xylene	**20.0**	0.30	ug/L	20		100	70-130			
m,p-Xylenes	**40.4**	0.40	ug/L	40		101	70-130			
Surrogate: Dibromofluoromethane	*48.6*		*ug/L*	*50*		*97.2*	*70-140*			
Surrogate: Toluene-d8	*49.4*		*ug/L*	*50*		*98.7*	*70-140*			
Matrix Spike Dup (B6G2622-MSD1)					**Source: 6G22001-06**		Prepared & Analyzed: 07/26/16			
tert-Amyl Methyl Ether (TAME)	**29.8**	0.30	ug/L	20		149	70-130	3.65	30	QM-07
Benzene	**24.0**	0.20	ug/L	20		120	70-130	0.292	30	
tert-Butyl alcohol (TBA)	**119**	7.0	ug/L	100		119	70-130	6.96	30	
Diisopropyl ether (DIPE)	**20.8**	0.50	ug/L	20		104	70-130	1.53	30	
Ethylbenzene	**21.4**	0.20	ug/L	20		107	70-130	1.32	30	
Ethyl-tert-Butyl Ether (ETBE)	**23.7**	0.40	ug/L	20		118	70-130	0.508	30	
Gasoline Range Organics (GRO)	**473**	40	ug/L	500		94.6	70-130	0.424	30	
Methyl-tert-Butyl Ether (MTBE)	**48.5**	0.40	ug/L	40		121	70-130	0.579	30	
Toluene	**22.5**	0.30	ug/L	20		113	70-130	0.311	30	
o-Xylene	**20.5**	0.30	ug/L	20		102	70-130	2.27	30	
m,p-Xylenes	**40.9**	0.40	ug/L	40		102	70-130	1.33	30	
Surrogate: Dibromofluoromethane	*48.6*		*ug/L*	*50*		*97.2*	*70-140*			
Surrogate: Toluene-d8	*49.2*		*ug/L*	*50*		*98.4*	*70-140*			

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client:	The Source Group Inc. (TO)	**AA Project No:**	A3241341
Project No:	NA	**Date Received:**	07/25/16
Project Name:	Century West Car Wash	**Date Reported:**	07/29/16

Special Notes

[1] = QM-07 : The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

Viorel Vasile
Operations Manager

A3241341 / 6625010 COC# 125507

BLAINE
TECH SERVICES, INC.

1680 ROGERS AVENUE
SAN JOSE, CALIFORNIA 95112-1105
FAX (408) 573-7771
PHONE (408) 573-0555

CHAIN OF CUSTODY BTS #

CLIENT The Source Group

SITE Century West Car Wash
9500 W. Pico Blvd.
Los Angeles, CA

CONDUCT ANALYSIS TO DETECT

LAB American Analytics DHS #

A3241341 / 6625010

SPECIAL INSTRUCTIONS

Invoice and Report to: The Source Group

Attn: Jon Dutton (805)373-9063

Fax copy of COC to Jon Dutton upon receipt
(805) 373-9073

SAMPLE I.D.	DATE	TIME	MATRIX S = Soil W = H2O	CONTAINERS TOTAL		TPH-G (8260B)	BTEX + 5 Oxy's (8260B)	ADD'L INFORMATION	STATUS	CONDITION	LAB SAMPLE #
SB1-MW-9A	7/20/16	1350	W	3	HCL	X	X				6625010-01
QCTB	7/20/16	1230	W	2	HCL	X	X				02

SAMPLE INTEGRITY
INTACT (Y) N TEMP 5°

REVIEWED
Date 7/25/16 Time 1300
TAT N Days Sign:

SAMPLING COMPLETED	DATE	TIME
	7/20/16	1400

SAMPLING PERFORMED BY Nick D.

RESULTS NEEDED NO LATER THAN Standard

	DATE	TIME		DATE	TIME
RELEASED BY	7/25/16	9:55	RECEIVED BY	7-125-16	9:55
RELEASED BY	7/25/16	1212	RECEIVED BY	7/25/16	1248
RELEASED BY			RECEIVED BY		

SHIPPED VIA	DATE SENT	TIME SENT	COOLER #

AMERICAN ANALYTICS

9765 Eton Avenue
Chatsworth
California 91311
Tel: (818) 998-5547
Fax: (818) 998-7258

September 26, 2016

Jon Dutton

The Source Group Inc. (TO)

299 W. Hillcrest Drive, Suite 220

Thousand Oaks, CA 91360

Re : Century West Car Wash

A3241361 / 6I16002

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received on 09/16/16 12:42 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report or require additional information please call me at American Analytics.

Sincerely,

Viorel Vasile

Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash

AA Project No: A3241361
Date Received: 09/16/16
Date Reported: 09/26/16

Sample ID	Laboratory ID	Matrix	TAT	Date Sampled	Date Received
8260B TPHGASOLINEBTEXOXY					
QCTB	6I16002-01	Water	5	09/15/16 15:00	09/16/16 12:42
SGI-MW-8A	6I16002-02	Water	5	09/15/16 15:15	09/16/16 12:42

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash
Method: TPHG/BTEX/Oxygenates by GC/MS

AA Project No: A3241361
Date Received: 09/16/16
Date Reported: 09/26/16
Units: ug/L

Date Sampled:	09/15/16	09/15/16		
Date Prepared:	09/22/16	09/22/16		
Date Analyzed:	09/22/16	09/22/16		
AA ID No:	6I16002-01	6I16002-02		
Client ID No:	QCTB	SGI-MW-8A		
Matrix:	Water	Water		
Dilution Factor:	1	20	MDL	MRL
8260B TPHGASOLINEBTEXOXY (EPA 8260B)				
tert-Amyl Methyl Ether (TAME)	<0.30	<6.0	0.30	2.0
Benzene	<0.20	**3400**	0.20	0.50
tert-Butyl alcohol (TBA)	<7.0	**940**	7.0	10
Diisopropyl ether (DIPE)	<0.50	<10	0.50	2.0
Ethylbenzene	<0.20	**2000**	0.20	0.50
Ethyl-tert-Butyl Ether (ETBE)	<0.40	<8.0	0.40	2.0
Gasoline Range Organics (GRO)	<40	**75000**	40	100
Methyl-tert-Butyl Ether (MTBE)	<0.40	**640**	0.40	2.0
Toluene	<0.30	**6200**	0.30	0.50
o-Xylene	<0.30	**3700**	0.30	0.50
m,p-Xylenes	<0.40	**7800**	0.40	1.0
Surrogates			**%REC Limits**	
Dibromofluoromethane	123%	113%	70-140	
Toluene-d8	98%	101%	70-140	

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash

AA Project No: A3241361
Date Received: 09/16/16
Date Reported: 09/26/16

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPHG/BTEX/Oxygenates by GC/MS - Quality Control										
Batch B6I2221 - EPA 5030B										
Blank (B6I2221-BLK1)				Prepared & Analyzed: 09/22/16						
tert-Amyl Methyl Ether (TAME)	<0.30	0.30	ug/L							
Benzene	<0.20	0.20	ug/L							
tert-Butyl alcohol (TBA)	<7.0	7.0	ug/L							
Diisopropyl ether (DIPE)	<0.50	0.50	ug/L							
Ethylbenzene	<0.20	0.20	ug/L							
Ethyl-tert-Butyl Ether (ETBE)	<0.40	0.40	ug/L							
Gasoline Range Organics (GRO)	<40	40	ug/L							
Methyl-tert-Butyl Ether (MTBE)	<0.40	0.40	ug/L							
Toluene	<0.30	0.30	ug/L							
o-Xylene	<0.30	0.30	ug/L							
m,p-Xylenes	<0.40	0.40	ug/L							
Surrogate: Dibromofluoromethane	*55.1*		*ug/L*	*50*		*110*	*70-140*			
Surrogate: Toluene-d8	*52.2*		*ug/L*	*50*		*104*	*70-140*			
LCS (B6I2221-BS1)				Prepared: 09/22/16 Analyzed: 09/23/16						
tert-Amyl Methyl Ether (TAME)	**17.5**	0.30	ug/L	20		87.3	70-130			
Benzene	**23.3**	0.20	ug/L	20		117	75-125			
tert-Butyl alcohol (TBA)	**104**	7.0	ug/L	100		104	70-130			
Diisopropyl ether (DIPE)	**22.7**	0.50	ug/L	20		114	70-130			
Ethylbenzene	**22.5**	0.20	ug/L	20		113	75-125			
Ethyl-tert-Butyl Ether (ETBE)	**19.2**	0.40	ug/L	20		96.2	70-130			
Gasoline Range Organics (GRO)	**486**	40	ug/L	500		97.2	70-130			
Methyl-tert-Butyl Ether (MTBE)	**37.8**	0.40	ug/L	40		94.5	70-135			
Toluene	**23.2**	0.30	ug/L	20		116	75-125			
o-Xylene	**21.3**	0.30	ug/L	20		107	75-125			
m,p-Xylenes	**43.5**	0.40	ug/L	40		109	70-130			
Surrogate: Dibromofluoromethane	*52.7*		*ug/L*	*50*		*105*	*70-140*			
Surrogate: Toluene-d8	*54.5*		*ug/L*	*50*		*109*	*70-140*			
Matrix Spike (B6I2221-MS1)		**Source: 6I21011-03**		Prepared & Analyzed: 09/22/16						
tert-Amyl Methyl Ether (TAME)	**18.4**	0.30	ug/L	20		92.2	70-130			
Benzene	**23.6**	0.20	ug/L	20		118	70-130			

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client: The Source Group Inc. (TO)
Project No: NA
Project Name: Century West Car Wash

AA Project No: A3241361
Date Received: 09/16/16
Date Reported: 09/26/16

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
TPHG/BTEX/Oxygenates by GC/MS - Quality Control										
Batch B6I2221 - EPA 5030B										
Matrix Spike (B6I2221-MS1) Continued		**Source: 6I21011-03**		Prepared & Analyzed: 09/22/16						
tert-Butyl alcohol (TBA)	**140**	7.0	ug/L	100	140		70-130			QM-07
Diisopropyl ether (DIPE)	**23.6**	0.50	ug/L	20	118		70-130			
Ethylbenzene	**20.6**	0.20	ug/L	20	103		70-130			
Ethyl-tert-Butyl Ether (ETBE)	**20.6**	0.40	ug/L	20	103		70-130			
Gasoline Range Organics (GRO)	**495**	40	ug/L	500	99.0		70-130			
Methyl-tert-Butyl Ether (MTBE)	**41.7**	0.40	ug/L	40	104		70-130			
Toluene	**20.3**	0.30	ug/L	20	101		70-130			
o-Xylene	**19.6**	0.30	ug/L	20	98.1		70-130			
m,p-Xylenes	**39.9**	0.40	ug/L	40	99.7		70-130			
Surrogate: Dibromofluoromethane	*55.2*		*ug/L*	*50*	*110*		*70-140*			
Surrogate: Toluene-d8	*51.1*		*ug/L*	*50*	*102*		*70-140*			
Matrix Spike Dup (B6I2221-MSD1)		**Source: 6I21011-03**		Prepared & Analyzed: 09/22/16						
tert-Amyl Methyl Ether (TAME)	**19.6**	0.30	ug/L	20	98.0		70-130	5.99	30	
Benzene	**23.6**	0.20	ug/L	20	118		70-130	0.381	30	
tert-Butyl alcohol (TBA)	**138**	7.0	ug/L	100	138		70-130	1.44	30	QM-07
Diisopropyl ether (DIPE)	**24.8**	0.50	ug/L	20	124		70-130	4.80	30	
Ethylbenzene	**21.0**	0.20	ug/L	20	105		70-130	2.07	30	
Ethyl-tert-Butyl Ether (ETBE)	**20.3**	0.40	ug/L	20	102		70-130	1.12	30	
Gasoline Range Organics (GRO)	**545**	40	ug/L	500	109		70-130	9.62	30	
Methyl-tert-Butyl Ether (MTBE)	**38.7**	0.40	ug/L	40	96.8		70-130	7.46	30	
Toluene	**20.3**	0.30	ug/L	20	101		70-130	0.0986	30	
o-Xylene	**19.7**	0.30	ug/L	20	98.5		70-130	0.407	30	
m,p-Xylenes	**40.4**	0.40	ug/L	40	101		70-130	1.17	30	
Surrogate: Dibromofluoromethane	*53.9*		*ug/L*	*50*	*108*		*70-140*			
Surrogate: Toluene-d8	*49.5*		*ug/L*	*50*	*99.1*		*70-140*			

Viorel Vasile
Operations Manager

LABORATORY ANALYSIS RESULTS

Client:	The Source Group Inc. (TO)	**AA Project No:**	A3241361
Project No:	NA	**Date Received:**	09/16/16
Project Name:	Century West Car Wash	**Date Reported:**	09/26/16

Special Notes

[1] = QM-07 : The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

Viorel Vasile
Operations Manager

125794

BLAINE
TECH SERVICES, INC.

1680 ROGERS AVENUE
SAN JOSE, CALIFORNIA 95112-1105
FAX (408) 573-7771
PHONE (408) 573-0555

CHAIN OF CUSTODY BTS # 160915-NT2

CLIENT: The Source Group

SITE: Century West Car Wash
9500 W. Pico Blvd.
Los Angeles, CA

CONDUCT ANALYSIS TO DETECT

LAB: American Analytics

DHS #

A3241361 / 6I1602

SPECIAL INSTRUCTIONS

Invoice and Report to: The Source Group

Attn: Jon Dutton (805)373-9063

Fax copy of COC to Jon Dutton upon receipt
(805) 373-9073

SAMPLE I.D.	DATE	TIME	MATRIX (S = Soil, W = H2O)	CONTAINERS TOTAL	TPH-G (8260B)	BTEX + 5 Oxy's (8260B)	ADD'L INFORMATION	STATUS	CONDITION	LAB SAMPLE #
QC TB	9/15/16	1500	W	2	X	X				
SGI-MW-8A		1515	W	3	X	X				

REVIEWED
Date 9/16/16 Time 1400
TAT N Days Sign

SAMPLE INTEGRITY INTACT (Y) N TEMP 4°C

16 SEP 16 12:42

SAMPLING COMPLETED DATE 9/15/16 TIME 1530

SAMPLING PERFORMED BY Nara Tep

RESULTS NEEDED NO LATER THAN Standard

RELEASED BY		DATE 9/15/16	TIME 1700	RECEIVED BY		DATE 9/15/16	TIME 1700
RELEASED BY		DATE 9/16/16	TIME 1020	RECEIVED BY		DATE 9-16-16	TIME 1020
RELEASED BY		DATE 9/16/16	TIME 1242	RECEIVED BY		DATE 9/16/16	TIME 1242

SHIPPED VIA | DATE SENT | TIME SENT | COOLER #

ATTACHMENT B

Blaine Tech Services Inc.'s Groundwater Monitoring and Sampling Field Data Sheets and Sampling Procedures

WELL GAUGING DATA

Project # 160720-N02 Date 7/20/16 Client The Source Group

Site 9500 W. Pico Blvd., LA, CA

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes
SGI-MW-8A	1255	4		61.75	0.07		61.82	—		
SGI-MW-9A	1310	4					62.23	64.71	↓	

WELL MONITORING DATA SHEET

Project #: 160720-ND2	Client: The Source Group
Sampler: ND	Date: 7/20/16
Well I.D.: SGI-MW-8A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): —	Depth to Water (DTW): 61.82
Depth to Free Product: 61.75	Thickness of Free Product (feet): 0.07
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method: Bailer, Disposable Bailer, Positive Air Displacement, Electric Submersible, Waterra, Peristaltic, Extraction Pump, Other_____

Sampling Method: Bailer, Disposable Bailer, Extraction Port, Dedicated Tubing, Other: _____

_____(Gals.) X _____ = _____ Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
* Detected 0.07' of SPH w/ interface probe						
* 5" staining on absorbent sock						
* Sock placed in drum onsite, new sock installed						
		-no sample taken				

Did well dewater? Yes No Gallons actually evacuated:

Sampling Date: Sampling Time: Depth to Water:

Sample I.D.: Laboratory:

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 160720-ND2	Client: The Source Group
Sampler: ND	Date: 7/20/16
Well I.D.: SG1-MW-9A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): 64.71	Depth to Water (DTW): 62.23
Depth to Free Product: —	Thickness of Free Product (feet): —
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 62.73	

Purge Method: Bailer; Disposable Bailer; Positive Air Displacement; Electric (Submersible); Waterra Peristaltic; Extraction Pump; Other_____

Sampling Method: Bailer; (Disposable) Bailer; Extraction Port; Dedicated Tubing; Other: _____

1.6 (Gals.) X 3 = 4.8 Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
1320	74.9	6.92	1664	29	1.6	
1321	well dewatered @				3.0	
1345	76.4	6.83	1592	14	GRAB	

Did well dewater? (Yes) No Gallons actually evacuated: 3.0

Sampling Date: 7/20/16 Sampling Time: 1350 Depth to Water: 62.70

Sample I.D.: SG1-MW-9A Laboratory: ~~Kiff~~ American Analytics

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) (Other:) See COC

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

QC TB @ 1230

WELL GAUGING DATA

Project # 160812-W2 Date 8-12-16 Client Source Group

Site 9500 Pico Blvd Los Angeles

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes
MW-8A	1330	4		61.24	0.03		61.27	—		
MW-9A	1325	4					62.19	—		

WELL MONITORING DATA SHEET

Project #: 160812-202	Client: Source Group
Sampler: JP	Date: 8-12-16
Well I.D.: MW-8A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): —	Depth to Water (DTW): 61.27
Depth to Free Product: 61.24	Thickness of Free Product (feet): 0.03
Referenced to: PVC Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: —	

Purge Method: Bailer, (Disposable Bailer), Positive Air Displacement, Electric Submersible, Waterra, Peristaltic, Extraction Pump, Other_____

Sampling Method: Bailer, Disposable Bailer, Extraction Port, Dedicated Tubing, Other: _____

_____(Gals.) X _____ = _____ Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
	Detected .03' feet of SPH					
	SPH Sock was 100% ~~full~~ stained					
	Replaced with a new SPH Sock					
	~~Removed~~ (RS)					
	no sample taken					

Did well dewater? Yes No Gallons actually evacuated:

Sampling Date: Sampling Time: Depth to Water:

Sample I.D.: Laboratory:

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 160812-202	Client: Source Group
Sampler: JP	Date: 8-12-16
Well I.D.: MW-9A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD):	Depth to Water (DTW): 62.19
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: PVC Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method: Bailer, Disposable Bailer, Positive Air Displacement, Electric Submersible, Waterra, Peristaltic, Extraction Pump, Other_____

Sampling Method: ~~Bailer~~, Disposable Bailer, Extraction Port, Dedicated Tubing, Other: _____

_____(Gals.) X _____ = _____ Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
	no	SPH	Detected			
	no	sample	taken			

Did well dewater? Yes No Gallons actually evacuated:

Sampling Date: Sampling Time: Depth to Water:

Sample I.D.: Laboratory:

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL GAUGING DATA

Project # 160829-PA2 Date 8-29-16 Client The Source Group

Site 9500 Pico Blvd. Los Angeles, CA

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes
MW-8A	1115	4	—				61.30	65.09	↓	
MW-9A	1125	4					62.20	—	↓	
	—									

WELL MONITORING DATA SHEET

Project #: 160829-PA2	Client: The Source Group
Sampler: Phil Alonzo	Date: 3-29-16
Well I.D.: MW-8A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): 65.00	Depth to Water (DTW): 61.30
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method: Bailer / Disposable Bailer / Positive Air Displacement / Electric Submersible / Waterra / Peristaltic / Extraction Pump / Other ____

Sampling Method: Bailer / Disposable Bailer / Extraction Port / Dedicated Tubing / Other: ____

____ (Gals.) X ____ = ____ Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
1130		- NO SPH detected w/ interface				
		- new absorbent sock installed				
		- sock placed inside of on-site drum				
		- no sample taken				

Did well dewater? Yes No Gallons actually evacuated:

Sampling Date: Sampling Time: Depth to Water:

Sample I.D.: Laboratory:

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 160629-PA7	Client: The Source Group
Sampler: Phil Alonzo	Date: 8-29-16
Well I.D.: MW-9A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD):	Depth to Water (DTW): 62.20
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method: Bailer, Disposable Bailer, Positive Air Displacement, Electric Submersible, Waterra, Peristaltic, Extraction Pump, Other ____

Sampling Method: Bailer, Disposable Bailer, Extraction Port, Dedicated Tubing, Other: ____

___ (Gals.) X ___ = ___ Gals.
1 Case Volume / Specified Volumes / Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
1120	-	No	SPH detected w/	interface	—	
	-	new	sock placed in	well	—	
	-	no	sock was inside of	well	—	
	←	no	sample taken	—		

Did well dewater? Yes No		Gallons actually evacuated:	
Sampling Date:	Sampling Time:	Depth to Water:	
Sample I.D.:		Laboratory:	
Analyzed for: TPH-G BTEX MTBE TPH-D		Oxygenates (5) Other:	
EB I.D. (if applicable):	@ Time	Duplicate I.D. (if applicable):	
Analyzed for: TPH-G BTEX MTBE TPH-D		Oxygenates (5) Other:	
D.O. (if req'd): Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd): Pre-purge:	mV	Post-purge:	mV

WELL GAUGING DATA

Project # 160915 - NT2 Date 9/15/16 Client The Source Group

Site 9500 Pico Blvd., Los Angeles, CA

Well ID	Well Size (in.)	Time Gauged	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	
SGI-MW-8A	4	1424	odor				61.18	64.85		sock
SGI-MW-9A	4	1416	odor				62.23	64.61		sock

WELL MONITORING DATA SHEET

Project #: 160915 - NT2	Client: The Source Group
Sampler: NT	Date: 9/15/16
Well I.D.: SG1-MW-9A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): 64.61	Depth to Water (DTW): 62.23
Depth to Free Product: —	Thickness of Free Product (feet): —
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: —	

Purge Method: Bailer / Disposable Bailer / Positive Air Displacement / Electric Submersible / Waterra / Peristaltic / Extraction Pump / Other ____

Sampling Method: Bailer / Disposable Bailer / Extraction Port / Dedicated Tubing / Other: ____

— (Gals.) X — = — Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS/cm or µS/cm)	Turbidity (NTUs)	Gals. Removed	Observations
	— NO	SPH	detected w/ interface probe			—
		—	No samples taken		—	

Did well dewater? Yes No Gallons actually evacuated:

Sampling Date: Sampling Time: Depth to Water:

Sample I.D.: Laboratory:

Analyzed for: Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 160915 - NT2	Client: The Source Group
Sampler: NT	Date: 9/15/16
Well I.D.: SG1 - MW-8A	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): 64.85	Depth to Water (DTW): 61.18
Depth to Free Product: -	Thickness of Free Product (feet): -
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 61.91	

Purge Method: Bailer; Disposable Bailer; Positive Air Displacement; Electric Submersible; Waterra; Peristaltic; Extraction Pump; Other_____

Sampling Method: Bailer; Disposable Bailer; Extraction Port; Dedicated Tubing; Other: _____

2.4 (Gals.) X 3 = 7.2 Gals.		
1 Case Volume	Specified Volumes	Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS/cm or µS/cm)	Turbidity (NTUs)	Gals. Removed	Observations
1438	75.1	6.23	1739	30	2.5	-No sPH detected w/ interface probe
	well	dewatered	@ 2.5 gallons			-No stain on sock -NO sPH
						confirm wf disposable bailer
1515	74.9	6.28	1729	16	—	

Did well dewater? (Yes) No Gallons actually evacuated: 2.5

Sampling Date: 9/15/16 Sampling Time: 1515 Depth to Water: 61.88

Sample I.D.: SG1 - MW-8A Laboratory: A.A.

Analyzed for: see C.O.C. Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

Blaine Tech Services, Inc.
Standard Operating Procedure

WATER LEVEL, SEPARATE PHASE LEVEL AND TOTAL WELL DEPTH MEASUREMENTS (GAUGING)

Routine Water Level Measurements

1. Establish that water or debris will not enter the well box upon removal of the cover.
2. Remove the cover using the appropriate tools.
3. Inspect the wellhead (see Wellhead Inspections).
4. Establish that water or debris will not enter the well upon removal of the well cap.
5. Unlock and remove the well cap lock (if applicable). If lock is not functional cut it off.
6. Loosen and remove the well cap. CAUTION: DO NOT PLACE YOUR FACE OR HEAD DIRECTLY OVER WELLHEAD WHEN REMOVING THE WELL CAP. WELL CAP MAY BE UNDER PRESSURE AND/OR MAY RELEASE ACCUMULATED AND POTENTIALLY HARMFULL VAPORS.
7. Verify and identify survey point as written on S.O.W.
   TOC: If survey point is listed as Top of Casing (TOC), look for the exact survey point in the form of a notch or mark on the top of the casing. If no mark is present, use the north side of the casing as the measuring point.
   TOB: If survey point is listed as Top of Box (TOB), the measuring point will be established manually. Place the inverted wellbox lid halfway across the wellbox opening and directly over the casing. The lower edge of the inverted cover directly over the casing will be the measuring point.
8. Put new Latex or Nitrile gloves on your hands.
9. Slowly lower the Water Level Meter probe into the well until it signals contact with water with a tone and/or flashing a light.
10. Gently raise the probe tip slightly above the water and hold it there. Wait momentarily to see if the meter emits a tone, signaling rising water in the casing. Gently lower the probe tip slightly below the water. Wait momentarily to see if the meter stops emitting a tone, signaling dropping water in the casing. Continue process until water level stabilizes indicating that the well has equilibrated.
11. While holding the probe at first contact with water and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Water column.
12. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable)

Water Level and Separate Phase Thickness Measurements in Wells Suspected of Containing Separate Phase

1. Establish that water or debris will not enter the well box upon removal of the cover.
2. Remove the cover using the appropriate tools.
3. Inspect the wellhead (see Wellhead Inspections).
4. Establish that water or debris will not enter the well upon removal of the well cap.

5. Unlock and remove the well cap lock (if applicable). If lock is not functional cut it off.
6. Loosen and remove the well cap. CAUTION: DO NOT PLACE YOUR FACE OR HEAD DIRECTLY OVER WELLHEAD WHEN REMOVING THE WELL CAP. WELL CAP MAY BE UNDER PRESSURE AND/OR MAY RELEASE ACCUMULATED AND POTENTIALLY HARMFULL VAPORS.
7. Verify and identify survey point as written on S.O.W.
   TOC: If survey point is listed as Top of Casing (TOC), look for the exact survey point in the form of a notch or mark on the top of the casing. If no mark is present, use the north side of the casing as the measuring point.
   TOB: If survey point is listed as Top of Box (TOB), the measuring point will be established manually. Place the inverted well box lid halfway across the well box opening and directly over the casing. The lower edge of the inverted cover directly over the casing will be the measuring point.
8. Put new Nitrile gloves on your hands.
9. Slowly lower the tip of the Interface Probe into the well until it emits either a solid or broken tone.
   BROKEN TONE: Separate phase layer is not present. Go to Step 8 of Routine Water Level Measurements shown above to complete gauging process using the Interface probe as you would a Water Level Meter.
   SOLID TONE: Separate phase layer is present. Go to the next step.
10. Gently raise the probe tip slightly above the separate phase layer and hold it there. Wait momentarily to see if the meter emits a tone, signaling rising water in the casing. Gently lower the probe tip slightly below the separate phase layer. Wait momentarily to see if the meter stops emitting a tone, signaling dropping water in the casing. Continue process until water level stabilizes indicating that the well has equilibrated.
11. While holding the probe at first contact with the separate phase layer and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Product column.
12. Gently lower the probe tip until it emits a broken tone signifying contact with water. While holding the probe at first contact with water and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Water column.
13. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable).

Routine Total Well Depth Measurements

1. Lower the Water Level Meter probe into the well until it lightens in your hands, indicating that the probe is resting at the bottom of well.
2. Gently raise the tape until the weight of the probe increases, indicating that the probe has lifted off the well bottom.
3. While holding the probe at first contact with the well bottom and the tape against the well measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Total Well Depth column.

4. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable).

Blaine Tech Services, Inc.
Standard Operating Procedure

WELL WATER EVACUATION (PURGING)

Purpose
Evacuation of a predetermined minimum volume of water from a well (purging) while *simultaneously* measuring water quality parameters is typically required prior to sampling. Purging a minimum volume guarantees that actual formation water is drawn into the well. Measuring water quality parameters either verifies that the water is stable and suitable for sampling or shows that the water remains unstable, indicating the need for continued purging. Both the minimum volume and the stable parameter qualifications need to be met prior to sampling. This assures that the subsequent sample will be representative of the formation water surrounding the well screen and not of the water standing in the well.

Defining Casing Volumes
The predetermined minimum quantity of water to be purged is based on the wells' casing volume. A casing volume is the volume of water presently standing within the casing of the well. This is calculated as follows:

Casing Volume = (TD – DTW) VCF

1. Subtract the wells' depth to water (DTW) measurement from its total depth (TD) measurement. This is the height of the water column in feet.
2. Determine the well casings' volume conversion factor (VCF). The VCF is based on the diameter of the well casing and represents the volume, in gallons, that is contained in one (1) foot of a particular diameter of well casing. The common VCF's are listed on our Well Purge Data Sheets.
3. Multiply the VCF by the calculated height of the water column. This is the casing volume, the amount of water in gallons standing in the well.

Remove Three to Five Casing Volumes
Prior to sampling, an attempt will be made to purge all wells of a minimum of three casing volumes and a maximum of five casing volumes except where regulations mandate the minimum removal of four casing volumes.

Choose the Appropriate Evacuation Device Based on Efficiency
In the absence of instructions on the SOW to the contrary, selection of evacuation device will be based on efficiency.

Measure Water Quality Parameters at Each Casing Volume
At a minimum, water quality measurements include pH, temperature and electrical conductivity (EC), Dissolved Oxygen, and ORP. Measurements are made and recorded at least once every casing volume. They are considered stable when all parameters are within 10% of their previous measurement.

Note: The following instructions assume that well has already been properly located, accessed, inspected and gauged.

Prior to Purging a Well
1. Confirm that the well is to be purged and sampled per the SOW.
2. Confirm that the well is suitable based on the conditions set by the client relative to separate phase.
3. Calculate the wells' casing volume.
4. Collect Pre-Purge Dissolved Oxygen and ORP measurements
5. Put new Latex or Nitrile gloves on your hands.

Purging With a Bailer (Stainless Steel, Teflon or Disposable)
1. Attach bailer cord or string to bailer. Leave other end attached to spool.
2. Gently lower empty bailer into well until well bottom is reached.
3. Cut cord from spool. Tie end of cord to hand.
4. Gently raise full bailer out of well and clear of well head. Do not let the bailer or cord touch the ground.
5. Pour contents into graduated 5-gallon bucket or other graduated receptacle.
6. Repeat purging process.
7. Upon removal of first casing volume, fill clean parameter cup with purgewater, empty the remainder of the purgewater into the bucket, lower the bailer back into the well and secure the cord on the Sampling Vehicle.
8. Use the water in the cup to collect and record parameter measurements.
9. Continue purging until second casing volume is removed.
10. Collect parameter measurements.
11. Continue purging until third casing volume is removed.
12. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.

Purging With a Pneumatic Pump
1. Position Pneumatic pump hose reel over the top of the well.
2. Gently unreel and lower the pump into the well. Do not contact the well bottom.
3. Secure the hose reel.
4. Begin purging into graduated 5-gallon bucket or other graduated receptacle.
5. Adjust water recharge duration and air pulse duration for maximum efficiency.
6. Upon removal of first casing volume, fill clean parameter cup with water.
7. Use the water in the cup to collect and record parameter measurements.

8. Continue purging until second casing volume is removed.
9. Collect parameter measurements.
10. Continue purging until third casing volume is removed.
11. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.
12. Upon completion of purging, gently recover the pump and secure the reel.

Purging With a Fixed Speed Electric Submersible Pump

1. Position Electric Submersible hose reel over the top of the well.
2. Gently unreel and lower the pump to the well bottom.
3. Raise the pump 5 feet off the bottom.
4. Secure the hose reel.
5. Begin purging.
6. Verify pump rate with flow meter or graduated 5-gallon bucket
7. Upon removal of first casing volume, fill clean parameter cup with water.
8. Use the water in the cup to collect and record parameter measurements.
9. Continue purging until second casing volume is removed.
10. Collect parameter measurements.
11. Continue purging until third casing volume is removed.
12. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.
13. Upon completion of purging, gently recover the pump and secure the reel.

Post Purge Dissolved Oxygen and ORP measurements

1. Collect Post Purge Dissolved Oxygen and ORP measurements.

Blaine Tech Services, Inc.
Standard Operating Procedure

SAMPLE COLLECTION FROM GROUNDWATER WELLS USING BAILERS

Sampling with a Bailer (Stainless Steel, Teflon or Disposable)

1. Put new Latex or Nitrile gloves on your hands.
2. Determine required bottle set.
3. Fill out sample labels completely and attach to bottles.
4. Arrange bottles in filling order and loosen caps (see Determine Collection Order below).
5. Attach bailer cord or string to bailer. Leave other end attached to spool.
6. Gently lower empty bailer into well until water is reached.
7. As bailer fills, cut cord from spool and tie end of cord to hand.
8. Gently raise full bailer out of well and clear of well head. Do not let the bailer or cord touch the ground. If a set of parameter measurements is required, go to step 9. If no additional measurements are required, go to step 11.
9. Fill a clean parameter cup, empty the remainder contained in the bailer into the sink, lower the bailer back into the well and secure the cord on the Sampling Vehicle. Use the water in the cup to collect and record parameter measurements.
10. Fill bailer again and carefully remove it from the well.
11. Slowly fill and cap sample bottles. Fill and cap volatile compounds first, then semi-volatile, then inorganic. Return to the well as needed for additional sample material.

    Fill 40-millliliter vials for volatile compounds as follows: Slowly pour water down the inside on the vial. Carefully pour the last drops creating a convex or positive meniscus on the surface. Gently screw the cap on eliminating any air space in the vial. Turn the vial over, tap several times and check for trapped bubbles. If bubbles are present, repeat process.

    Fill 1 liter amber bottles for semi-volatile compounds as follows: Slowly pour water into the bottle. Leave approximately 1 inch of headspace in the bottle. Cap bottle.

    Field filtering of inorganic samples using a stainless steel bailer is performed as follows: Attach filter connector to top of full stainless steel bailer. Attach 0.45 micron filter to connector. Flip bailer over and let water gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

    Field filtering of inorganic samples using a disposable bailer is performed as follows: Attach 0.45 micron filter to connector plug. Attach connector plug to bottom of full disposable bailer. Water will gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

12. Bag samples and place in ice chest.

13. Note sample collection details on well data sheet and Chain of Custody.

Collect Sample with a Stainless Steel, Teflon or Disposable Bailer
With few exceptions, all samples are collected with a stainless steel, Teflon or disposable bailer.

Collect Parameter Measurements
Always collect a set of parameter measurements at the time of sampling. If the well was purged until stabilization prior to sample collection, the last set of measurements collected will suffice. Otherwise, collect a set of measurements at the time of sampling.

Confirm Required Analysis and Corresponding Bottle Set
The S.O.W. shows the exact analyses being requested at the well. Confirm before sampling that you have the exact type and minimum quantity of the corresponding bottles.

Determine Collection Order
Every time a bailer is lowered into the well, the water is disturbed and the risk of constituents in the water volatilizing increases. Subsequently, actual collection order is based on the volatilization sensitivity of the parameter being sought. Volatile organic compounds are collected and containerized first, then semi-volatile organic compounds, then inorganic compounds. It is imperative to seal the most volatile compounds before moving on to any other tasks including filling other bottles or closing the well.

FIRST: Volatile Organic Compounds may be requested and identified by EPA Method number, analysis description and/or individual compound name.

Some common EPA Method numbers are 8010, 8015M, 8020 and 8260.

Commonly requested analysis descriptions are Halogenated Volatile Organics (HVOC), Total Petroleum Hydrocarbons as Gasoline (TPH-G), Aromatic Volatile Organics (BTEX) and Volatile Organics By GCMS.

Volatile organic compounds frequently requested by name are MTBE, ETBE, DIPE, TAME, TBA, EDB, DBCP and 1,2 DCA.

All volatile organic compound samples are collected in 40-milliliter septum vials with screw caps. Some are preserved.

SECOND: Semi-Volatile or Extractable Organic Compounds are typically requested by method number and/or analysis description.

Common EPA Methods include 418.1, 610, 5520, 8015M, 8080, 8140, 8141, 8150 and 8270.

Common analysis descriptions are Total Oil & Grease (TOG), Polynuclear Aromatic Hydrocarbons (PNAs, PAHs), Total Petroleum Hydrocarbons as Diesel (TPH-D), Total Petroleum Hydrocarbons as Motor Oil, Total Petroleum Hydrocarbons as Jet Fuel, Organochlorine Pesticides and Semi-Volatile Organic Compounds (SVOC).

Most extractable organic compounds are collected in 1 liter amber bottles. Most are not preserved.

THIRD: Inorganic Compounds are typically requested by method number and/or analysis description.

Common method numbers include 160.1, 200.7, 300.0 and 6010.

Common analysis descriptions are Total Metals, Dissolved Metals, Ferrous Iron, Nitrate, Sulfate, Total Dissolved Solids, Total & Fecal Coliform and Organic Lead.

Inorganic compounds are collected in a wide variety of special containers. Some are preserved. Some require field filtering.

ATTACHMENT C

Purgewater Recycling Document

The waste document for purged groundwater during Second Half 2016 groundwater monitoring was not available at the time of report submittal. SGI will submit this document in the First Half 2017 report.

ATTACHMENT D

Historical Soil Analytical Results Tables

Table 1
Soil Analytical Data - Chemical Analyses
Century West Car Wash
Los Angeles, California

March 2003 Soil Sampling Results										Pre-SVE Remediation Soil Sample Results									
Boring No.	Date sampled	Sample Depth	Sample Name	EPA Method 8015B	EPA Method 8260B					Boring No.	Date sampled	Sample Depth	Sample Name	Method 8015B	EPA Method 8260B				
				TPH-g	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE					TPH-g	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE
				(mg/kg)	(µg/kg)									(mg/kg)	(µg/kg)				
ENV-1	3/6/2003	6	ENV1-6	<0.5	<2	<4	<4	<8	<4	DM-4	6/22/1998	5	DM-4-5	ND	ND	ND	ND	ND	ND
		11	ENV1-11	<0.5	<2	<4	<4	<8	6.6			10	DM-4-10	14	840	900	130	410	4,300
		16	ENV1-16	<0.5	<2	<4	<4	<8	56			14	DM-4-14	110	4,100	10,000	840	5,000	80,000
		21	ENV1-21	<0.5	<2	<4	<4	<8	1,500			20	DM-4-20	25	3,900	4,800	570	2,500	3,000
		26	ENV1-26	0.7	<2	<4	<4	88	3,700			24.5	DM-4-24.5	73	2,100	6,100	1,700	9,700	320
		30.5	ENV1-30.5	4,700	14,000	670,000	210,000	1,200,000	1,200			30	DM-4-30	6	88	320	57	350	550
		35.5	ENV1-35.5	<0.5	<2	6.9	<4	<8	5.4			35	DM-4-35	ND	32	97	ND	95	500
		37.5	ENV1-37.5	<0.5	<2	<4	<4	<8	9.3			40	DM-4-40	ND	ND	120	ND	160	4,900
		43.5	ENV1-43.5	<0.5	<2	<4	<4	<8	55			45	DM-4-45	57	280	710	98	560	4,400
ENV-1A	3/11/2003	50.5	ENV1A-50.5	<0.5	<2	<4	<4	11	9.1			50	DM-4-50	46	220	580	100	620	2,300
		55.5	ENV1A-55.5	<0.5	<2	<4	<4	4.4	32			55	DM-4-55	150	4,300	1,200	2,300	14,000	9,300
		60.5	ENV1A-60.5	190	340	11,000	5,500	37,000	2,200			60	DM-4-60	52	170	500	93	570	370
ENV-2	3/6/2003	5.5	ENV2-5.5	<0.5	<2	<4	<4	<8	<4	B-16	2/13/1997	--	--	--	--	--	--	--	--
		10.5	ENV2-10.5	<0.5	<2	<4	<4	<8	<4			10	B16-10	ND	6	16	ND	ND	48
		15.5	ENV2-15.5	<0.5	<2	<4	<4	<8	<4			--	--	--	--	--	--	--	--
		20.5	ENV2-20.5	<0.5	<2	<4	<4	<8	42			20	B16-20	1.7	490	150	50	79	170
		25.5	ENV2-25.5	<0.5	<2	<4	<4	<8	580			--	--	--	--	--	--	--	--
		30.5	ENV2-30.5	<0.5	<2	<4	<4	<8	130			30	B16-30	430	2,400	42,000	16,000	100,000	4,000
		35.5	ENV2-35.5	<0.5	<2	<4	<4	<8	<4			35	B16-35	1.6	ND	24	8	74	220
		40	ENV2-40	<0.5	<2	<4	<4	<8	<4			40	B16-40	3.8	38	31	11	75	180
ENV-2A	3/11/2003	45.25	ENV2A-45.25	<0.5	<2	<4	<4	<4	<4			--	--	--	--	--	--	--	--
		50.5	ENV2A-50.5	<0.1	<2	<4	<4	<4	<4			--	--	--	--	--	--	--	--
		55.5	ENV2A-55.5	<0.5	<2	<4	<4	<4	<4			--	--	--	--	--	--	--	--
		60.5	ENV2A-60.5	<0.5	<2	<4	<4	<4	11			--	--	--	--	--	--	--	--
ENV-3	3/6/2003	5.5	ENV3-5.5	<0.5	<2	<4	<4	<8	<4	DM-5	6/24/1998	5	DM-5-5	ND	ND	ND	ND	ND	ND
		10.5	ENV3-10.5	<0.5	<2	<4	<4	<8	<4			10	DM-5-10	ND	ND	ND	ND	ND	ND
		15.5	ENV3-15.5	<0.5	<2	<4	<4	<8	<4			15	DM-5-15	19	950	1,300	500	1,800	4,900
		20.5	ENV3-20.5	<0.5	<2	<4	<4	<8	1300			20	DM-5-20	9.5	160	290	110	460	2,600
		25.5	ENV3-25.5	<0.5	<2	<4	<4	<8	25			25	DM-5-25	6.6	1,300	920	190	530	1,800
		30.5	ENV3-30.5	130	<100	4,100	1,300	7,400	<200			30	DM-5-30	4,100	26,000	230,000	110,000	610,000	5,000
		33.5	ENV3-33.5	1.2	<2	<4	<4	4.4	9			35	DM-5-35	1,400	4000	42000	30000	190000	1100
ENV-3A	3/11/2003	40.5	ENV3A-40.5	<0.5	<2	<4	<4	<4	<4			40	DM-5-40	9	36	280	130	980	450
		45.5	ENV3A-45.5	<0.5	<2	<4	<4	<4	<4			45	DM-5-45	22.0	430	2,900	720	4,400	3,600
		50.2	ENV3A-50.2	<0.5	<2	<4	<4	<4	<4			50	DM-5-50	4.4	130	410	79	560	1,400
		55.3	ENV3A-55.3	<0.5	<2	<4	<4	<4	<4			55	DM-5-55	7	250	730	150	1,000	1,600
		60.5	ENV3A-60.5	<0.5	<2	<4	<4	<4	130			60	DM5-60	9	930	1,800	240	1,400	1,600
ENV-4	03/11/2003	5	ENV4-5	1.1	<2	<4	<4	<4	<4	B-13	02/13/1997	-	-	-	-	-	-	-	-
		10.5	ENV4-10.5	<0.5	<2	<4	5	<4	7.8			10	B13-10	ND	9	ND	15	ND	120
		15.5	ENV4-15.5	0.58	120	11	<4	6.8	47			-	-	-	-	-	-	-	-
		20.5	ENV4-20.5	<0.5	<2	<4	<4	<4	<4			20	B13-20	525	3,900	52,000	15,000	100,000	19,000
		25.5	ENV4-25.5	<0.5	<2	<4	<4	<4	<4			25	B13-25	100	2,400	7,600	1,000	7,500	22,000
		30.5	ENV4-30.5	<0.5	7.1	8.5	<4	19.0	<4			30	B13-30	1,070	8,300	99,000	30,000	200,000	23,000
		40.5	ENV4-40.5	<0.5	<2	<4	<4	<4	<4			40	B13-40	5,250	78,000	620,000	160,000	930,000	36,000
		45.5	ENV4-45.5	<0.5	<2	<4	<4	<4	<4			-	-	-	-	-	-	-	-
		50.5	ENV4-50.5	<0.5	<2	<4	<4	<4	30			50	B13-50	420	1,700	36,000	14,000	90,000	2,200
		55.5	ENV4-55.5	<0.5	<2	<4	<4	<4	150			55	B13-55	3.7	48	77	ND	82	1,500
		62.5	ENV4-62.5	<0.5	<2	<4	<4	<4	<4			65	B13-65	1	23	130	17	110	29

Table 8
Second Round of Confirmation Soil Sample Analytical Results
Century West Car Wash
Los Angeles, California

Boring No.	Date sampled	Sample Depth	Sample Name	EPA Method 8015B	EPA Method 8260B					
				TPH-g	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE	TBA
				(mg/kg)	(µg/kg)					
ENV-1	3/6/2003	30.5	ENV1-30.5	4,700	14,000	670,000	210,000	1,200,000	1,200	ND <1,000
	8/19/2004	30	ENV-1B-30	3.3	ND <2	ND <2	ND <2	70	86	270
ENV-3	3/6/2003	30.5	ENV3-30.5	130	<100	4,100	1,300	7,400	<200	ND <1,000
	8/19/2004	30	ENV-3B-30	ND <0.5	ND <2	ND <2	ND <2	ND <2	ND <4	ND <20

Notes:
nd = non detect
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram

To: Jon Dutton

From: Jay Huang

Results of second round of confirmation soil sampling presented to LARWQCB in a August 31, 2004 meeting.

ATTACHMENT E

SVES TPHg and MtBE Mass Removal Calculations Table from ENVIRON

Table 5
Mass Removal Calculations - TPH-gasoline
Century West Car Wash
Los Angeles, California

Day	Hours of Operation Since Last Reading	Cumulative Hours of Operation	Mass Calculation Time Period	Average Flowrate (scfm)	TPH-gasoline (ppmv)	Analysis	Mass Removed (lbs)	Volume Removed (gallons)	Possible Hours	Uptime (%)	Cumulative Mass Removed
03/29/01	0	0		190	17,304	Lab					0
03/30/01	24	24	24.5	190	17,304	NS	1,171	175	24	100	1,171
04/10/01	1	25	40	160	448	Lab	42	6	264	0	1,213
04/16/01	79	104	63.5	200	448	NS	83	12	144	55	1,295
04/18/01	48	152	108	196	260	Lab	80	12	48	100	1,375
04/25/01	168	320	168	195	1,148	Lab	547	82	168	100	1,922
05/02/01	168	488	113	195	1,148	NS	368	55	168	100	2,290
05/07/01	58	546	29	197	691	Lab	57	9	120	48	2,347
05/17/01	0	546	71.5	220	691	NS	158	24	240	0	2,505
05/23/01	143	689	167.5	223	691	NS	375	56	144	99	2,880
05/31/01	192	881	167	224	691	NS	376	56	192	100	3,256
06/06/01	142	1023	114	225	691	NS	258	39	144	99	3,514
06/13/01	86	1109	139	222	393	Lab	176	26	168	51	3,690
06/21/01	192	1301	168	220	393	NS	211	32	192	100	3,901
06/27/01	144	1445	132	22.5	61,027	Lab	2,635	395	144	100	6,536
07/02/01	120	1565	168	23.7	61,027	NS	3,532	529	120	100	10,068
07/11/01	216	1781	167	23.8	4,588	Lab	265	40	216	100	10,333
07/18/01	118	1899	143	22.5	580	Lab	27	4	168	70	10,360
07/25/01	168	2067	168.5	22.4	19,183	Lab	1,052	158	168	100	11,412
08/01/01	169	2236	168.5	23.1	19,183	NS	1,085	163	168	100	12,498
08/08/01	168	2404	180	22.6	18,430	Lab	1,090	163	168	100	13,587
08/16/01	192	2596	180	22.1	18,430	NS	1,066	160	192	100	14,653
08/23/01	168	2764	156	24.5	30,063	Lab	1,670	250	168	100	16,323
08/29/01	144	2908	83.5	25.4	30,063	NS	927	139	144	100	17,250
09/05/01	167	2931	95	26.1	12,799	Lab	461	69	168	99	17,711
09/12/01	167	3098	123.5	26.5	12,799	NS	609	91	168	99	18,320
09/19/01	80	3178	112	8.4	9,177	Lab	125	19	168	48	18,446
09/25/01	144	3322	156	4.66	9,177	NS	97	15	144	100	18,543
10/02/01	168	3490	168.5	6.1	11,230	Lab	168	25	168	100	18,710
10/09/01	169	3659	168.5	6.15	11,230	NS	169	25	168	100	18,880
10/16/01	168	3827	167.5	9.63	12,780	Lab	300	45	168	100	19,179

Table 5
Mass Removal Calculations - TPH-gasoline
Century West Car Wash
Los Angeles, California

Day	Hours of Operation Since Last Reading	Cumulative Hours of Operation	Mass Calculation Time Period	Average Flowrate (scfm)	TPH-gasoline (ppmv)	Analysis	Mass Removed (lbs)	Volume Removed (gallons)	Possible Hours	Uptime (%)	Cumulative Mass Removed
10/23/01	167	3994	157	16.3	12,780	NS	475	71	168	99	19,655
10/30/01	147	4141	158	12.1	10,624	Lab	295	44	168	88	19,950
11/06/01	169	4310	180.5	12.6	10,624	NS	351	53	168	100	20,301
11/14/01	192	4502	167.5	12.4	22,692	Lab	685	103	192	100	20,986
11/20/01	143	4645	167.5	8.65	22,692	NS	478	72	144	99	21,464
11/28/01	192	4837	180	3.49	17,450	Lab	159	24	192	100	21,623
12/05/01	168	5005	168	2.23	17,450	NS	95	14	168	100	21,718
12/12/01	168	5173	172	1.36	7,895	Lab	27	4	168	100	21,745
12/19/01	176	5349	172.5	2.31	7,895	NS	46	7	168	100	21,791
01/02/02	169	5518	168	8.1	5,762	NS	114	17	336	50	21,905
01/09/02	167	5685	168	13.4	4,119	Lab	135	20	168	99	22,040
01/16/02	169	5854	168	13.5	4,119	NS	136	20	168	100	22,176
01/23/02	167	6021	167.5	13.8	4,120	Lab	138	21	168	99	22,314
01/31/02	168	6189	168	8.35	4,120	NS	84	13	192	88	22,398
02/06/02	168	6357	167.5	17.8	1,011	Lab	44	7	144	100	22,442
02/13/02	167	6524	180	32.9	1,011	NS	87	13	168	99	22,529
02/21/02	193	6717	169	33.2	992	Lab	81	12	192	100	22,610
02/27/02	145	6862	155.5	17.8	992	NS	40	6	144	100	22,650
03/06/02	166	7028	167.5	28.3	5,841	Lab	402	60	168	99	23,052
03/13/02	169	7197	168.5	40	5,841	NS	572	86	168	100	23,624
03/20/02	168	7365	252	44.5	4,757	Lab	775	116	168	100	24,400
04/03/02	336	7701	251	59.3	5,560	Lab	1,203	180	336	100	25,603
04/10/02	166	7867	179.5	65	5,560	NS	943	141	168	99	26,546
04/18/02	193	8060	164.5	68	5,560	NS	904	135	192	100	27,450
04/24/02	136	8196	152	6.2	17,570	NS	241	36	144	94	27,690
05/01/02	168	8364	168	27.9	17,570	Lab	1,197	179	168	100	28,887
05/08/02	168	8,532	180	28	20,540	Lab	1,522	228	168	100	30,410
05/16/02	191	8,723	168	29	13,927	Lab	990	148	192	99	31,399
05/22/02	145	8,868	169	32	13,927	NS	1,078	162	144	100	32,477
05/30/02	192	9,060	168	27	10,000	Lab	645	97	192	100	33,122
06/05/02	143	9,203	144	44	10,000	NS	925	139	144	99	34,047

Table 5
Mass Removal Calculations - TPH-gasoline
Century West Car Wash
Los Angeles, California

Day	Hours of Operation Since Last Reading	Cumulative Hours of Operation	Mass Calculation Time Period	Average Flowrate (scfm)	TPH-gasoline (ppmv)	Analysis	Mass Removed (lbs)	Volume Removed (gallons)	Possible Hours	Uptime (%)	Cumulative Mass Removed
06/11/02	145	9,348	169	45	4,863	Lab	536	80	144	100	34,583
06/19/02	192	9,540	192	49	4,863	NS	668	100	192	100	35,252
06/27/02	192	9,732	137	42	7,808	Lab	654	98	192	100	35,905
07/03/02	82	9,814	124	42	7,808	NS	591	89	144	57	36,496
07/10/02	166	9,980	179	42	5,884	Lab	641	96	168	99	37,137
07/18/02	191	10,171	168	41	5,884	NS	589	88	192	99	37,727
07/24/02	145	10,316	157	42	3,989	Lab	381	57	144	100	38,108
07/31/02	168	10,484	167	56	3,989	NS	537	81	168	100	38,645
08/07/02	166	10,650	170	56	1,463	Lab	200	30	168	99	38,845
08/14/02	173	10,823	170	85	1,463	NS	306	46	168	100	39,151
08/21/02	166	10,989	180	85	1,463	NS	324	49	168	99	39,476
08/29/02	193	11,182	197	92	1,463	NS	384	58	192	100	39,860
09/06/02	200	11,382	156	93	1,463	NS	309	46	192	100	40,169
09/11/02	112	11,494	139	91	1,691	Lab	308	46	120	93	40,477
09/18/02	165	11,659	183	76	1,691	NS	340	51	168	98	40,817
09/26/02	201	11,860	193	29	9,404	Lab	771	116	192	105	41,588
10/04/02	184	12,044	174	27	9,404	NS	635	95	192	96	42,223
10/10/02	4	12,048	166	32	10,579	Lab	817	122	144	3	43,040
10/17/02	164	12,208	166	27	10,579	NS	689	103	168	98	43,729
10/24/02	168	12,376	157	27	2,561	Lab	160	24	168	100	43,888
10/30/02	146	12,522	128	31	2,561	NS	149	22	144	101	44,037
11/06/02	109	12,631	139	34	4,446	Lab	306	46	168	65	44,343
11/13/02	168	12,799	145	91	4,446	NS	848	127	168	100	45,191
11/18/02	122	12,921	253	37	4,619	NS[ave.]	629	94	120	102	45,820
11/27/02	223	13,144	213	34	4,619	NS[ave.]	489	73	216	103	46,309
12/04/02	161	13,305	213	37	4,792	Lab	548	82	168	96	46,857
12/11/02	41	13,346	119	42	4,972	NS	357	54	168	24	47,214
12/19/02	196	13,542	156	42	4,947	Lab	466	70	192	102	47,680
12/24/02	116	13,658	143	42	4,947	NS	425	64	120	97	48,105
12/31/02	169	13,827	124	68	3,703	Lab	455	68	168	101	48,560
01/08/03	79	13,906	109	58	3,703	NS	338	51	192	41	48,898

Table 5
Mass Removal Calculations - TPH-gasoline
Century West Car Wash
Los Angeles, California

Day	Hours of Operation Since Last Reading	Cumulative Hours of Operation	Mass Calculation Time Period	Average Flowrate (scfm)	TPH-gasoline (ppmv)	Analysis	Mass Removed (lbs)	Volume Removed (gallons)	Possible Hours	Uptime (%)	Cumulative Mass Removed
01/14/03	138	14,044	168	48	3,661	Lab	424	64	144	96	49,322
01/22/03	197	14,241	130	50	3,661	NS	346	52	192	103	49,668
01/28/03	63	14,304	32	0	3,661	NS	0	0	144	44	49,668
02/06/03	0	14,304	85	48	7,075	Lab	420	63	216	0	50,087
02/13/03	170	14,474	169	74	7,075	NS	1,282	192	168	101	51,370
02/20/03	167	14,641	152	60	7,075	NS	938	141	168	99	52,308
02/26/03	137	14,778	167	106	7,075	NS	1,815	272	144	95	54,123
03/06/03	196	14,974	184	56	3,012	Lab	451	68	192	102	54,574
03/13/03	172	15,146	156	67	3,012	NS	458	69	168	102	55,031
03/19/03	140	15,286	142	56	1,323	Lab	152	23	144	97	55,184
03/25/03	143	15,429	79	62	1,323	NS	93	14	144	99	55,277
04/02/03	45	15,474	70	62	1,323	NS	82	12	192	23	55,359
04/03/03	14	15,443	70	61	3,118	Lab	192	29	216	6	55,551
04/09/03	125	15,568	147	86	3,118	NS	570	85	144	87	56,121
04/16/03	169	15,737	169	68	2,597	Lab	434	65	168	101	56,555
04/23/03	169	15,906	168	86	2,270	Lab	474	71	168	101	57,028
04/30/03	167	16,073	84	79	2,270	NS	216	32	168	99	57,245
05/07/03	0	16,073	83	0	1,731	Lab	0	0	168	0	57,245
05/14/03	166	16,239	178	94	1,731	NS	419	63	168	99	57,664
05/22/03	190	16,429	180	92	1,518	Lab	363	54	192	99	58,027
05/29/03	170	16,599	89	95	1,518	NS	185	28	168	101	58,212
06/05/03	7	16,606	67	99	1,309	Lab	125	19	168	4	58,337
06/10/03	126	16,732	133	141	1,309	NS	357	53	120	105	58,694
06/17/03	140	16,872	125	152	1,604	Lab	441	66	168	83	59,135
06/25/03	109	16,981	142	159	1,604	NS	525	79	192	57	59,660
07/02/03	174	17,155	160	168	1,214	Lab	473	71	168	104	60,132
07/09/03	145	17,300	133	184	1,214	NS	430	64	168	86	60,563
07/15/03	120	17,420	73	158	1,646	Lab	276	41	144	83	60,839
07/21/03	26	17,446	38	167	1,646	NS	152	23	144	18	60,990
07/28/03	50	17,496	122	126	1,646	NS	368	55	168	30	61,358
08/05/03	194	17,690	170	107	655	Lab	173	26	192	101	61,531

Table 5
Mass Removal Calculations - TPH-gasoline
Century West Car Wash
Los Angeles, California

Day	Hours of Operation Since Last Reading	Cumulative Hours of Operation	Mass Calculation Time Period	Average Flowrate (scfm)	TPH-gasoline (ppmv)	Analysis	Mass Removed (lbs)	Volume Removed (gallons)	Possible Hours	Uptime (%)	Cumulative Mass Removed
08/11/03	145	17,835	170	93	655	NS	151	23	144	101	61,682
08/19/03	194	18,029	177	101	655	NS	170	26	192	101	61,852
08/26/03	160	18,189	151	99	593	Lab	128	19	168	95	61,980
09/09/03	141	18,330	158	90	593	NS	123	18	336	42	62,102
09/16/03	175	18,505	208	119	593	NS	213	32	168	104	62,315
09/26/03	240	18,745	179	101	451	Lab	118	18	240	100	62,433
10/01/03	117	18,862	131	83	451	NS	72	11	120	98	62,505
10/07/03	145	19,007	170	118	490	Lab	142	21	144	101	62,647
10/15/03	194	19,201	155	118	514	Lab	136	20	192	101	62,784
10/20/03	115	19,316	254	103	507	Lab	193	29	120	96	62,976
10/29/03	227	19,543	277	115	507	NS	235	35	216	105	63,211
11/05/03	166	19,709	277	115	420	Lab	194	29	384	43	63,406
11/12/03	161	19,870	242	115	548	Lab	222	33	168	96	63,627
11/26/03	323	20,193	162	115	502	Lab	136	20	336	96	63,763
12/09/03	0	20,193	85	115	233	Lab	33	5	312	0	63,796
12/16/03	169	20,362	243	115	593	Lab	241	36	168	101	64,037
12/29/03	317	20,679	254	115	625	Lab	266	40	312	102	64,302
02/02/04	192	20,871	191	115	608	Lab	194	29	840	23	64,496
02/10/04	190	21,060	178	115	600	Lab	179	27	192	99	64,675
02/17/04	166	21,227	83	115	604	Lab	84	13	168	99	64,759
TOTALS		21,227	21,952				64,759	9,703	25,728	83	64,759

Notes:
scfm = standard cubic feet per minute
TPH-gasoline = total petroleum hydrocarbons (gasoline range)
lbs = pounds
TPH-gasoline concentrations analyzed by Quantum Analytical by EPA Method 8015B
ppmv = parts per million (volume)
NS = Not sampled. TPH-g concentration has been kept the same for mass calculation as the previous event
$NS^{ave.}$ = Not sampled. Due to loss of data, ENVIRON assumed an average TPH-g concentration.

ATTACHMENT F

ExxonMobil Station 18FOM Water Level Measurements and Groundwater Analyses Results Table

TABLE 1

WATER LEVEL MEASUREMENTS AND GROUNDWATER ANALYSES

EXXONMOBIL STATION 18FOM

9448 WEST PICO BOULEVARD

LOS ANGELES, CALIFORNIA

CARDNO 3225

Date	Well	Elev	GW Depth	GW Elev	NAPL	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benzene (ug/l)	Xylenes (ug/l)	TPHg (ug/l)	MTBE (ug/l)	DIPE (ug/l)	ETBE (ug/l)	TAME (ug/l)	TBA (ug/l)	Ethanol (ug/l)	Napthalene (ug/l)
Field Point	**MW01**		***Well Screen Interval (feet):***		**5-25**												
7/20/2016		189.92	17.54	172.38	no	0.15 J	0.28 J	<0.50	0.25 J	<50	<1.0	<1.0	<1.0	<1.0	<10	<250	<10
Field Point	**MW02**		***Well Screen Interval (feet):***		**5-25**												
7/20/2016		188.78	22.67	166.11	no	<0.50	<0.50	<0.50	<0.50	<50	<1.0	<1.0	<1.0	<1.0	<10	<250	<10
Field Point	**MW03**		***Well Screen Interval (feet):***		**5-25**												
7/20/2016		188.34	dry		no	WELL DRY											
Field Point	**MW04**		***Well Screen Interval (feet):***		**45-66**												
7/20/2016		189.09	63.95	125.14	no	NOT ENOUGH WATER TO PURGE OR SAMPLE											
Field Point	**MW06**		***Well Screen Interval (feet):***		**45-66**												
7/20/2016		188.14	dry		no	WELL DRY											
Field Point	**MW07B**		***Well Screen Interval (feet):***		**47-67**												
7/21/2016		189.46	64.90	124.6	yes	0.05	NOT SAMPLED DUE TO NAPL										
Field Point	**MW08B**		***Well Screen Interval (feet):***		**47-67**												
7/21/2016		188.59	dry		no	WELL DRY											
Field Point	**MW09B**		***Well Screen Interval (feet):***		**47-65**												
7/21/2016		184.70	62.38	122.36	yes	0.06	NOT SAMPLED DUE TO NAPL										
Field Point	**MW10B**		***Well Screen Interval (feet):***		**41-61**												
7/21/2016		181.69	dry		no	WELL DRY											
Field Point	**MW11R**		***Well Screen Interval (feet):***		**95-125**												
7/20/2016		187.53	105.4	82.13	no	<0.50	<0.50	<0.50	<0.50	<50	9.2	<1.0	<1.0	<1.0	12	<250	<10
Field Point	**MW12**		***Well Screen Interval (feet):***		**44-64**												
7/21/2016		181.28	dry		no	WELL DRY											
Field Point	**MW13**		***Well Screen Interval (feet):***		**44-64**												
7/20/2016		184.41	61.25	123.16	no	17	37	11	59	1900	43	<10	<10	<10	7000	<2500	<100
Field Point	**MW14**		***Well Screen Interval (feet):***		**45-65.5**												
7/20/2016		187.06	63.20	123.86	no	NOT ENOUGH WATER TO PURGE OR SAMPLE											
Field Point	**MW15**		***Well Screen Interval (feet):***		**45-65**												
7/21/2016		182.93	dry		no	WELL DRY											
Field Point	**MW16**		***Well Screen Interval (feet):***		**44-64.5**												

TABLE 1

WATER LEVEL MEASUREMENTS AND GROUNDWATER ANALYSES

EXXONMOBIL STATION 18FOM

9448 WEST PICO BOULEVARD

LOS ANGELES, CALIFORNIA

CARDNO 3225

Date	Well Elev	GW Depth	GW Elev	NAPL	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benzene (ug/l)	Xylenes (ug/l)	TPHg (ug/l)	MTBE (ug/l)	DIPE (ug/l)	ETBE (ug/l)	TAME (ug/l)	TBA (ug/l)	Ethanol (ug/l)	Napthalene (ug/l)
7/21/2016	185.16	dry		no	WELL DRY											
Field Point **MW17**	***Well Screen Interval (feet):*** **55-65**															
7/21/2016	190.38	62.11	128.27	no	24	3.6	560	480	7100	21	<5.0	<5.0	<5.0	330	<1200	370
Field Point **MW18A**	***Well Screen Interval (feet):*** **10-30**															
7/20/2016	189.57	dry		no	WELL DRY											
Field Point **MW18B**	***Well Screen Interval (feet):*** **35-65**															
7/20/2016	189.47	dry		no	WELL DRY											
Field Point **MW19A**	***Well Screen Interval (feet):*** **10-30**															
7/20/2016	189.80	26.31	163.49	no	<0.50	<0.50	<0.50	<0.50	140	10	<1.0	<1.0	<1.0	1300	<250	<10
Field Point **MW19B**	***Well Screen Interval (feet):*** **36-65**															
7/20/2016	189.78	dry		no	WELL DRY											
Field Point **MW20A**	***Well Screen Interval (feet):*** **10-30**															
7/20/2016	188.33	dry		no	WELL DRY											
Field Point **MW20B**	***Well Screen Interval (feet):*** **35-65**															
7/21/2016	188.29	63.27	125.11	yes	0.12	NOT SAMPLED DUE TO NAPL										
Field Point **MW21**	***Well Screen Interval (feet):*** **50-65**															
7/20/2016	189.43	62.87	127.02	yes	0.62	NOT SAMPLED DUE TO NAPL										
Field Point **MW22**	***Well Screen Interval (feet):*** **47-67**															
7/21/2016	176.98	65.52	112.73	yes	1.70	NOT SAMPLED DUE TO NAPL										
Field Point **MW23**	***Well Screen Interval (feet):*** **40.5-60.5**															
7/20/2016	175.34	58.59	116.75	no	0.69	6.9	2.2	12	66	1.6	<1.0	<1.0	<1.0	6.4 J	<250	<10
Field Point **TRIP BLANK**	***Well Screen Interval (feet):***															
7/20/2016				no	<0.50	<0.50	<0.50	<0.50	<50	<1.0	<1.0	<1.0	<1.0	<10	<250	<10
7/21/2016				no	<0.50	<0.50	<0.50	<0.50	<50	<1.0	<1.0	<1.0	<1.0	<10	<250	<10

TABLE 1

WATER LEVEL MEASUREMENTS AND GROUNDWATER ANALYSES

EXXONMOBIL STATION 18FOM

9448 WEST PICO BOULEVARD

LOS ANGELES, CALIFORNIA

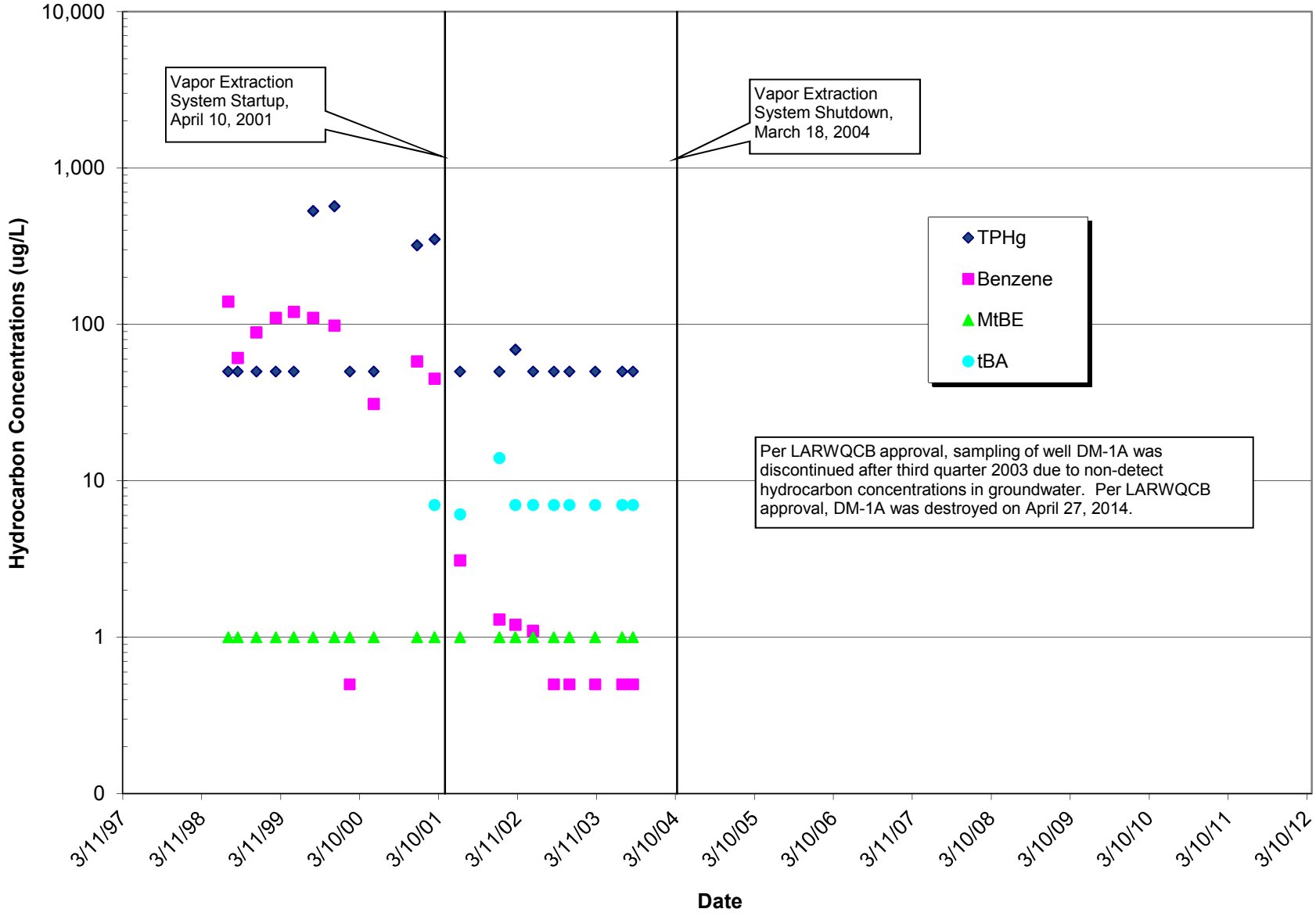
CARDNO 3225

Explanation:
ELEV = elevation
EPA = Environmental Protection Agency
GW = groundwater
DIPE = di-isopropyl ether
ETBE = ethyl tertiary butyl ether
TAME = tertiary amyl methyl ether
TBA = tertiary butyl alcohol
TPHg = total petroleum hydrocarbons as gasoline
MTBE = methyl tertiary butyl ether
(a) = MTBE analyzed by EPA Method 8020
(b) = MTBE analyzed by EPA Method 8260B
c = only performed weekly NAPL pumpouts
(d) = concentration estimated; analyte exceeded calibration range; reanalysis not possible due to insufficient sample
(e) = secondary ion abundances were outside method requirements; identification based on analytical judgement
(f) = groundwater depth measured during joint water level measurement event
(g) = field probe did not detect sheen; sheen verified with bailer
(h) = insufficient water to purge
(i) = concentration estimated; analyte exceeded calibration range; reanalysis not performed due to holding time requirements
(j) = a pH of <2 was not obtained
(k) = the sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard; quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard
(l) = chromatographic profile inconsistent with pattern(s) of referenced fuel standards
D = duplicate
J = estimated value between method detection limit and practical quantitation limit
X = pre-purge/no purge sample
NAPL = non-aqueous phase liquid (thickness measured in feet)
Groundwater elevations adjusted for NAPL thickness using a relative density of 0.75.
Wells MW04, MW05 and MW06 were properly destroyed and reinstalled on February 4, 2000.
Well elevation, groundwater depth and groundwater elevation reported in feet.
< = not detected at or above stated laboratory reporting limit
ug/l = micrograms per liter

ATTACHMENT G

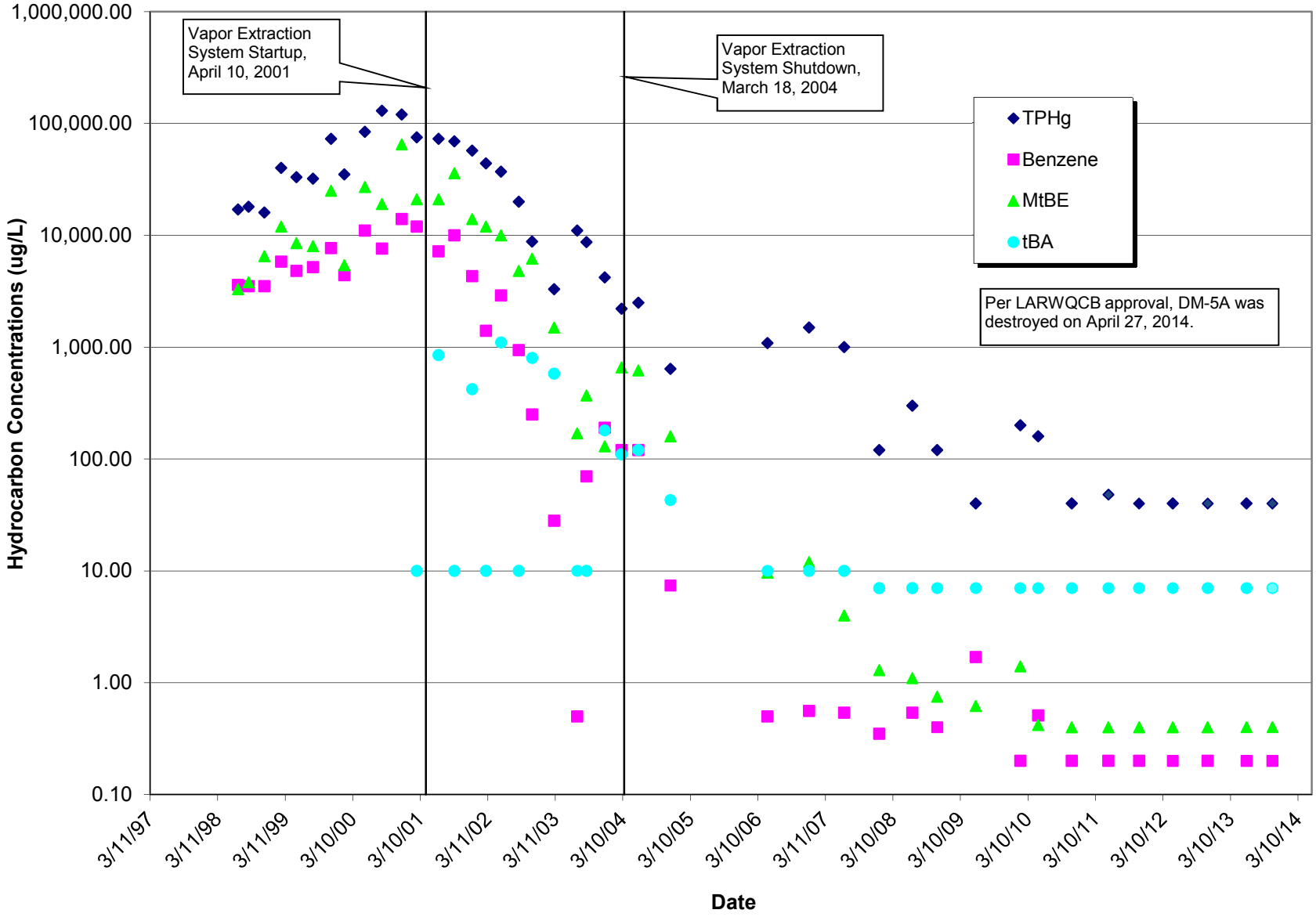
Graphs Showing TPHg, Benzene, MtBE, and tBA Concentrations in Destroyed On-Site Wells vs. Time

Graph G1 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well DM-1A vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



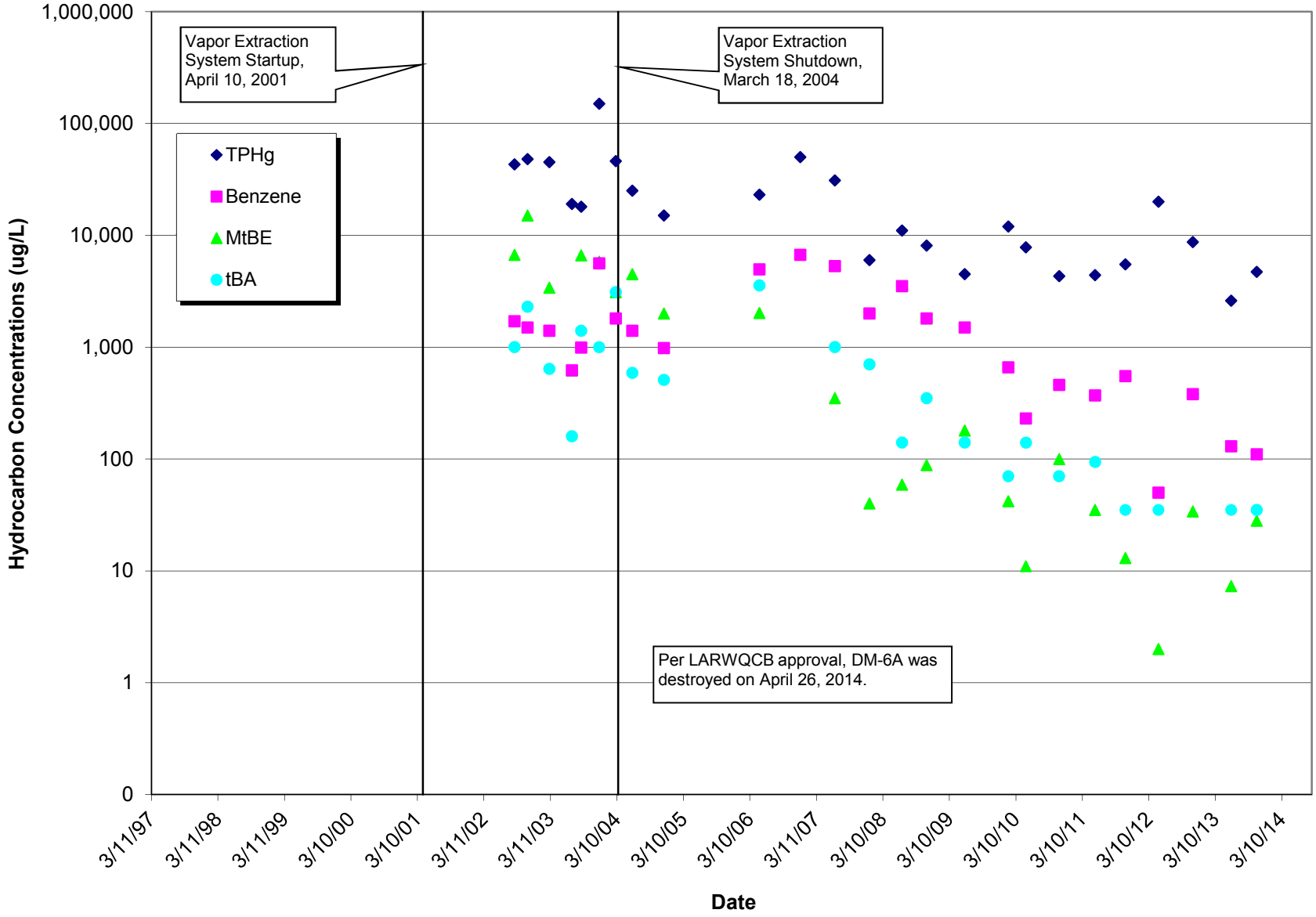
Notes:
1) All results in micrograms per liter.
2) MRLs for historical non-detect TPHg, benzene, MtBE and tBA results unknown and shown as 50, 0.5, 1, and 7 μg/L, respectively.

Graph G2 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well DM-5A vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



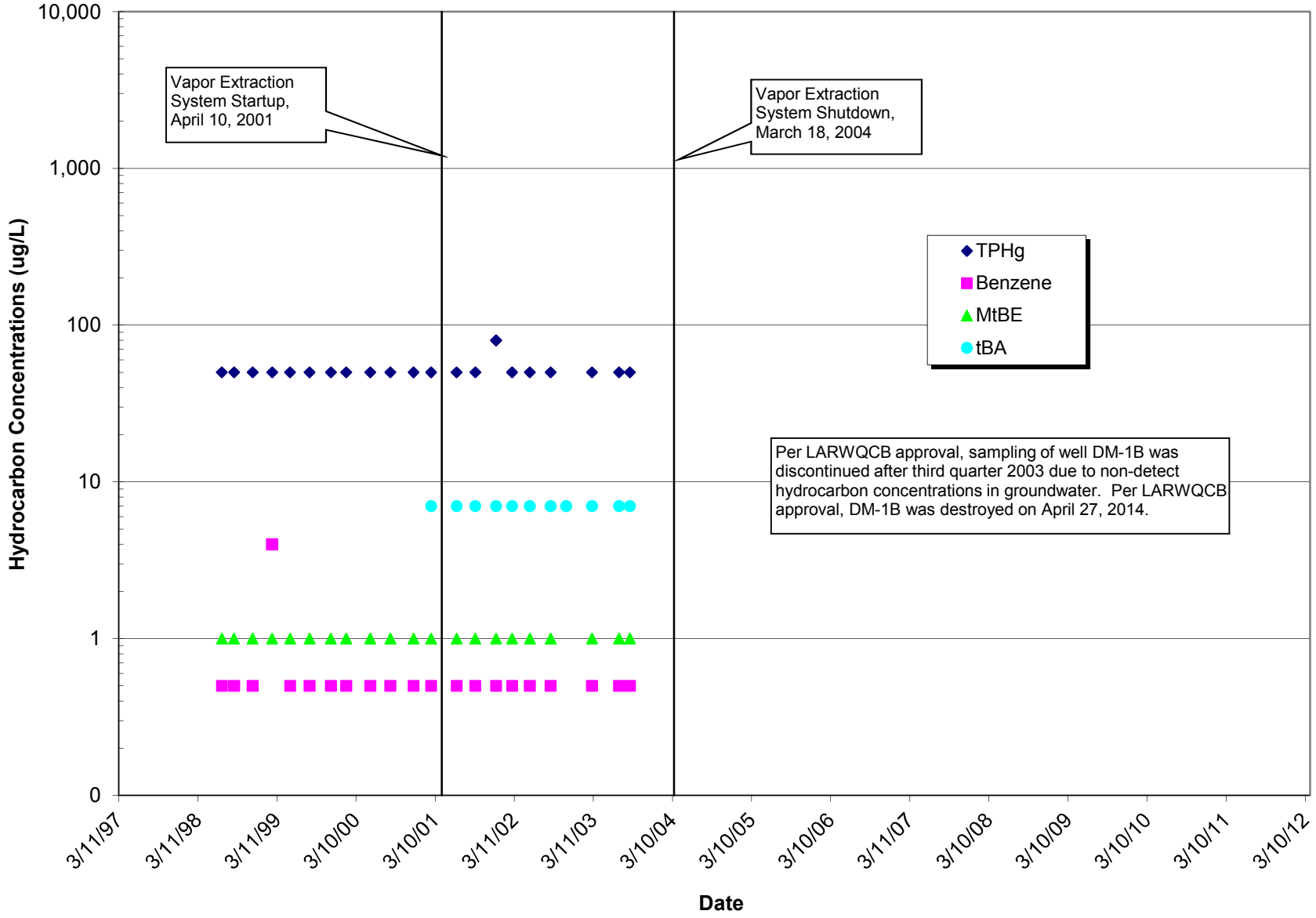
Notes:
1) All results in micrograms per liter.
2) Results below MRLs shown at respective MRL or at estimated MRL for historical non-detect results.

Graph G3 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone A (65' Zone) Well DM-6A vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



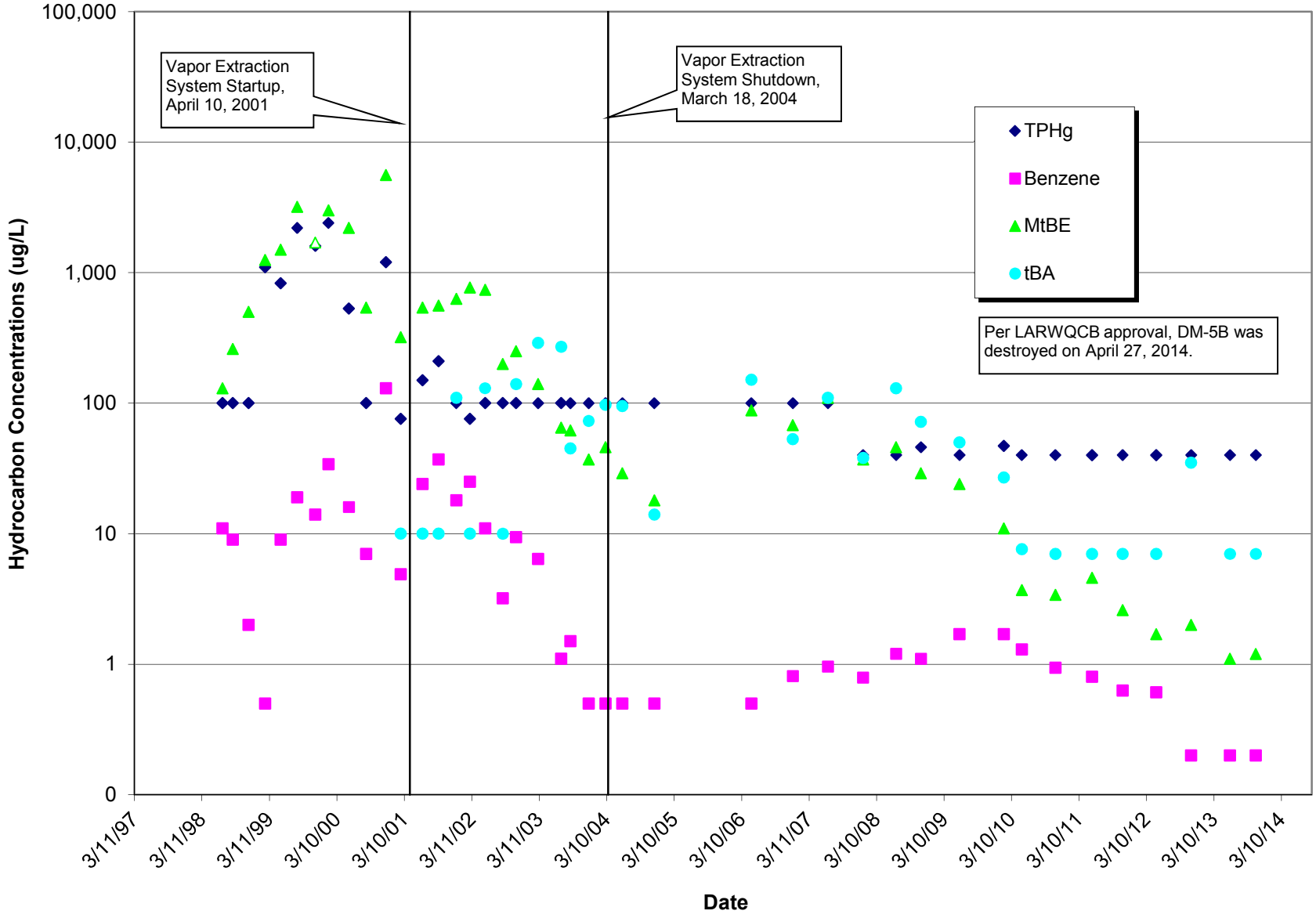
Notes:
1) All results in micrograms per liter.
2) Results below MRLs shown at respective MRL or at estimated MRL for historical non-detect results.

Graph G4 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone B (120' Zone) Well DM-1B vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



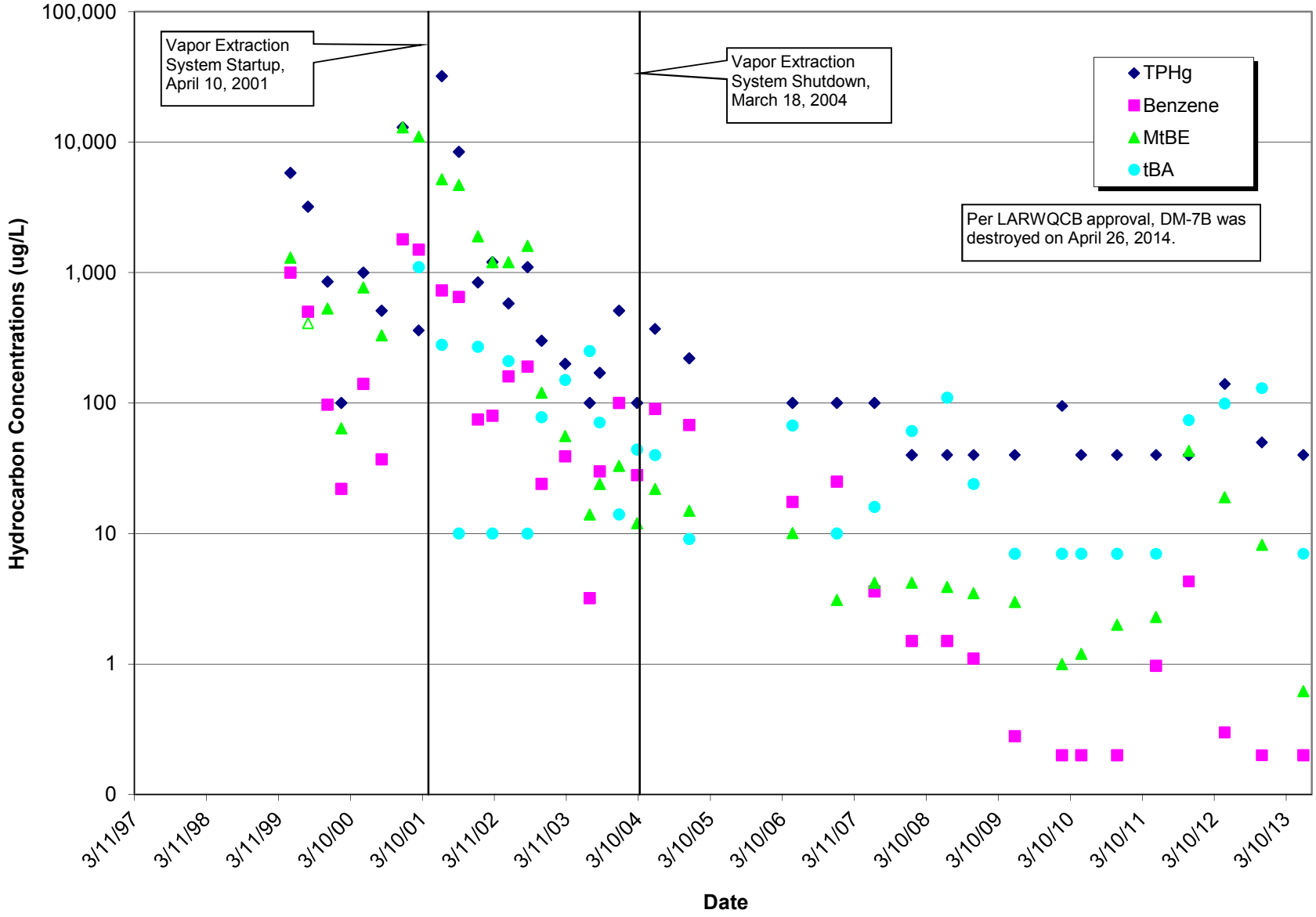
Notes:
1) All results in micrograms per liter.
2) MRLs for historical non-detect TPHg, benzene, MtBE and tBA results unknown and shown at 50, 0.5, 1, and 7 mg/L, respectively.

Graph G5 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone B (120' Zone) Well DM-5B vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



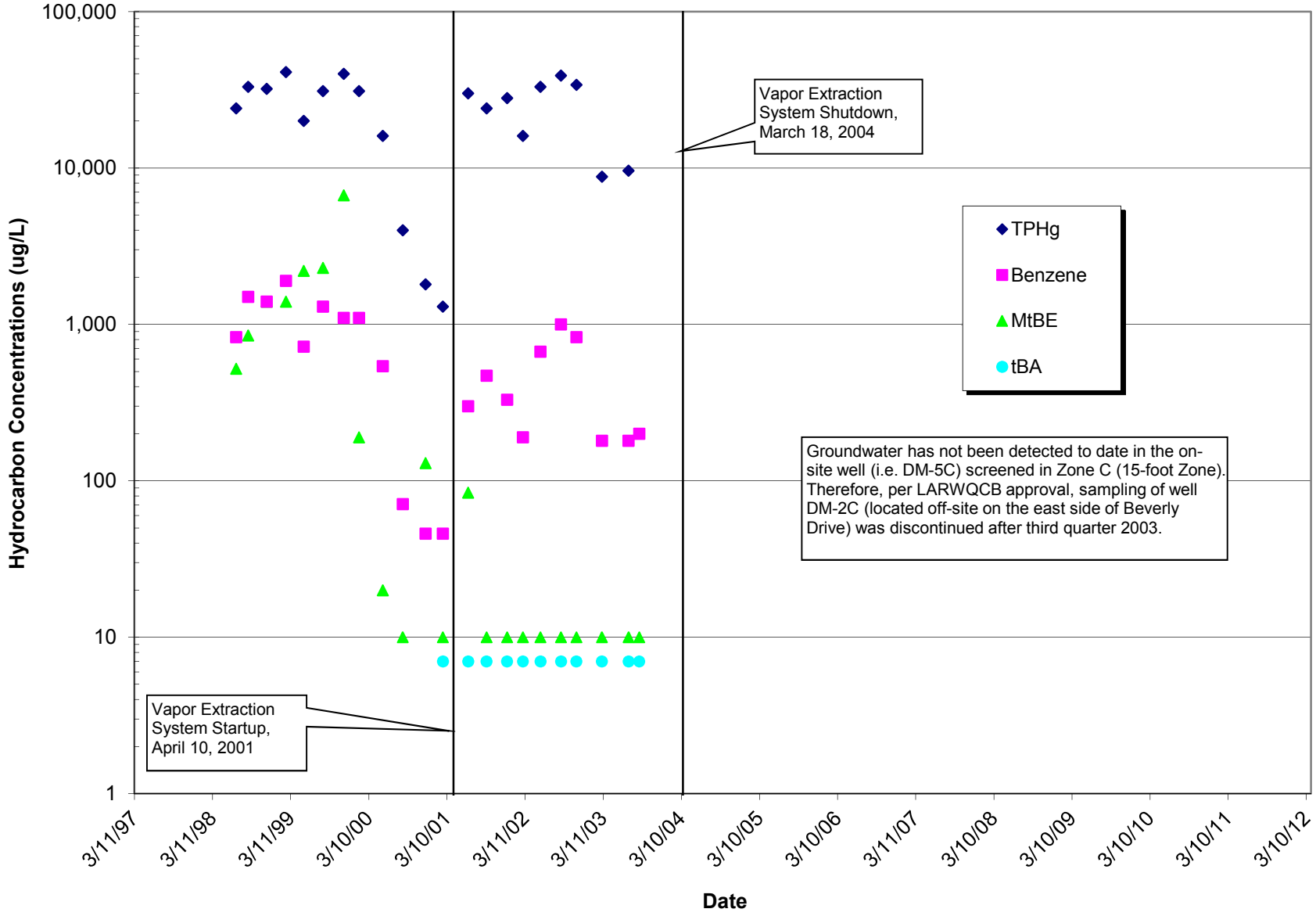
Notes:
1) All results in micrograms per liter.
2) Results below MRLs shown at respective MRL or at estimated MRL for historical non-detect results.

Graph G6 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone B (120' Zone) Well DM-7B vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



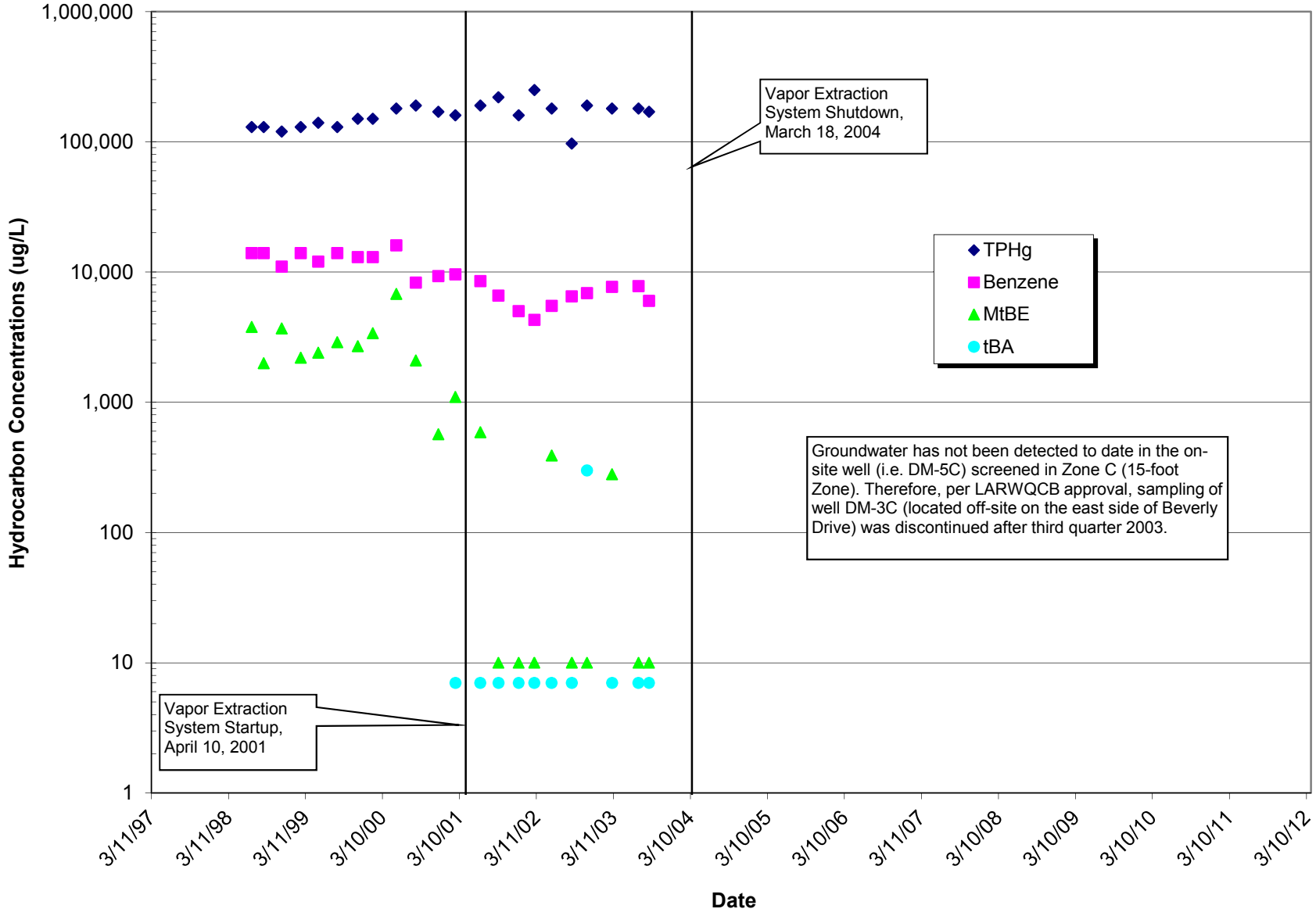
Notes:
1) All results in micrograms per liter.
2) Results below MRLs shown at respective MRL or at estimated MRL for historical non-detect results.

Graph G7 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone C (15' Zone) Well DM-2C vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



Notes:
1) All results in micrograms per liter.
2) Method reporting limits (MRLs) for historical non-detect MtBE and tBA results unknown and shown at 10 and 7 μg/L, respectively.

Graph G8 - TPHg, Benzene, MtBE, and tBA Concentrations in Zone C (15' Zone) Well DM-3C vs. Time
Century West Car Wash, 9500 Pico Boulevard, Los Angeles



Notes:
1) All results in micrograms per liter.
2) Method reporting limits (MRLs) for historical non-detect MtBE and tBA results unknown and shown as hollow data points at 10 and 7 μg/L, respectively.

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

9500 W Pico Blvd
9500 W Pico Blvd
Los Angeles, CA 90035

Inquiry Number: 4815865.2s
December 28, 2016

The EDR Radius Map™ Report with GeoCheck®

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

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Physical Setting Source Addendum	A-1
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

9500 W PICO BLVD
LOS ANGELES, CA 90035

COORDINATES

Latitude (North):	34.0549700 - 34° 3' 17.89''
Longitude (West):	118.3958390 - 118° 23' 45.02''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	371172.7
UTM Y (Meters):	3768935.2
Elevation:	201 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630733 BEVERLY HILLS, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515, 20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
9500 W PICO BLVD
LOS ANGELES, CA 90035

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CENTURY WEST CAR WAS	9500 PICO BLVD W	RGA LUST		TP
A2	CENTURY WEST CAR WAS	9500 PICO BLVD W	LUST, ENF, HIST CORTESE		TP
A3	1X CENTURY WEST CAR	9500 WEST PICO	HAZNET		TP
A4		9500 W PICO BLVD	EDR Hist Auto		TP
A5	CENTURY WEST CAR WAS	9500 W PICO BLVD	SWEEPS UST, HIST UST		TP
A6	CENTURY WEST CAR WAS	9500 WEST PICO BLVD	HAZNET		TP
A7	EL SERVIDOR INC	1201 BEVERLY BLVD	EDR Hist Auto	Lower	13, 0.002, ENE
A8	MOBIL SERVICE STATIO	9448 W PICO BLVD	UST	Lower	101, 0.019, ENE
A9	BYUNG MO CHUNG	9448 W PICO BLVD	HIST UST	Lower	101, 0.019, ENE
A10	EXXONMOBIL OIL CORPO	9448 W PICO BOULEVAR	RCRA-SQG	Lower	101, 0.019, ENE
A11	SERVICE STATIN OF TH	9448 W PICO BLVD	SWEEPS UST, CA FID UST, HAZNET	Lower	101, 0.019, ENE
A12	MOBIL #18-FOM (FORME	9448 PICO BLVD	LUST, HIST CORTESE	Lower	101, 0.019, ENE
A13	EXXONMOBIL OIL CORP.	9448 W PICO BLVD	RCRA-LQG	Lower	101, 0.019, ENE
A14		9448 W PICO BLVD	EDR Hist Auto	Lower	101, 0.019, ENE
A15	PHOTO PLACE	9532 W PICO BLVD	RCRA-SQG, FINDS, ECHO	Higher	134, 0.025, WNW
A16	LA MIRAGE CLEANERS	9541 W PICO BLVD	RCRA-SQG, FINDS, HAZNET, ECHO	Higher	186, 0.035, NW
A17		9541 W PICO BLVD	EDR Hist Cleaner	Higher	186, 0.035, NW
A18	BEVERLY HILLS MEDICA	1177 S BEVERLY DR	RCRA-SQG, FINDS, ECHO	Higher	216, 0.041, North
A19	BEVERLY HILL MED CNT	1177 S BEVERLY DR	UST	Higher	216, 0.041, North
A20	REPUBLIC HEALTH CORP	1177 S BEVERLY DR	SWEEPS UST, CA FID UST	Higher	216, 0.041, North
B21	STOLL LAWRENCE	9428 W PICO BLVD	EDR Hist Cleaner	Lower	228, 0.043, East
B22		9400 W PICO BLVD	EDR Hist Cleaner	Lower	315, 0.060, East
B23	SAFEWAY LAUNDRY	9425 W PICO BLVD	EDR Hist Cleaner	Lower	342, 0.065, ENE
B24	GAGE H W	9340 W PICO BLVD	EDR Hist Auto	Lower	430, 0.081, East
B25	MR JIM DAMAVANDI D &	9340 W PICO BLVD	SWEEPS UST, CA FID UST	Lower	430, 0.081, East
B26		1420 REXFORD DR	EDR Hist Cleaner	Lower	445, 0.084, ESE
27		1440 REXFORD DR	EDR Hist Cleaner	Lower	474, 0.090, ESE
28	CVS PHARMACY #9398	9618 W PICO BLVD	RCRA-LQG, FINDS, ECHO	Higher	618, 0.117, West
29		1470 S BEVERLY DR	EDR Hist Cleaner	Lower	622, 0.118, SSE
30	ISAAC SCHMIDT MD	1125 S BEVERLY DR ST	RCRA-SQG, FINDS, ECHO	Higher	664, 0.126, NNW
31	PRO TAX CARE DBA COU	9311 W PICO BLVD	DRYCLEANERS	Lower	760, 0.144, East
C32	BEVERLY HILLS CLEANE	9164 W PICO BLVD	DRYCLEANERS, EMI	Lower	1245, 0.236, East
C33	BEVERLY HILL CUSTOM	9164 W PICO BLVD	RCRA NonGen / NLR, FINDS, ECHO	Lower	1245, 0.236, East
C34		9151 W PICO BLVD	AST	Lower	1281, 0.243, East
C35		9151 W PICO BLVD	AST	Lower	1281, 0.243, East
C36	PICO CLEANERS	9150 PICO BLVD W	LUST	Lower	1300, 0.246, East
C37	SIMON DJAHANBANI	9150 PICO BLVD	SWEEPS UST	Lower	1300, 0.246, East
C38	PICO CLEANERS INC	9150 W PICO BLVD	RCRA-SQG, FINDS, HAZNET, ECHO	Lower	1300, 0.246, East
C39	PICO CLEANING CNTR,	9150 W PICO BLVD	SWEEPS UST, HIST UST, DRYCLEANERS, EMI	Lower	1300, 0.246, East

MAPPED SITES SUMMARY

Target Property Address:
9500 W PICO BLVD
LOS ANGELES, CA 90035

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	76 SERVICE STATION 2	9779 PICO BLVD. W.	LUST	Higher	1784, 0.338, West
41	PAULSON MOTORS	9231 W OLYMPIC BLVD	LUST, HIST CORTESE, LOS ANGELES CO. HMS	Lower	1792, 0.339, NNE
D42	STATION NO. 4	9081 PICO	LUST, ENF	Lower	1847, 0.350, East
D43	AL SAL OIL CO #4	9081 PICO BLVD. W.	LUST	Lower	1847, 0.350, East
E44	BEVERLY HILLS OIL IN	9460 W OLYMPIC BLVD	LUST, LOS ANGELES CO. HMS	Higher	1858, 0.352, NNW
E45	UNOCAL #1086	9460 OLYMPIC BLVD	LUST	Higher	1858, 0.352, NNW
E46	UNOCAL #1086	9460 OLYMPIC BLVD	LUST, HIST UST, HIST CORTESE	Higher	1858, 0.352, NNW
47	OLYMPIC SQUARE SHOPP	9121 W OLYMPIC BLVD	LUST, LOS ANGELES CO. HMS	Lower	2258, 0.428, NE
F48	UNOCAL #1043	9045 OLYMPIC BLVD W	LUST	Lower	2450, 0.464, NE
F49	UNION OIL SERVICE ST	9045 OLYMPIC	HIST UST, HIST CORTESE	Lower	2450, 0.464, NE
50	BEVERLY HILLS LINCOL	8955 WEST OLYMPIC BO	ENVIROSTOR, VCP	Lower	2883, 0.546, ENE
51	FORMER BEVERLY HILLS	8816-8818 WEST OLYMP	ENVIROSTOR	Lower	3739, 0.708, ENE
52	BEVERLY HILLS HS MOD	241 MORENO DRIVE	ENVIROSTOR, LUST, SCH, NPDES	Higher	5208, 0.986, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CENTURY WEST CAR WAS 9500 PICO BLVD W LOS ANGELES, CA	RGA LUST	N/A
CENTURY WEST CAR WAS 9500 PICO BLVD W LOS ANGELES, CA 90035	LUST Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 11/01/2016 Status: Open - Remediation Facility Id: 900640107 Status: Remedial action (cleanup) Underway Global Id: T0603701172 Global ID: T0603701172 ENF Status: Historical Status: Never Active Facility Id: 213928 HIST CORTESE Reg Id: 900640107	N/A
1X CENTURY WEST CAR 9500 WEST PICO LOS ANGELES, CA 90035	HAZNET GEPAID: CAC000893744	N/A
9500 W PICO BLVD 9500 W PICO BLVD LOS ANGELES, CA 90035	EDR Hist Auto Database: EDR Hist Auto, Date of Government Version: 02/20/2007	N/A
CENTURY WEST CAR WAS 9500 W PICO BLVD LOS ANGELES, CA 90035	SWEEPS UST Status: A Comp Number: 5424 HIST UST Facility Id: 00000063777	N/A
CENTURY WEST CAR WAS 9500 WEST PICO BLVD LOS ANGELES, CA 90035	HAZNET GEPAID: CAL000145938	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land
SLIC ---- Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ---- Underground Storage Tank Listing
INDIAN UST ---- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing
VCP ---- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---- Waste Management Unit Database
SWRCY ---- Recycler Database
HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---- Open Dump Inventory
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN ---- San Gabriel Valley Areas of Concern
US HIST CDL ---- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
US CDL ---- National Clandestine Laboratory Register

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System

CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
EMI	Emissions Inventory Data
Financial Assurance	Financial Assurance Information Listing
LOS ANGELES CO. HMS	HMS: Street Number List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records

LA Co. Site Mitigation ---- Site Mitigation List
UIC ---- UIC Listing
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
WIP ---- Well Investigation Program Case List
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
ICE ---- ICE
ABANDONED MINES ---- Abandoned Mines
ECHO ---- Enforcement & Compliance History Information

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---- Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

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.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/21/2016 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY #9398	***9618 W PICO BLVD***	***W 0 - 1/8 (0.117 mi.)***	***28***	***47***

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXXONMOBIL OIL CORP.	9448 W PICO BLVD	ENE 0 - 1/8 (0.019 mi.)	A13	35

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/21/2016 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PHOTO PLACE	***9532 W PICO BLVD***	***WNW 0 - 1/8 (0.025 mi.)***	***A15***	***37***
LA MIRAGE CLEANERS	***9541 W PICO BLVD***	***NW 0 - 1/8 (0.035 mi.)***	***A16***	***39***
BEVERLY HILLS MEDICA	***1177 S BEVERLY DR***	***N 0 - 1/8 (0.041 mi.)***	***A18***	***42***
ISAAC SCHMIDT MD	***1125 S BEVERLY DR ST***	***NNW 1/8 - 1/4 (0.126 mi.)***	***30***	***53***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
EXXONMOBIL OIL CORPO	9448 W PICO BOULEVAR	ENE 0 - 1/8 (0.019 mi.)	A10	22
PICO CLEANERS INC	***9150 W PICO BLVD***	***E 1/8 - 1/4 (0.246 mi.)***	***C38***	***61***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/01/2016 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BEVERLY HILLS HS MOD	***241 MORENO DRIVE***	***WNW 1/2 - 1 (0.986 mi.)***	***52***	***106***
Facility Id: 19820129				
Status: Active				
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
BEVERLY HILLS LINCOL	***8955 WEST OLYMPIC BO***	***ENE 1/2 - 1 (0.546 mi.)***	***50***	***98***
Facility Id: 60001114				
Status: No Further Action				
FORMER BEVERLY HILLS	8816-8818 WEST OLYMP	ENE 1/2 - 1 (0.708 mi.)	51	104
Facility Id: 60002067				
Status: No Action Required				

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 11 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
76 SERVICE STATION 2	9779 PICO BLVD. W.	W 1/4 - 1/2 (0.338 mi.)	40	70
Database: LUST, Date of Government Version: 11/01/2016 Status: Open - Remediation Global Id: T10000001058				
BEVERLY HILLS OIL IN	***9460 W OLYMPIC BLVD***	***NNW 1/4 - 1/2 (0.352 mi.)***	***E44***	***87***
Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Global Id: T10000000572				
UNOCAL #1086	9460 OLYMPIC BLVD	NNW 1/4 - 1/2 (0.352 mi.)	E45	90
Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: I-09800 Status: Case Closed Global ID: T0603703489				
UNOCAL #1086	***9460 OLYMPIC BLVD***	***NNW 1/4 - 1/2 (0.352 mi.)***	***E46***	***91***
Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Global Id: T0603703489				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL #18-FOM (FORME	***9448 PICO BLVD***	***ENE 0 - 1/8 (0.019 mi.)***	***A12***	***25***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 11/01/2016 Status: Open - Remediation Facility Id: 900350098 Status: Pollution Characterization Global Id: T0603700880 Global ID: T0603700880				
PICO CLEANERS	9150 PICO BLVD W	E 1/8 - 1/4 (0.246 mi.)	C36	59
Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Global Id: T10000005418				
PAULSON MOTORS	***9231 W OLYMPIC BLVD***	***NNE 1/4 - 1/2 (0.339 mi.)***	***41***	***74***
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Facility Id: I-11393 Status: Case Closed Global Id: T0603703792 Global ID: T0603703792				
STATION NO. 4	***9081 PICO***	***E 1/4 - 1/2 (0.350 mi.)***	***D42***	***77***
Database: LUST REG 4, Date of Government Version: 09/07/2004				

Facility Id: 900350116
Status: Remediation Plan
Global ID: T0603799289

AL SAL OIL CO #4	9081 PICO BLVD. W.	E 1/4 - 1/2 (0.350 mi.)	D43	80
Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Global Id: T0603799289				
OLYMPIC SQUARE SHOPP	***9121 W OLYMPIC BLVD***	***NE 1/4 - 1/2 (0.428 mi.)***	***47***	***93***
Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Global Id: T0603764658				
UNOCAL #1043	9045 OLYMPIC BLVD W	NE 1/4 - 1/2 (0.464 mi.)	F48	95
Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 11/01/2016 Status: Completed - Case Closed Facility Id: I-10979 Status: Case Closed Global Id: T0603703701 Global ID: T0603703701				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BEVERLY HILL MED CNT	1177 S BEVERLY DR	N 0 - 1/8 (0.041 mi.)	A19	44
Database: UST, Date of Government Version: 09/12/2016 Facility Id: 24055				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL SERVICE STATIO	9448 W PICO BLVD	ENE 0 - 1/8 (0.019 mi.)	A8	21
Database: UST, Date of Government Version: 09/12/2016 Facility Id: 23615				

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 07/06/2016 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	9151 W PICO BLVD	E 1/8 - 1/4 (0.243 mi.)	C34	57
Not reported	9151 W PICO BLVD	E 1/8 - 1/4 (0.243 mi.)	C35	58

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
REPUBLIC HEALTH CORP Status: A Comp Number: 5146	***1177 S BEVERLY DR***	***N 0 - 1/8 (0.041 mi.)***	***A20***	***44***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SERVICE STATIN OF TH Status: A Tank Status: A Comp Number: 2046	***9448 W PICO BLVD***	***ENE 0 - 1/8 (0.019 mi.)***	***A11***	***23***
MR JIM DAMAVANDI D & Comp Number: 6838	***9340 W PICO BLVD***	***E 0 - 1/8 (0.081 mi.)***	***B25***	***46***
SIMON DJAHANBANI Comp Number: 5872	9150 PICO BLVD	E 1/8 - 1/4 (0.246 mi.)	C37	60
PICO CLEANING CNTR, Comp Number: 404	***9150 W PICO BLVD***	***E 1/8 - 1/4 (0.246 mi.)***	***C39***	***64***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BYUNG MO CHUNG Facility Id: 00000039784	9448 W PICO BLVD	ENE 0 - 1/8 (0.019 mi.)	A9	21
PICO CLEANING CNTR, Facility Id: 00000004830	***9150 W PICO BLVD***	***E 1/8 - 1/4 (0.246 mi.)***	***C39***	***64***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
REPUBLIC HEALTH CORP	***1177 S BEVERLY DR***	***N 0 - 1/8 (0.041 mi.)***	***A20***	***44***

Facility Id: 19029897
Status: A

Lower Elevation	Address	Direction / Distance	Map ID	Page
SERVICE STATIN OF TH Facility Id: 19001327 Status: A	***9448 W PICO BLVD***	***ENE 0 - 1/8 (0.019 mi.)***	***A11***	***23***
MR JIM DAMAVANDI D & Facility Id: 19054546 Status: I	***9340 W PICO BLVD***	***E 0 - 1/8 (0.081 mi.)***	***B25***	***46***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/21/2016 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BEVERLY HILL CUSTOM	***9164 W PICO BLVD***	***E 1/8 - 1/4 (0.236 mi.)***	***C33***	***56***

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/02/2016 has revealed that there are 3 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PRO TAX CARE DBA COU EPA Id: CAL000297600	9311 W PICO BLVD	E 1/8 - 1/4 (0.144 mi.)	31	54
BEVERLY HILLS CLEANE EPA Id: CAD981617327	***9164 W PICO BLVD***	***E 1/8 - 1/4 (0.236 mi.)***	***C32***	***55***
PICO CLEANING CNTR, EPA Id: CAR000064790	***9150 W PICO BLVD***	***E 1/8 - 1/4 (0.246 mi.)***	***C39***	***64***

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there

are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #1086 Reg Id: I-09800	***9460 OLYMPIC BLVD***	***NNW 1/4 - 1/2 (0.352 mi.)***	***E46***	***91***

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL #18-FOM (FORME Reg Id: 900350098	***9448 PICO BLVD***	***ENE 0 - 1/8 (0.019 mi.)***	***A12***	***25***
PAULSON MOTORS Reg Id: I-11393	***9231 W OLYMPIC BLVD***	***NNE 1/4 - 1/2 (0.339 mi.)***	***41***	***74***
UNION OIL SERVICE ST Reg Id: I-10979	***9045 OLYMPIC***	***NE 1/4 - 1/2 (0.464 mi.)***	***F49***	***97***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EL SERVIDOR INC Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1201 BEVERLY BLVD	ENE 0 - 1/8 (0.002 mi.)	A7	21
Not reported Database: EDR Hist Auto, Date of Government Version: 02/20/2007	9448 W PICO BLVD	ENE 0 - 1/8 (0.019 mi.)	A14	36
GAGE H W Database: EDR Hist Auto, Date of Government Version: 02/20/2007	9340 W PICO BLVD	E 0 - 1/8 (0.081 mi.)	B24	46

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 7 EDR Hist

EXECUTIVE SUMMARY

Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	9541 W PICO BLVD	NW 0 - 1/8 (0.035 mi.)	A17	42

Lower Elevation	Address	Direction / Distance	Map ID	Page
STOLL LAWRENCE	9428 W PICO BLVD	E 0 - 1/8 (0.043 mi.)	B21	45
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				
Not reported	9400 W PICO BLVD	E 0 - 1/8 (0.060 mi.)	B22	45
SAFEWAY LAUNDRY	9425 W PICO BLVD	ENE 0 - 1/8 (0.065 mi.)	B23	45
Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007				
Not reported	1420 REXFORD DR	ESE 0 - 1/8 (0.084 mi.)	B26	47
Not reported	1440 REXFORD DR	ESE 0 - 1/8 (0.090 mi.)	27	47
Not reported	1470 S BEVERLY DR	SSE 0 - 1/8 (0.118 mi.)	29	52

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4815865.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	9500 W Pico Blvd	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	9500 W Pico Blvd Los Angeles CA 90035	CONTACT:	Adrian Rivas
LAT/LONG:	34.05497 / 118.395839	INQUIRY #:	4815865.2s
		DATE:	December 28, 2016 1:34 pm

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DETAIL MAP - 4815865.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	9500 W Pico Blvd	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	9500 W Pico Blvd Los Angeles CA 90035	CONTACT:	Adrian Rivas
LAT/LONG:	34.05497 / 118.395839	INQUIRY #:	4815865.2s
		DATE:	December 28, 2016 1:34 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	0	NR	NR	NR	2
RCRA-SQG	0.250		4	2	NR	NR	NR	6
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	3	NR	3
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	1	1	1	9	NR	NR	12

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	0	NR	NR	NR	2
AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250	1	3	2	NR	NR	NR	6
HIST UST	0.250	1	1	1	NR	NR	NR	3
CA FID UST	0.250		3	0	NR	NR	NR	3
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	3	NR	NR	NR	3
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP	1	NR	NR	NR	NR	NR	1
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	2	NR	NR	NR	NR	NR	2

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HIST CORTESE	0.500	1	1	0	3	NR	NR	5
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
ABANDONED MINES	0.500		0	0	0	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125	1	3	NR	NR	NR	NR	4
EDR Hist Cleaner	0.125		7	NR	NR	NR	NR	7
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP	1	NR	NR	NR	NR	NR	1
- Totals --		9	27	12	12	3	0	63

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **CENTURY WEST CAR WASH** **RGA LUST** **S114594443**
Target **9500 PICO BLVD W** **N/A**
Property **LOS ANGELES, CA**

Site 1 of 20 in cluster A

Actual: **201 ft.**

RGA LUST:

2012	CENTURY WEST CAR WASH	9500 PICO BLVD W
2011	CENTURY WEST CAR WASH	9500 PICO BLVD W
2010	CENTURY WEST CAR WASH	9500 PICO BLVD W
2009	CENTURY WEST CAR WASH	9500 PICO BLVD W
2008	CENTURY WEST CAR WASH	9500 PICO BLVD W
2007	CENTURY WEST CAR WASH	9500 PICO BLVD W
2006	CENTURY WEST CAR WASH	9500 PICO BLVD W
2005	CENTURY WEST CAR WASH	9500 PICO BLVD W
2004	CENTURY WEST CAR WASH	9500 PICO BLVD W
2003	CENTURY WEST CAR WASH	9500 PICO BLVD W
2002	CENTURY WEST CAR WASH	9500 PICO BLVD W
2001	CENTURY WEST CAR WASH	9500 PICO BLVD W
2000	CENTURY WEST CAR WASH	9500 PICO BLVD W
1998	CENTURY WEST CAR WASH	9500 PICO BLVD W
1997	CENTURY WEST CAR WASH	9500 PICO BLVD W

A2 **CENTURY WEST CAR WASH** **LUST** **S103065822**
Target **9500 PICO BLVD W** **ENF** **N/A**
Property **LOS ANGELES, CA 90035** **HIST CORTESE**

Site 2 of 20 in cluster A

Actual: **201 ft.**

LUST:

Region:	STATE
Global Id:	T0603701172
Latitude:	34.0551101
Longitude:	-118.3954455
Case Type:	LUST Cleanup Site
Status:	Open - Remediation
Status Date:	01/17/2008
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	JR
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900640107
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:	T0603701172
Contact Type:	Regional Board Caseworker
Contact Name:	JAMES RYAN
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	West 4th Street, Suite 200
City:	LOS ANGELES
Email:	jamesw.ryan@waterboards.ca.gov
Phone Number:	2135766711

Global Id: T0603701172

CENTURY WEST CAR WASH (Continued) **S103065822**

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: T0603701172
Status: Open - Case Begin Date
Status Date: 05/03/1994

Global Id: T0603701172
Status: Open - Remediation
Status Date: 04/01/2001

Global Id: T0603701172
Status: Open - Remediation
Status Date: 03/04/2002

Global Id: T0603701172
Status: Open - Remediation
Status Date: 10/23/2003

Global Id: T0603701172
Status: Open - Remediation
Status Date: 01/17/2008

Global Id: T0603701172
Status: Open - Site Assessment
Status Date: 04/24/1997

Global Id: T0603701172
Status: Open - Site Assessment
Status Date: 07/29/1997

Global Id: T0603701172
Status: Open - Site Assessment
Status Date: 12/18/1997

Regulatory Activities:

Global Id: T0603701172
Action Type: RESPONSE
Date: 04/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 08/08/2011
Action: Clean Up Fund - 5-Year Review Summary

CENTURY WEST CAR WASH (Continued) **S103065822**

Global Id:	T0603701172
Action Type:	RESPONSE
Date:	12/15/2003
Action:	Remedial Progress Report
Global Id:	T0603701172
Action Type:	RESPONSE
Date:	01/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603701172
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603701172
Action Type:	RESPONSE
Date:	07/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603701172
Action Type:	RESPONSE
Date:	11/01/2002
Action:	Other Report / Document
Global Id:	T0603701172
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603701172
Action Type:	ENFORCEMENT
Date:	04/17/2009
Action:	Staff Letter
Global Id:	T0603701172
Action Type:	ENFORCEMENT
Date:	11/09/2011
Action:	Health and Safety Code Section 25296.10(c)
Global Id:	T0603701172
Action Type:	ENFORCEMENT
Date:	06/15/2009
Action:	Staff Letter
Global Id:	T0603701172
Action Type:	ENFORCEMENT
Date:	10/11/2013
Action:	Staff Letter
Global Id:	T0603701172
Action Type:	Other
Date:	05/03/1994
Action:	Leak Discovery
Global Id:	T0603701172
Action Type:	RESPONSE

CENTURY WEST CAR WASH (Continued) **S103065822**

Date: 11/15/2008
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603701172
Action Type: RESPONSE
Date: 08/04/2008
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 11/01/2004
Action: Soil and Water Investigation Report

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2014
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 03/16/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0603701172
Action Type: RESPONSE
Date: 10/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 02/27/2009
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 01/03/2003
Action: Staff Letter

CENTURY WEST CAR WASH (Continued) **S103065822**

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 05/16/2000
Action: Staff Letter

Global Id: T0603701172
Action Type: RESPONSE
Date: 09/19/2011
Action: Request for Closure

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 09/09/2013
Action: Well Destruction Workplan - Regulator Responded

Global Id: T0603701172
Action Type: RESPONSE
Date: 12/17/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603701172
Action Type: RESPONSE
Date: 04/01/2003
Action: Soil and Water Investigation Report

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 06/26/2007
Action: Well Destruction Report

Global Id: T0603701172
Action Type: ENFORCEMENT

CENTURY WEST CAR WASH (Continued) **S103065822**

Date: 06/21/2010
Action: Staff Letter

Global Id: T0603701172
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 06/08/2005
Action: Staff Letter

Global Id: T0603701172
Action Type: RESPONSE
Date: 04/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: Other
Date: 05/03/1994
Action: Leak Stopped

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 09/30/2002
Action: Staff Letter

Global Id: T0603701172
Action Type: Other
Date: 05/03/1994
Action: Leak Reported

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/21/2010
Action: Remedial Progress Report

CENTURY WEST CAR WASH (Continued) **S103065822**

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2014
Action: Pilot Study/ Treatability Report

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2013
Action: Remedial Progress Report

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2014
Action: Well Destruction Report

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 09/17/2008
Action: Staff Letter

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: RESPONSE
Date: 09/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603701172
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 11/03/2003
Action: Staff Letter

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 09/20/2002
Action: Meeting

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: RESPONSE

CENTURY WEST CAR WASH (Continued) **S103065822**

Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 09/15/2003
Action: Staff Letter

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 07/30/2004
Action: Staff Letter

Global Id: T0603701172
Action Type: REMEDIATION
Date: 04/01/2001
Action: Soil Vapor Extraction (SVE)

Global Id: T0603701172
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 06/03/2003
Action: Staff Letter

Global Id: T0603701172
Action Type: ENFORCEMENT
Date: 11/22/2002
Action: Site Visit / Inspection / Sampling

Global Id: T0603701172
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900640107
Status: Remedial action (cleanup) Underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603701172
W Global ID: Not reported
Staff: JH
Local Agency: 19050
Cross Street: REEVES DR
Enforcement Type: DLSEL
Date Leak Discovered: 5/3/1994

CENTURY WEST CAR WASH (Continued) **S103065822**

Date Leak First Reported:		5/3/1994
Date Leak Record Entered:	5/2/1997	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	5/3/1994	
Date Case Last Changed on Database:		7/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4430.87854565996880817489439 36
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		4/24/1997
Preliminary Site Assessment Began:		7/29/1997
Pollution Characterization Began:		12/18/1997
Remediation Plan Submitted:		3/4/2002
Remedial Action Underway:		10/23/2003
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		5/16/2000
Historical Max MTBE Date:		12/4/2003
Hist Max MTBE Conc in Groundwater:		88000
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	=	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	HARVEY SOLOMON	
RP Address:	71 WOODS WAY	
Program:	LUST	
Lat/Long:	34.0551101 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	FREE PRODUCT IN DM-6; 11/14/00 PILOT TEST WORKPLAN; 1/15/01 4TH QTR GW MON RPT 2000; 2/5/01 PILOT TEST REPORT; 3/9/01 1ST QTR GW MON RPT 2001	

ENF:

Region:	4
Facility Id:	213928
Agency Name:	Century West Car Wash, Inc.
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.055260
Place Longitude:	-118.395454
SIC Code 1:	Not reported
SIC Desc 1:	Not reported

CENTURY WEST CAR WASH (Continued) **S103065822**

SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900640107
Reg Measure Id:	167544
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	230211
Region:	4
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	05/17/2000
Adoption/Issuance Date:	Not reported

CENTURY WEST CAR WASH (Continued) **S103065822**

Achieve Date:	Not reported
Termination Date:	05/17/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 900640107
Description:	Level 1 enforcement letter sent 5/17/00 for FTS SVE pilot test workplan.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900640107

A3 **1X CENTURY WEST CAR WASH, INC.** **HAZNET** **S112850710**
Target **9500 WEST PICO** **N/A**
Property **LOS ANGELES, CA 90035**

Site 3 of 20 in cluster A

Actual:
201 ft.

HAZNET:

envid:	S112850710
Year:	1994
GEPAID:	CAC000893744
Contact:	HARVEY SOLOMAN
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	9500 WEST PICO
Mailing City,St,Zip:	LOS ANGELES, CA 900350000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	2.9190
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

A4 **EDR Hist Auto** **1009082667**
Target Property **9500 W PICO BLVD** **N/A**
LOS ANGELES, CA 90035

Site 4 of 20 in cluster A

Actual: 201 ft.

EDR Historical Auto Stations:

Name:	GRAAF G G
Year:	1942
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	CENTURY WEST CAR WASH
Year:	1999
Address:	9500 W PICO BLVD

A5 **CENTURY WEST CAR WASH INC** **SWEEPS UST** **U001561404**
Target Property **9500 W PICO BLVD** **HIST UST** **N/A**
LOS ANGELES, CA 90035

Site 5 of 20 in cluster A

Actual: 201 ft.

SWEEPS UST:

Status:	Active
Comp Number:	5424
Number:	1
Board Of Equalization:	Not reported
Referral Date:	02-25-93
Action Date:	02-25-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

HIST UST:

File Number:	00026659
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026659.pdf
Region:	STATE
Facility ID:	00000063777
Facility Type:	Other
Other Type:	CAR WASH
Contact Name:	LOUIS HALL
Telephone:	2132721969
Owner Name:	F.A.W.M. CORP
Owner Address:	9500 W. PICO BLVD
Owner City,St,Zip:	LOS ANGELES, CA 90035
Total Tanks:	0002
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED

CENTURY WEST CAR WASH INC (Continued) **U001561404**

Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

A6 **CENTURY WEST CAR WASH INC** **HAZNET** **S113080202**
Target **9500 WEST PICO BLVD** **N/A**
Property **LOS ANGELES, CA 90035**

Site 6 of 20 in cluster A

Actual: **201 ft.**

HAZNET:

envid:	S113080202
Year:	2012
GEPAID:	CAL000145938
Contact:	GORDON SOLOMON/VICE PRESIDENT
Telephone:	3102761297
Mailing Name:	Not reported
Mailing Address:	9500 WEST PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900350000
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:	0.025
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113080202
Year:	2011
GEPAID:	CAL000145938
Contact:	GORDON SOLOMON/VICE PRESIDENT
Telephone:	3102761297
Mailing Name:	Not reported
Mailing Address:	9500 WEST PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900350000
Gen County:	Not reported
TSD EPA ID:	UTD981552177
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.03
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

A7 **EL SERVIDOR INC** **EDR Hist Auto** **1009078947**
ENE **1201 BEVERLY BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.002 mi.
13 ft. **Site 7 of 20 in cluster A**

Relative:
Lower

Actual:
197 ft.

EDR Historical Auto Stations:

Name:	EL SERVIDOR INC
Year:	1929
Type:	GASOLINE AND OIL SERVICE STATION

A8 **MOBIL SERVICE STATION F0M** **UST** **U003780136**
ENE **9448 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.019 mi.
101 ft. **Site 8 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

UST:

Facility ID:	23615
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.056321
Longitude:	-118.393654

A9 **BYUNG MO CHUNG** **HIST UST** **U001561405**
ENE **9448 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.019 mi.
101 ft. **Site 9 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

HIST UST:

File Number:	00027D07
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027D07.pdf
Region:	STATE
Facility ID:	00000039784
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	SAME
Telephone:	2135509063
Owner Name:	MOBIL OIL CORP
Owner Address:	612 S. FLOWER ST
Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0004
Tank Num:	001
Container Num:	4
Year Installed:	1974
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	3
Year Installed:	1952
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM

BYUNG MO CHUNG (Continued) **U001561405**

Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 2
Year Installed: 1971
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 004
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

A10 **EXXONMOBIL OIL CORPORATION 10857** **RCRA-SQG** **1009398322**
ENE **9448 W PICO BOULEVARD** **CAR000173203**
< 1/8 **LOS ANGELES, CA 90035**
0.019 mi.
101 ft. **Site 10 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

RCRA-SQG:
Date form received by agency: 04/27/2006
Facility name: EXXONMOBIL OIL CORPORATION 10857
Facility address: 9448 W PICO BOULEVARD
LOS ANGELES, CA 90035
EPA ID: CAR000173203
Mailing address: 16945 NORTHCHASE DRIVE
ROOM 538
HOUSTON, TX 77060
Contact: DALE VIATOR
Contact address: 16945 NORTHCHASE DRIVE ROOM 538
HOUSTON, TX 77060
Contact country: US
Contact telephone: 281-654-8470
Contact email: DALE.VIATOR@EXXONMOBIL.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: EXXONMOBIL OIL CORPORATION
Owner/operator address: Not reported
Not reported
Owner/operator country: US

EXXONMOBIL OIL CORPORATION 10857 (Continued) **1009398322**

Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/01/1999
Owner/Op end date: Not reported

Owner/operator name: EXXONMOBIL OIL CORPORATION
Owner/operator address: 3225 GALLOWS ROAD
FAIRFAX, VA 22037
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 12/01/1999
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

A11 **SERVICE STATIN OF THE STARS** **SWEEPS UST** **S101582762**
ENE **9448 W PICO BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90035** **HAZNET**
0.019 mi.
101 ft. **Site 11 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

SWEEPS UST:
Status: Active
Comp Number: 2046
Number: 1
Board Of Equalization: 44-012131
Referral Date: 04-09-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002046-000001
Tank Status: A

SERVICE STATIN OF THE STARS (Continued) **S101582762**

Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Status: Active
Comp Number: 2046
Number: 1
Board Of Equalization: 44-012131
Referral Date: 04-09-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002046-000002
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 2046
Number: 1
Board Of Equalization: 44-012131
Referral Date: 04-09-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002046-000003
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 2046
Number: 1
Board Of Equalization: 44-012131
Referral Date: 04-09-93
Action Date: 04-07-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-002046-000004
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

SERVICE STATIN OF THE STARS (Continued) **S101582762**

CA FID UST:

Facility ID:	19001327
Regulated By:	UTNKA
Regulated ID:	00039784
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2132759628
Mail To:	Not reported
Mailing Address:	9448 W PICO BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900350000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

HAZNET:

envid:	S101582762
Year:	2015
GEPAID:	CAC002799024
Contact:	TERRI LEWIS
Telephone:	5629361454
Mailing Name:	Not reported
Mailing Address:	9448 W. PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 90035
Gen County:	Los Angeles
TSD EPA ID:	CAD028409019
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:	0.05
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

A12 **MOBIL #18-FOM (FORMER 11-FOM)** **LUST** **S104406296**
ENE **9448 PICO BLVD** **HIST CORTESE** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.019 mi.
101 ft. **Site 12 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

LUST:

Region:	STATE
Global Id:	T0603700880
Latitude:	34.0550911
Longitude:	-118.3950064
Case Type:	LUST Cleanup Site
Status:	Open - Remediation
Status Date:	03/21/2001
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	JR
Local Agency:	LOS ANGELES, CITY OF

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

RB Case Number: 900350098
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: T0603700880
Contact Type: Regional Board Caseworker
Contact Name: JAMES RYAN
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: West 4th Street, Suite 200
City: LOS ANGELES
Email: jamesw.ryan@waterboards.ca.gov
Phone Number: 2135766711

Global Id: T0603700880
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: T0603700880
Status: Open - Case Begin Date
Status Date: 07/08/1987

Global Id: T0603700880
Status: Open - Remediation
Status Date: 03/21/2001

Global Id: T0603700880
Status: Open - Remediation
Status Date: 03/21/2001

Global Id: T0603700880
Status: Open - Site Assessment
Status Date: 08/19/1998

Global Id: T0603700880
Status: Open - Site Assessment
Status Date: 03/26/1999

Global Id: T0603700880
Status: Open - Site Assessment
Status Date: 08/23/1999

Regulatory Activities:
Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2008

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 01/04/2008
Action: Staff Letter

Global Id: T0603700880
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 04/14/2003
Action: Staff Letter

Global Id: T0603700880
Action Type: RESPONSE
Date: 10/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 10/15/2012
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603700880
Action Type: REMEDIATION
Date: 03/11/2000
Action: Free Product Removal

Global Id: T0603700880
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 01/01/2002
Action: Staff Letter

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 11/09/2011
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603700880
Action Type: RESPONSE
Date: 08/15/2012
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700880
Action Type: Other
Date: 07/08/1987
Action: Leak Discovery

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 05/10/2004
Action: Staff Letter

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Date: 01/15/2013
Action: Final Remedial Action Report / Corrective Action Report

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/07/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/23/2004
Action: Soil and Water Investigation Report

Global Id: T0603700880
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 03/27/2013
Action: Well Installation Workplan - Regulator Responded

Global Id: T0603700880
Action Type: RESPONSE
Date: 10/15/2014
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603700880
Action Type: RESPONSE
Date: 02/01/2004
Action: Interim Remedial Action Report

Global Id: T0603700880
Action Type: RESPONSE
Date: 08/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 09/15/2004
Action: Unknown

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Global Id:	T0603700880
Action Type:	RESPONSE
Date:	08/15/2005
Action:	Preliminary Site Assessment Workplan
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	04/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	04/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	08/15/2003
Action:	Soil and Water Investigation Report
Global Id:	T0603700880
Action Type:	ENFORCEMENT
Date:	06/06/2005
Action:	Staff Letter
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/13/2012
Action:	Pilot Study / Treatability Workplan
Global Id:	T0603700880
Action Type:	Other
Date:	07/08/1987
Action:	Leak Stopped
Global Id:	T0603700880
Action Type:	RESPONSE

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Date:	07/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700880
Action Type:	ENFORCEMENT
Date:	01/09/2003
Action:	Staff Letter
Global Id:	T0603700880
Action Type:	Other
Date:	07/10/1987
Action:	Leak Reported
Global Id:	T0603700880
Action Type:	ENFORCEMENT
Date:	01/23/2004
Action:	Staff Letter
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	04/15/2015
Action:	Well Installation Report
Global Id:	T0603700880
Action Type:	ENFORCEMENT
Date:	11/22/2002
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	10/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/11/2002
Action:	Soil and Water Investigation Report
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	04/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	07/15/2002
Action:	Monitoring Report - Quarterly

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 04/27/2012
Action: Staff Letter

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 12/18/2014
Action: Staff Letter

Global Id: T0603700880
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 03/16/2004
Action: Site Visit / Inspection / Sampling

Global Id: T0603700880
Action Type: ENFORCEMENT
Date: 09/27/2012
Action: Staff Letter

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700880
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700880
Action Type: RESPONSE

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Date:	10/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	11/06/2007
Action:	Request for Closure
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	08/23/2006
Action:	Soil and Water Investigation Workplan
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	10/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	04/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/15/2014
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	04/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Interim Remedial Action Report
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603700880
Action Type:	RESPONSE
Date:	01/11/2002
Action:	Soil and Water Investigation Report

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Global Id: T0603700880
Action Type: RESPONSE
Date: 02/28/2003
Action: Soil and Water Investigation Workplan

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900350098
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: T0603700880
W Global ID: Not reported
Staff: JH
Local Agency: 19050
Cross Street: REXFORD DR
Enforcement Type: SEL
Date Leak Discovered: 7/8/1987
Date Leak First Reported: 7/10/1987
Date Leak Record Entered: 8/13/1987
Date Confirmation Began: Not reported
Date Leak Stopped: 7/8/1987
Date Case Last Changed on Database: 7/31/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Test
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Piping
Operator: CHUNG, ROBERT BYUNG
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4480.32493490233687519081913 29
Source of Cleanup Funding: Piping
Preliminary Site Assessment Workplan Submitted: 8/19/1998
Preliminary Site Assessment Began: 3/26/1999
Pollution Characterization Began: 1/7/2004
Remediation Plan Submitted: 3/21/2001
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 8/21/2002
Hist Max MTBE Conc in Groundwater: 146000
Hist Max MTBE Conc in Soil: 9500
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: =
Soil Qualifier: =
Organization: Not reported
Owner Contact: Not reported
Responsible Party: NICK PUIG
RP Address: 3700 W. 190TH ST., TPT-2
Program: LUST

MOBIL #18-FOM (FORMER 11-FOM) (Continued) **S104406296**

Lat/Long:	34.0550911 / -1
Local Agency Staff:	PEJ
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	FREE PRODUCT IN MW-6; 7/3/00 2ND QTR GW MON RPT 2000; 10/12/00 3RD QTR PROGRESS RPT 2000; 1/10/01 4TH QTR PROGRESS RPT 2000; 1/24/01 INTERIM REMEDIAL ACTION PLAN; 3/26/01 1ST QMR

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900350098

A13 **EXXONMOBIL OIL CORP.** **RCRA-LQG** **1007200152**
ENE **9448 W PICO BLVD** **CAL000056110**
< 1/8 **LOS ANGELES, CA 90035**
0.019 mi.
101 ft. **Site 13 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

RCRA-LQG:

Date form received by agency:	02/28/2002
Facility name:	EXXONMOBIL OIL CORP.
Facility address:	9448 W PICO BLVD LOS ANGELES, CA 90035
EPA ID:	CAL000056110
Mailing address:	12265 WEST BAYAUD AVE. LAKEWOOD, CO 80228
Contact:	JOHN HOOVER
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	(800) 253-8054
Contact email:	Not reported
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	EXXONMOBIL OIL CORP
Owner/operator address:	Not reported Not reported
Owner/operator country:	US

EXXONMOBIL OIL CORP. (Continued) **1007200152**

Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/31/2002
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

Violation Status: No violations found

A14 **EDR Hist Auto** **1009082798**
ENE **9448 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.019 mi.
101 ft. **Site 14 of 20 in cluster A**

Relative:
Lower

Actual:
195 ft.

EDR Historical Auto Stations:
Name: HILL WM
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SERVICE STATION OF THE STARS
Year: 1999
Address: 9448 W PICO BLVD

Name: SERVICE STATION OF THE STARS
Year: 2001
Address: 9448 W PICO BLVD

Name: SERVICE STATION OF THE STARS
Year: 2002
Address: 9448 W PICO BLVD

Name: MOBIL SERVICE STATION DEALERS
Year: 2003
Address: 9448 W PICO BLVD

Name: SERVICE STATION OF THE STARS
Year: 2005
Address: 9448 W PICO BLVD

(Continued) **1009082798**

Name: SERVICE STATION OF THE STARS
Year: 2006
Address: 9448 W PICO BLVD

Name: MOBIL
Year: 2007
Address: 9448 W PICO BLVD

Name: MOBIL
Year: 2008
Address: 9448 W PICO BLVD

Name: SERVICE STATION OF THE STARS
Year: 2009
Address: 9448 W PICO BLVD

Name: SERVICE STATION OF THE STARS
Year: 2010
Address: 9448 W PICO BLVD

Name: MOBIL SERVICE STATION DEALER
Year: 2011
Address: 9448 W PICO BLVD

Name: SERVICE STATION OF THE STARS
Year: 2012
Address: 9448 W PICO BLVD

A15 **PHOTO PLACE** **RCRA-SQG** **1000415343**
WNW **9532 W PICO BLVD** **FINDS** **CAD982466435**
< 1/8 **LOS ANGELES, CA 90035** **ECHO**
0.025 mi.
134 ft. **Site 15 of 20 in cluster A**

Relative:
Higher

Actual:
213 ft.

RCRA-SQG:
Date form received by agency: 10/31/1988
Facility name: PHOTO PLACE
Facility address: 9532 W PICO BLVD
LOS ANGELES, CA 90035
EPA ID: CAD982466435
Mailing address: W PICO BLVD
LOS ANGELES, CA 90035
Contact: ENVIRONMENTAL MANAGER
Contact address: 9532 W PICO BLVD
LOS ANGELES, CA 90035
Contact country: US
Contact telephone: (213) 275-4685
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:

PHOTO PLACE (Continued) **1000415343**

Owner/operator name: ROBERT DADOYAN
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

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002818050

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:
Envid: 1000415343
Registry ID: 110002818050
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002818050

A16 **LA MIRAGE CLEANERS** **RCRA-SQG** **1000905030**
NW **9541 W PICO BLVD** **FINDS** **CA0000269621**
< 1/8 **LOS ANGELES, CA 90035** **HAZNET**
0.035 mi. **ECHO**
186 ft. **Site 16 of 20 in cluster A**

Relative:
Higher

Actual:
209 ft.

RCRA-SQG:

Date form received by agency:	04/25/1994
Facility name:	LA MIRAGE CLEANERS
Facility address:	9541 W PICO BLVD LOS ANGELES, CA 90035
EPA ID:	CA0000269621
Mailing address:	W PICO BLVD LOS ANGELES, CA 90035
Contact:	MEHRAN EBRAHIMPOUR
Contact address:	9541 W PICO BLVD LOS ANGELES, CA 90035
Contact country:	US
Contact telephone:	(310) 556-4625
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:	MEHRAN EBRAHIMPOUR
Owner/operator address:	9541 W PICO BLVD LOS ANGELES, CA 90035
Owner/operator country:	Not reported
Owner/operator telephone:	(310) 556-4625
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

LA MIRAGE CLEANERS (Continued) **1000905030**

FINDS:

Registry ID: 110002616303

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid:	1000905030
Year:	2001
GEPAID:	CA0000269621
Contact:	MEHRAN EBRAHIMPOUR
Telephone:	3105564625
Mailing Name:	Not reported
Mailing Address:	9541 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900351201
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Transfer Station
Tons:	0.1
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000905030
Year:	2001
GEPAID:	CA0000269621
Contact:	MEHRAN EBRAHIMPOUR
Telephone:	3105564625
Mailing Name:	Not reported
Mailing Address:	9541 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900351201
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	0.22
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000905030
Year:	1998
GEPAID:	CA0000269621
Contact:	MEHRAN EBRAHIMPOUR

LA MIRAGE CLEANERS (Continued) **1000905030**

Telephone:	3105564625
Mailing Name:	Not reported
Mailing Address:	9541 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900351201
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Recycler
Tons:	.0000
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000905030
Year:	1998
GEPAID:	CA0000269621
Contact:	MEHRAN EBRAHIMPOUR
Telephone:	3105564625
Mailing Name:	Not reported
Mailing Address:	9541 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900351201
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Recycler
Tons:	.6507
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1000905030
Year:	1997
GEPAID:	CA0000269621
Contact:	MEHRAN EBRAHIMPOUR
Telephone:	3105564625
Mailing Name:	Not reported
Mailing Address:	9541 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900351201
Gen County:	Not reported
TSD EPA ID:	CAD981397417
TSD County:	Not reported
Waste Category:	Not reported
Disposal Method:	Recycler
Tons:	.0000
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

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

ECHO:

Envid:	1000905030
Registry ID:	110002616303

LA MIRAGE CLEANERS (Continued) **1000905030**

DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002616303

A17 **EDR Hist Cleaner** **1015108432**
NW **9541 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.035 mi.
186 ft. **Site 17 of 20 in cluster A**

Relative:
Higher

Actual:
209 ft.

EDR Historical Cleaners:

Name:	LAMIRAGE CLEANERS
Year:	1999
Address:	9541 W PICO BLVD
Name:	LA MIRAGE CLEANERS
Year:	2001
Address:	9541 W PICO BLVD
Name:	LA MIRAGE CLEANERS
Year:	2002
Address:	9541 W PICO BLVD
Name:	LA MIRAGE CLEANERS
Year:	2003
Address:	9541 W PICO BLVD

A18 **BEVERLY HILLS MEDICAL CTR** **RCRA-SQG** **1000102041**
North **1177 S BEVERLY DR** **FINDS** **CAD077237386**
< 1/8 **LOS ANGELES, CA 90035** **ECHO**
0.041 mi.
216 ft. **Site 18 of 20 in cluster A**

Relative:
Higher

Actual:
202 ft.

RCRA-SQG:

Date form received by agency:	06/02/1992
Facility name:	BEVERLY HILLS MEDICAL CTR
Facility address:	1177 S BEVERLY DR LOS ANGELES, CA 90035
EPA ID:	CAD077237386
Contact:	GARY INO
Contact address:	1177 S BEVERLY DR LOS ANGELES, CA 90035
Contact country:	US
Contact telephone:	(310) 551-7914
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:	BEVERLY HILL MEDICAL CTR
Owner/operator address:	1177 BEVERLY DR LOS ANGELES, CA 90035
Owner/operator country:	Not reported

BEVERLY HILLS MEDICAL CTR (Continued) **1000102041**

Owner/operator telephone: (310) 551-7914
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

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002658981

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:
Envid: 1000102041
Registry ID: 110002658981
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002658981

A19 **BEVERLY HILL MED CNTR** **UST** **U003780492**
North **1177 S BEVERLY DR** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.041 mi.
216 ft. **Site 19 of 20 in cluster A**

Relative:
Higher

Actual:
202 ft.

UST:
Facility ID: 24055
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.057057
Longitude: -118.3947508

A20 **REPUBLIC HEALTH CORPORATION** **SWEEPS UST** **S101585806**
North **1177 S BEVERLY DR** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.041 mi.
216 ft. **Site 20 of 20 in cluster A**

Relative:
Higher

Actual:
202 ft.

SWEEPS UST:
Status: Active
Comp Number: 5146
Number: 1
Board Of Equalization: Not reported
Referral Date: 08-27-93
Action Date: 08-27-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19029897
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2135535155
Mail To: Not reported
Mailing Address: 1177 S BEVERLY DR
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900350000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

B21 **STOLL LAWRENCE** **EDR Hist Cleaner** **1009190369**
East **9428 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.043 mi.
228 ft. **Site 1 of 6 in cluster B**

Relative:
Lower

Actual:
189 ft.

EDR Historical Cleaners:

Name:	STOLL CLEANING DYEING SERVICE
Year:	1933
Type:	CLOTHES PRESSERS AND CLEANERS
Name:	STOLL LAWRENCE
Year:	1937
Type:	CLOTHES PRESSERS AND CLEANERS
Name:	MAGAN HAND LAUNDRY
Year:	1999
Address:	9428 W PICO BLVD

B22 **EDR Hist Cleaner** **1015107561**
East **9400 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.060 mi.
315 ft. **Site 2 of 6 in cluster B**

Relative:
Lower

Actual:
186 ft.

EDR Historical Cleaners:

Name:	REXFORD LAUNDRY & CLEANERS
Year:	2007
Address:	9400 W PICO BLVD
Name:	REXFORD LAUNDRY & CLEANERS
Year:	2008
Address:	9400 W PICO BLVD
Name:	REXFORD LAUNDRY & CLEANERS
Year:	2009
Address:	9400 W PICO BLVD

B23 **SAFEWAY LAUNDRY** **EDR Hist Cleaner** **1009191226**
ENE **9425 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.065 mi.
342 ft. **Site 3 of 6 in cluster B**

Relative:
Lower

Actual:
187 ft.

EDR Historical Cleaners:

Name:	SAFEWAY LAUNDRY
Year:	1933
Type:	LAUNDRIES STEAM

B24 **GAGE H W** **EDR Hist Auto** **1009079823**
East **9340 W PICO BLVD** **N/A**
< 1/8 **LOS ANGELES, CA**
0.081 mi.
430 ft. **Site 4 of 6 in cluster B**

Relative:
Lower

Actual:
185 ft.

EDR Historical Auto Stations:

Name:	CORCORAN WM
Year:	1933
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	GAGE H W
Year:	1942
Type:	GASOLINE AND OIL SERVICE STATIONS

B25 **MR JIM DAMAVANDI D & K DEVELOP** **SWEEPS UST** **S101586861**
East **9340 W PICO BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.081 mi.
430 ft. **Site 5 of 6 in cluster B**

Relative:
Lower

Actual:
185 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	6838
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

CA FID UST:

Facility ID:	19054546
Regulated By:	UTNKI
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	9340 W PICO BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900350000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Inactive

B26
ESE
< 1/8
0.084 mi.
445 ft.

1420 REXFORD DR
LOS ANGELES, CA 90035

Site 6 of 6 in cluster B

EDR Hist Cleaner **1014992933**
N/A

Relative:
Lower

Actual:
182 ft.

EDR Historical Cleaners:
Name: CITYWIDE MOBILE CLEANERS
Year: 2003
Address: 1420 REXFORD DR

27
ESE
< 1/8
0.090 mi.
474 ft.

1440 REXFORD DR
LOS ANGELES, CA 90035

EDR Hist Cleaner **1014993847**
N/A

Relative:
Lower

Actual:
183 ft.

EDR Historical Cleaners:
Name: WASH
Year: 2003
Address: 1440 REXFORD DR

28
West
< 1/8
0.117 mi.
618 ft.

CVS PHARMACY #9398
9618 W PICO BLVD
LOS ANGELES, CA 90035

RCRA-LQG **1016139981**
FINDS **CAR000235614**
ECHO

Relative:
Higher

Actual:
244 ft.

RCRA-LQG:
Date form received by agency: 03/25/2014
Facility name: CVS PHARMACY #9398
Facility address: 9618 W PICO BLVD
LOS ANGELES, CA 90035
EPA ID: CAR000235614
Mailing address: CVS DR
CVS DR
WOONSOCKET, RI 02895
Contact: WENDY L BRANT
Contact address: CVS DR
WOONSOCKET, RI 02895
Contact country: Not reported
Contact telephone: (401) 770-7457
Contact email: WENDY.BRANT@CVSCAREMARK.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

CVS PHARMACY #9398 (Continued) **1016139981**

Owner/Operator Summary:

Owner/operator name:	LONGS DRUG STORES CALIFORNIA LLC
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:	10/22/2008
Owner/Op end date:	Not reported

Owner/operator name:	LONGS DRUGS STORES CA LLC
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:	10/22/2008
Owner/Op end date:	Not reported

Owner/operator name:	L AND M OHERARN PROPERTIES LLC
Owner/operator address:	3650 KETCH AVE
	OXNARD, CA 93035
Owner/operator country:	US
Owner/operator telephone:	805-984-1476
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	05/21/1996
Owner/Op end date:	Not reported

Owner/operator name:	L & M O'HERARN PROPERTIES LLC
Owner/operator address:	KETCH AVE
	OXNARD, CA 93035
Owner/operator country:	Not reported
Owner/operator telephone:	(805) 984-1476
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	05/21/1996
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

CVS PHARMACY #9398 (Continued) **1016139981**

Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. 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: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P012
. Waste name: ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE

CVS PHARMACY #9398 (Continued) **1016139981**

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: P188
. Waste name: BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYLPYRROLO[2,3-B]INDOL--YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U010
. Waste name: AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[(AMINOCARBONYL)OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C

. Waste code: U031
. Waste name: 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

. Waste code: U044
. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

. Waste code: U058
. Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

. Waste code: U059
. Waste name: 5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]-,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN

. Waste code: U070
. Waste name: BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

. Waste code: U089
. Waste name: DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

CVS PHARMACY #9398 (Continued) **1016139981**

. Waste code: U132
. Waste name: HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-

. Waste code: U150
. Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

. Waste code: U151
. Waste name: MERCURY

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-

. Waste code: U201
. Waste name: 1,3-BENZENEDIOL (OR) RESORCINOL

. Waste code: U204
. Waste name: SELENIOUS ACID (OR) SELENIUM DIOXIDE

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

. Waste code: U206
. Waste name: D-GLUCOSE, 2-DEOXY-2-[[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-,D- (OR) STREPTOZOTOCIN

. Waste code: U210
. Waste name: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U411
. Waste name: PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR

Historical Generators:
Date form received by agency: 01/03/2013
Site name: CVS PHARMACY NO 9398
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

CVS PHARMACY #9398 (Continued) **1016139981**

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P042
. Waste name: 1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: P081
. Waste name: 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)

Violation Status: No violations found

FINDS:

Registry ID: 110055438156

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

HAZARDOUS WASTE BIENNIAL REPORTER

ECHO:
Envid: 1016139981
Registry ID: 110055438156
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110055438156

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29 **EDR Hist Cleaner** **1014994921**
SSE **1470 S BEVERLY DR** **N/A**
< 1/8 **LOS ANGELES, CA 90035**
0.118 mi.
622 ft.

Relative:
Lower

Actual:
196 ft.

EDR Historical Cleaners:
Name: SPOTLESS CARPET CLEANERS
Year: 2004
Address: 1470 S BEVERLY DR

Name: SPOTLESS CARPET CLEANERS
Year: 2005
Address: 1470 S BEVERLY DR

30 NNW 1/8-1/4 0.126 mi. 664 ft.

ISAAC SCHMIDT MD
1125 S BEVERLY DR STE 601
LOS ANGELES, CA 90035

RCRA-SQG FINDS ECHO

1000819679 CAD983656760

Relative: Higher

Actual: 203 ft.

RCRA-SQG:

Date form received by agency:	01/12/1993
Facility name:	ISAAC SCHMIDT MD
Facility address:	1125 S BEVERLY DR STE 601 LOS ANGELES, CA 90035
EPA ID:	CAD983656760
Mailing address:	S BEVERLY DR STE 601 LOS ANGELES, CA 90035
Contact:	ISAAC SCHMIDT
Contact address:	1125 S BEVERLY DR STE 601 LOS ANGELES, CA 90035
Contact country:	US
Contact telephone:	(310) 652-6006
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:	ISAAC SCHMIDT MD
Owner/operator address:	1125 S BEVERLY DR STE 601 LOS ANGELES, CA 90035
Owner/operator country:	Not reported
Owner/operator telephone:	(310) 652-6006
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

ISAAC SCHMIDT MD (Continued) **1000819679**

FINDS:

Registry ID: 110002890603

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid:	1000819679
Registry ID:	110002890603
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002890603

---

31 East 1/8-1/4 0.144 mi. 760 ft.

Relative: Lower

Actual: 181 ft.

PRO TAX CARE DBA COUOTURIER CLEANERS **DRYCLEANERS** **S108541204**
9311 W PICO BLVD **N/A**
LOS ANGELES, CA 90035

DRYCLEANERS:

EPA Id:	CAL000297600
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	08/17/2005
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	SANG HOON JUNG
Owner Address:	9311 W PICO BLVD
Owner Address 2:	Not reported
Owner Telephone:	3108609608
Contact Name:	JAMES JUNG
Contact Address:	9311 W PICO BLVD
Contact Address 2:	Not reported
Contact Telephone:	2136753577
Mailing Name:	Not reported
Mailing Address 1:	9311 W PICO BLVD
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900350000
Owner Fax:	3108609609
Region Code:	3

C32 **BEVERLY HILLS CLEANERS** **DRYCLEANERS** **S102807252**
East **9164 W PICO BLVD** **EMI** **N/A**
1/8-1/4 **LOS ANGELES, CA 90035**
0.236 mi.
1245 ft. **Site 1 of 8 in cluster C**

Relative:
Lower

Actual:
174 ft.

DRYCLEANERS:

EPA Id:	CAD981617327
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	04/10/1987
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	BARRY RAZI
Owner Address:	9164 W PICO BLVD
Owner Address 2:	Not reported
Owner Telephone:	2138800880
Contact Name:	BARRY RAZI
Contact Address:	9164 W PICO BLVD
Contact Address 2:	Not reported
Contact Telephone:	3108880100
Mailing Name:	Not reported
Mailing Address 1:	9164 W PICO BLVD
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900351320
Owner Fax:	3108888719
Region Code:	3

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	12603
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	12603
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

BEVERLY HILLS CLEANERS (Continued) **S102807252**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

C33 **BEVERLY HILL CUSTOM CLEANER** **RCRA NonGen / NLR** **1000324709**
East **9164 W PICO BLVD** **FINDS** **CAD981617327**
1/8-1/4 **LOS ANGELES, CA 90035** **ECHO**
0.236 mi.
1245 ft. **Site 2 of 8 in cluster C**

Relative: Lower

Actual: 174 ft.

RCRA NonGen / NLR:

Date form received by agency:	02/22/2000
Facility name:	BEVERLY HILL CUSTOM CLEANER
Facility address:	9164 W PICO BLVD LOS ANGELES, CA 90035
EPA ID:	CAD981617327
Contact:	SIMON DJAHANBANI
Contact address:	9164 W PICO BLVD LOS ANGELES, CA 90035
Contact country:	US
Contact telephone:	(310) 274-2431
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	JACOB RAZI
Owner/operator address:	9164 W PICO BLVD LOS ANGELES, CA 90035
Owner/operator country:	Not reported
Owner/operator telephone:	(310) 888-0100
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

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

BEVERLY HILL CUSTOM CLEANER (Continued) **1000324709**

Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002725640

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

ECHO:

Envid:	1000324709
Registry ID:	110002725640
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002725640

C34 **AST** **A100345408**
East **9151 W PICO BLVD** **N/A**
1/8-1/4 **LOA ANGELES, CA**
0.243 mi.
1281 ft. **Site 3 of 8 in cluster C**

Relative:
Lower

Actual:
173 ft.

AST:

Certified Unified Program Agencies:	City of Los Angeles
Owner:	BREITBURN ENERGY COMPANY, LLC
Total Gallons:	16,800
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported

(Continued) **A100345408**

Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported
Certified Unified Program Agencies:	City of Los Angeles
Owner:	BREITBURN ENERGY COMPANY, LLC.
Total Gallons:	16,800
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

C35 **AST** **A100345409**
East **9151 W PICO BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.243 mi.
1281 ft. **Site 4 of 8 in cluster C**

Relative:
Lower

Actual:
173 ft.

AST:

Certified Unified Program Agencies:	City of Los Angeles
Owner:	BREITBURN ENERGY COMPANY, LLC
Total Gallons:	16,800
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported

(Continued) **A100345409**

Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported
Certified Unified Program Agencies:	City of Los Angeles
Owner:	BREITBURN ENERGY COMPANY, LLC.
Total Gallons:	16,800
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

C36 **PICO CLEANERS** **LUST** **S114458584**
East **9150 PICO BLVD W** **N/A**
1/8-1/4 **LOS ANGELES, CA 90035**
0.246 mi.
1300 ft. **Site 5 of 8 in cluster C**

Relative:
Lower

Actual:
173 ft.

LUST:

Region:	STATE
Global Id:	T10000005418
Latitude:	34.0562388
Longitude:	-118.3897944
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/15/1996

PICO CLEANERS (Continued) **S114458584**

Lead Agency:	LOS ANGELES, CITY OF
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	Not reported
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:

Status History:

Global Id:	T10000005418
Status:	Completed - Case Closed
Status Date:	03/15/1996
Global Id:	T10000005418
Status:	Open - Case Begin Date
Status Date:	01/01/1987

Regulatory Activities:

Global Id:	T10000005418
Action Type:	Other
Date:	01/01/1987
Action:	Leak Discovery
Global Id:	T10000005418
Action Type:	Other
Date:	01/01/1987
Action:	Leak Reported
Global Id:	T10000005418
Action Type:	Other
Date:	01/01/1987
Action:	Leak Began

C37 **SIMON DJAHANBANI** **SWEEPS UST** **S106932243**
East **9150 PICO BLVD** **N/A**
1/8-1/4 **WEST LOS ANGELES, CA 90035**
0.246 mi.
1300 ft. **Site 6 of 8 in cluster C**

Relative:
Lower

Actual:
173 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	5872
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported

SIMON DJAHANBANI (Continued) **S106932243**

STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

C38 **PICO CLEANERS INC** **RCRA-SQG** **1001959818**
East **9150 W PICO BLVD** **FINDS** **CAR000064790**
1/8-1/4 **LOS ANGELES, CA 90035** **HAZNET**
0.246 mi. **ECHO**
1300 ft. **Site 7 of 8 in cluster C**

Relative:
Lower

Actual:
173 ft.

RCRA-SQG:
Date form received by agency: 01/24/2000
Facility name: PICO CLEANERS INC
Facility address: 9150 W PICO BLVD
LOS ANGELES, CA 90035
EPA ID: CAR000064790
Contact: SIMON DJAHANBANI
Contact address: 9150 W PICO BLVD
LOS ANGELES, CA 90035
Contact country: US
Contact telephone: (310) 274-2431
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: SIMON DJAHANBANI
Owner/operator address: 9150 W PICO BLVD
LOS ANGELES, CA 90035
Owner/operator country: Not reported
Owner/operator telephone: (310) 274-2431
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

PICO CLEANERS INC (Continued) **1001959818**

. Waste code: D000
. Waste name: Not Defined

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. 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.

Violation Status: No violations found

FINDS:

Registry ID: 110002932168

Environmental Interest/Information System
AIR EMISSIONS CLASSIFICATION UNKNOWN

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

HAZNET:

envid:	1001959818
Year:	2008
GEPAID:	CAR000064790
Contact:	SIMON DJAHANBANI CFO
Telephone:	3102742431
Mailing Name:	Not reported
Mailing Address:	9150 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900350000
Gen County:	Not reported
TSD EPA ID:	NVR000076158
TSD County:	Not reported
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	Solvents Recovery
Tons:	1.625
Cat Decode:	Not reported

PICO CLEANERS INC (Continued) **1001959818**

Method Decode: Not reported
Facility County: Los Angeles

envid: 1001959818
Year: 2008
GEPAID: CAR000064790
Contact: SIMON DJAHANBANI CFO
Telephone: 3102742431
Mailing Name: Not reported
Mailing Address: 9150 W PICO BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900350000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.22935
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1001959818
Year: 2007
GEPAID: CAR000064790
Contact: SIMON DJAHANBANI CFO
Telephone: 3102742431
Mailing Name: Not reported
Mailing Address: 9150 W PICO BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900350000
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Solvents Recovery
Tons: Not reported
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1001959818
Year: 2007
GEPAID: CAR000064790
Contact: SIMON DJAHANBANI CFO
Telephone: 3102742431
Mailing Name: Not reported
Mailing Address: 9150 W PICO BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900350000
Gen County: Not reported
TSD EPA ID: NVR000076158
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Solvents Recovery
Tons: 2.7
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

PICO CLEANERS INC (Continued) **1001959818**

envid:	1001959818
Year:	2007
GEPAID:	CAR000064790
Contact:	SIMON DJAHANBANI CFO
Telephone:	3102742431
Mailing Name:	Not reported
Mailing Address:	9150 W PICO BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900350000
Gen County:	Not reported
TSD EPA ID:	NVR000076158
TSD County:	Not reported
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	Solvents Recovery
Tons:	0.15
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

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

ECHO:

Envid:	1001959818
Registry ID:	110002932168
DFR URL:	http://echo.epa.gov/detailed_facility_report?fid=110002932168

C39 **PICO CLEANING CNTR, S & S & B** **SWEEPS UST** **U001561403**
East **9150 W PICO BLVD** **HIST UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90035** **DRYCLEANERS**
0.246 mi. **EMI**
1300 ft. **Site 8 of 8 in cluster C**

Relative:
Lower

Actual:
173 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	404
Number:	Not reported
Board Of Equalization:	44-011159
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000404-000001
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Not reported
Comp Number:	404
Number:	Not reported
Board Of Equalization:	44-011159
Referral Date:	Not reported
Action Date:	Not reported

PICO CLEANING CNTR, S & S & B (Continued) **U001561403**

Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000404-000002
Tank Status: Not reported
Capacity: 1
Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 404
Number: Not reported
Board Of Equalization: 44-011159
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000404-000003
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 404
Number: Not reported
Board Of Equalization: 44-011159
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000404-000004
Tank Status: Not reported
Capacity: 500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 000271B2
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000271B2.pdf
Region: STATE
Facility ID: 00000004830
Facility Type: Gas Station
Other Type: CAR RENTAL
Contact Name: Not reported
Telephone: 2135506807
Owner Name: JOHN DOYLE - LEASED TO AVIS RE
Owner Address: 9150 W. PICO BLVD
Owner City,St,Zip: LOS ANGELES, CA 90035

PICO CLEANING CNTR, S & S & B (Continued) **U001561403**

Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00000500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Click here for Geo Tracker PDF:

DRYCLEANERS:
EPA Id: CAR000064790
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 04/26/2000
Facility Active: Yes
Inactive Date: Not reported
Facility Addr2: Not reported
Owner Name: PICO CLEANERS INC
Owner Address: 9150 W PICO BLVD
Owner Address 2: Not reported
Owner Telephone: 3102742431
Contact Name: SIMON DJAHANBANI CFO
Contact Address: 9150 W PICO BLVD
Contact Address 2: Not reported

PICO CLEANING CNTR, S & S & B (Continued) **U001561403**

Contact Telephone:	3102742431
Mailing Name:	Not reported
Mailing Address 1:	9150 W PICO BLVD
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900350000
Owner Fax:	3102749586
Region Code:	3

EMI:

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0

PICO CLEANING CNTR, S & S & B (Continued) **U001561403**

NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 1999
County Code: 19
Air Basin: SC
Facility ID: 89219
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 89219
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 89219
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Year: 2002

PICO CLEANING CNTR, S & S & B (Continued) **U001561403**

County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2003
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2004
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.0491
Reactive Organic Gases Tons/Yr:	0.02
Carbon Monoxide Emissions Tons/Yr:	0.317
NOX - Oxides of Nitrogen Tons/Yr:	0.377
SOX - Oxides of Sulphur Tons/Yr:	0.00226
Particulate Matter Tons/Yr:	0.0286
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.03

Year:	2005
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD

PICO CLEANING CNTR, S & S & B (Continued) **U001561403**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.0181
Reactive Organic Gases Tons/Yr:	.00764182
Carbon Monoxide Emissions Tons/Yr:	.276
NOX - Oxides of Nitrogen Tons/Yr:	.329
SOX - Oxides of Sulphur Tons/Yr:	.00197
Particulate Matter Tons/Yr:	.025
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.025

Year:	2006
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.400265277119848413
Reactive Organic Gases Tons/Yr:	1.361
Carbon Monoxide Emissions Tons/Yr:	.261
NOX - Oxides of Nitrogen Tons/Yr:	.311
SOX - Oxides of Sulphur Tons/Yr:	.002
Particulate Matter Tons/Yr:	.024
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.024

Year:	2007
County Code:	19
Air Basin:	SC
Facility ID:	89219
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.400265277119848413
Reactive Organic Gases Tons/Yr:	1.361
Carbon Monoxide Emissions Tons/Yr:	.261
NOX - Oxides of Nitrogen Tons/Yr:	.311
SOX - Oxides of Sulphur Tons/Yr:	.002
Particulate Matter Tons/Yr:	.024
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.024

40
West
1/4-1/2
0.338 mi.
1784 ft.

76 SERVICE STATION 2149 **LUST S109604497**
9779 PICO BLVD. W. **N/A**
LOS ANGELES, CA 90035

Relative:
Higher

Actual:
208 ft.

LUST:

Region:	STATE
Global Id:	T10000001058
Latitude:	34.0542505536318
Longitude:	-118.402061462402
Case Type:	LUST Cleanup Site
Status:	Open - Remediation
Status Date:	10/21/2010

76 SERVICE STATION 2149 (Continued) **S109604497**

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	DPP
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900350143
LOC Case Number:	2981
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:	T10000001058
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T10000001058
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:	T10000001058
Status:	Open - Case Begin Date
Status Date:	10/08/2007

Global Id:	T10000001058
Status:	Open - Referred
Status Date:	09/09/2009

Global Id:	T10000001058
Status:	Open - Remediation
Status Date:	10/21/2010

Global Id:	T10000001058
Status:	Open - Site Assessment
Status Date:	11/02/2007

Global Id:	T10000001058
Status:	Open - Site Assessment
Status Date:	10/28/2009

Regulatory Activities:

Global Id:	T10000001058
Action Type:	RESPONSE
Date:	01/15/2012
Action:	Monitoring Report - Semi-Annually

76 SERVICE STATION 2149 (Continued) **S109604497**

Global Id: T10000001058
Action Type: RESPONSE
Date: 02/03/2010
Action: Other Workplan

Global Id: T10000001058
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T10000001058
Action Type: RESPONSE
Date: 08/09/2010
Action: Well Installation Report

Global Id: T10000001058
Action Type: RESPONSE
Date: 09/09/2010
Action: Pilot Study/ Treatability Report

Global Id: T10000001058
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T10000001058
Action Type: RESPONSE
Date: 07/31/2009
Action: Other Report / Document

Global Id: T10000001058
Action Type: RESPONSE
Date: 09/14/2012
Action: Site Assessment Report

Global Id: T10000001058
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Quarterly

Global Id: T10000001058
Action Type: RESPONSE
Date: 02/21/2012
Action: Soil and Water Investigation Workplan

Global Id: T10000001058
Action Type: RESPONSE
Date: 02/24/2009
Action: Preliminary Site Assessment Workplan

Global Id: T10000001058
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE

76 SERVICE STATION 2149 (Continued) **S109604497**

Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T10000001058
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Quarterly

Global Id: T10000001058
Action Type: RESPONSE
Date: 02/03/2010
Action: Soil and Water Investigation Workplan

Global Id: T10000001058
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T10000001058
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T10000001058
Action Type: ENFORCEMENT
Date: 10/28/2009
Action: Staff Letter

76 SERVICE STATION 2149 (Continued) **S109604497**

Global Id:	T10000001058
Action Type:	RESPONSE
Date:	04/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T10000001058
Action Type:	RESPONSE
Date:	07/15/2010
Action:	Monitoring Report - Quarterly
Global Id:	T10000001058
Action Type:	Other
Date:	09/08/2008
Action:	Leak Reported
Global Id:	T10000001058
Action Type:	ENFORCEMENT
Date:	10/21/2010
Action:	Staff Letter
Global Id:	T10000001058
Action Type:	Other
Date:	10/08/2007
Action:	Leak Discovery
Global Id:	T10000001058
Action Type:	RESPONSE
Date:	01/15/2013
Action:	Monitoring Report - Semi-Annually

41
NNE
1/4-1/2
0.339 mi.
1792 ft.

PAULSON MOTORS **LUST** **U003064667**
9231 W OLYMPIC BLVD **HIST CORTESE** **N/A**
BEVERLY HILLS, CA 90212 **LOS ANGELES CO. HMS**

Relative:
Lower

Actual:
184 ft.

LUST:

Region:	STATE
Global Id:	T0603703792
Latitude:	34.059679
Longitude:	-118.393339
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/04/1996
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	I-11393
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:

PAULSON MOTORS (Continued) **U003064667**

Global Id: T0603703792
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603703792
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

Status History:
Global Id: T0603703792
Status: Completed - Case Closed
Status Date: 10/04/1996

Global Id: T0603703792
Status: Open - Case Begin Date
Status Date: 05/12/1988

Global Id: T0603703792
Status: Open - Site Assessment
Status Date: 05/12/1988

Global Id: T0603703792
Status: Open - Site Assessment
Status Date: 06/29/1989

Regulatory Activities:
Global Id: T0603703792
Action Type: Other
Date: 02/05/1992
Action: Leak Discovery

Global Id: T0603703792
Action Type: Other
Date: 02/25/1992
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-11393
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported

PAULSON MOTORS (Continued) **U003064667**

Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603703792	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	MAPLE DR	
Enforcement Type:	Not reported	
Date Leak Discovered:	2/5/1992	
Date Leak First Reported:		2/25/1992
Date Leak Record Entered:	3/31/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		1/13/1997
Date the Case was Closed:		10/4/1996
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	HENDRIX, MERL	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3401.95793272997304135535648 59
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		5/12/1988
Preliminary Site Assessment Began:		6/29/1989
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BLANK RP	
RP Address:	12749 NORWALK BLVD, SUITE 112, NORWALK CA 90650	
Program:	LUST	
Lat/Long:	34.0594249 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-11393

PAULSON MOTORS (Continued) **U003064667**

LOS ANGELES CO. HMS:
Region: LA
Permit Category: I
Facility Id: 011358-I11393
Facility Type: 01
Facility Status: Closed
Area: 5A
Permit Number: 000012547
Permit Status: Closed

D42 **STATION NO. 4** **LUST S105036617**
East **9081 PICO** **ENF N/A**
1/4-1/2 **LOS ANGELES, CA 90035**
0.350 mi.
1847 ft. **Site 1 of 2 in cluster D**

Relative:
Lower

Actual:
165 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900350116	
Status:	Remediation Plan	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	UNKNOWN	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603799289	
W Global ID:	Not reported	
Staff:	TCS	
Local Agency:	Not reported	
Cross Street:	Not reported	
Enforcement Type:	TPA	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/8/1998
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	5/31/1996	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		10/2/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	MR. MONTRI PHUVADAKORN	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4598.9201053592196623848346947
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		11/18/1997
Pollution Characterization Began:		7/30/2001
Remediation Plan Submitted:		2/28/2003
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		6/8/1998
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		5/21/2003

STATION NO. 4 (Continued) **S105036617**

Hist Max MTBE Conc in Groundwater:	9300
Hist Max MTBE Conc in Soil:	2260
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	=
Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MR. MONTRI PHUVADAKORN
RP Address:	3410 E. FOOTHILL BLVD.
Program:	LUST
Lat/Long:	34.055237 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Haz Mat incident report filed

ENF:

Region:	4
Facility Id:	262040
Agency Name:	Al-Sal Oil Company Inc
Place Type:	Service/Commercial
Place Subtype:	Service/Commercial Site, NEC
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.055266
Place Longitude:	-118.389433
SIC Code 1:	5541
SIC Desc 1:	Gasoline Service Stations
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.072
Threat To Water Quality:	2
Complexity:	B
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B196600192

STATION NO. 4 (Continued) **S105036617**

Reg Measure Id:	194056
Reg Measure Type:	Enrollee
Region:	4
Order #:	R4-2002-0125
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	2900
Status:	Historical
Status Date:	06/08/2010
Effective Date:	12/12/2003
Expiration/Review Date:	12/11/2013
Termination Date:	11/27/2006
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	253898
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	05/18/2004
Adoption/Issuance Date:	05/18/2004
Achieve Date:	Not reported
Termination Date:	05/18/2004
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 5/18/04 for overdue 4Q03, 2003 annual report.
Description:	NOV sent 5/18/04 for overdue 4Q03, 2003 annual report.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

D43 **AL SAL OIL CO #4** **LUST** **S109284137**
East **9081 PICO BLVD. W.** **N/A**
1/4-1/2 **LOS ANGELES, CA 90035**
0.350 mi.
1847 ft. **Site 2 of 2 in cluster D**

Relative:
Lower

Actual:
165 ft.

LUST:

Region:	STATE
Global Id:	T0603799289
Latitude:	34.0555438821489
Longitude:	-118.389586508274
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/06/2009
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	DMB
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900350116
LOC Case Number:	UNKNOWN
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:	T0603799289
Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dave.bjostad@waterboards.ca.gov
Phone Number:	Not reported

Global Id:	T0603799289
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:	T0603799289
Status:	Completed - Case Closed
Status Date:	10/06/2009

Global Id:	T0603799289
Status:	Open - Case Begin Date
Status Date:	05/31/1996

Global Id:	T0603799289
Status:	Open - Remediation
Status Date:	06/28/2002

Global Id:	T0603799289

AL SAL OIL CO #4 (Continued) **S109284137**

Status: Open - Remediation
Status Date: 06/30/2004

Global Id: T0603799289
Status: Open - Remediation
Status Date: 07/16/2007

Global Id: T0603799289
Status: Open - Site Assessment
Status Date: 05/31/1996

Global Id: T0603799289
Status: Open - Site Assessment
Status Date: 11/18/1997

Global Id: T0603799289
Status: Open - Site Assessment
Status Date: 07/30/2001

Global Id: T0603799289
Status: Open - Site Assessment
Status Date: 04/21/2009

Global Id: T0603799289
Status: Open - Verification Monitoring
Status Date: 08/17/2005

Global Id: T0603799289
Status: Open - Verification Monitoring
Status Date: 06/08/2009

Regulatory Activities:
Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

AL SAL OIL CO #4 (Continued) **S109284137**

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 09/19/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 10/06/2009
Action: Closure/No Further Action Letter

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/11/2007
Action: Other Workplan

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2007
Action: Other Report / Document

Global Id: T0603799289
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 10/22/2003
Action: Technical Correspondence / Assistance / Other

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 04/30/2003
Action: Staff Letter

Global Id: T0603799289
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE

AL SAL OIL CO #4 (Continued) **S109284137**

Date:	10/29/2007
Action:	Request for Closure
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	01/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	04/04/2003
Action:	Well Installation Report
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	01/23/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	07/16/2008
Action:	Request for Closure
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	07/21/2009
Action:	Request for Closure
Global Id:	T0603799289
Action Type:	RESPONSE
Date:	10/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603799289
Action Type:	ENFORCEMENT
Date:	11/27/2002
Action:	Staff Letter

AL SAL OIL CO #4 (Continued) **S109284137**

Global Id: T0603799289
Action Type: RESPONSE
Date: 02/07/2007
Action: Other Report / Document

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2007
Action: Remedial Progress Report

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2007
Action: Other Report / Document

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2007
Action: Other Report / Document

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 04/05/2007
Action: Staff Letter

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 08/09/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 07/26/2002
Action: Staff Letter

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 09/30/2002
Action: Other Report / Document

Global Id: T0603799289
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE

AL SAL OIL CO #4 (Continued) **S109284137**

Date: 02/28/2003
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603799289
Action Type: RESPONSE
Date: 02/28/2003
Action: Soil and Water Investigation Report

Global Id: T0603799289
Action Type: RESPONSE
Date: 05/24/2002
Action: Soil and Water Investigation Report

Global Id: T0603799289
Action Type: RESPONSE
Date: 08/26/2002
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603799289
Action Type: RESPONSE
Date: 09/16/2002
Action: Soil and Water Investigation Report

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 04/21/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 08/08/2008
Action: Staff Letter

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

AL SAL OIL CO #4 (Continued) **S109284137**

Global Id: T0603799289
Action Type: RESPONSE
Date: 09/22/2008
Action: Other Workplan

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/14/2008
Action: Request for Closure

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 06/28/2002
Action: Staff Letter

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 04/24/2002
Action: Staff Letter

Global Id: T0603799289
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 04/20/2007
Action: Staff Letter

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 04/03/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0603799289
Action Type: ENFORCEMENT
Date: 01/18/2008
Action: Staff Letter

Global Id: T0603799289
Action Type: RESPONSE

AL SAL OIL CO #4 (Continued) **S109284137**

Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603799289
Action Type: Other
Date: 06/08/1998
Action: Leak Reported

Global Id: T0603799289
Action Type: REMEDIATION
Date: 05/01/1996
Action: Excavation

Global Id: T0603799289
Action Type: REMEDIATION
Date: 06/27/2002
Action: Excavation

Global Id: T0603799289
Action Type: REMEDIATION
Date: 06/30/2004
Action: Soil Vapor Extraction (SVE)

E44 **BEVERLY HILLS OIL INC** **LUST** **U001562678**
NNW **9460 W OLYMPIC BLVD** **LOS ANGELES CO. HMS** **N/A**
1/4-1/2 **BEVERLY HILLS, CA 90212**
0.352 mi.
1858 ft. **Site 1 of 3 in cluster E**

Relative:
Higher

Actual:
211 ft.

LUST:
Region: STATE
Global Id: T10000000572
Latitude: 34.0593796
Longitude: -118.393349
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/25/2014
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-09800A
LOC Case Number: 008743-038333
File Location: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Benzene, Toluene, Xylene, MTBE / TBA / Other Fuel Oxygenates
Site History: Not reported

BEVERLY HILLS OIL INC (Continued) **U001562678**

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

Contact:

Global Id:	T10000000572
Contact Type:	Local Agency Caseworker
Contact Name:	RANI IYER
Organization Name:	LOS ANGELES COUNTY
Address:	900 S. FREMONT AVE.
City:	ALHAMBRA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T10000000572
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Status History:

Global Id:	T10000000572
Status:	Completed - Case Closed
Status Date:	09/25/2014

Global Id:	T10000000572
Status:	Open - Case Begin Date
Status Date:	05/15/2008

Global Id:	T10000000572
Status:	Open - Eligible for Closure
Status Date:	06/25/2014

Global Id:	T10000000572
Status:	Open - Remediation
Status Date:	10/01/2007

Global Id:	T10000000572
Status:	Open - Site Assessment
Status Date:	11/19/2008

Regulatory Activities:

Global Id:	T10000000572
Action Type:	ENFORCEMENT
Date:	04/25/2012
Action:	Staff Letter

Global Id:	T10000000572
Action Type:	REMEDIATION
Date:	10/01/2007
Action:	Excavation

Global Id:	T10000000572
Action Type:	RESPONSE
Date:	06/01/2012

BEVERLY HILLS OIL INC (Continued) **U001562678**

Action:	Other Report / Document
Global Id:	T10000000572
Action Type:	RESPONSE
Date:	09/11/2014
Action:	Well Destruction Report
Global Id:	T10000000572
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Other Report / Document
Global Id:	T10000000572
Action Type:	RESPONSE
Date:	01/21/2014
Action:	Request for Closure - Regulator Responded
Global Id:	T10000000572
Action Type:	RESPONSE
Date:	07/15/2013
Action:	Monitoring Report - Quarterly
Global Id:	T10000000572
Action Type:	RESPONSE
Date:	10/15/2013
Action:	Monitoring Report - Quarterly
Global Id:	T10000000572
Action Type:	ENFORCEMENT
Date:	02/13/2014
Action:	Notification - Preclosure
Global Id:	T10000000572
Action Type:	Other
Date:	05/15/2008
Action:	Leak Reported
Global Id:	T10000000572
Action Type:	ENFORCEMENT
Date:	09/25/2014
Action:	Closure/No Further Action Letter
Global Id:	T10000000572
Action Type:	RESPONSE
Date:	04/15/2013
Action:	Monitoring Report - Quarterly
Global Id:	T10000000572
Action Type:	ENFORCEMENT
Date:	03/27/2012
Action:	Referral to Regional Board
Global Id:	T10000000572
Action Type:	Other
Date:	05/15/2008
Action:	Leak Discovery

BEVERLY HILLS OIL INC (Continued) **U001562678**

Global Id: T10000000572
Action Type: RESPONSE
Date: 10/08/2012
Action: Soil and Water Investigation Workplan

Global Id: T10000000572
Action Type: RESPONSE
Date: 01/21/2014
Action: Site Assessment Report

Global Id: T10000000572
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Quarterly

LOS ANGELES CO. HMS:
Region: LA
Permit Category: T
Facility Id: 008743-053627
Facility Type: 0
Facility Status: Permit
Area: 5A
Permit Number: 000651004
Permit Status: Permit

Region: LA
Permit Category: I
Facility Id: 008743-I16115
Facility Type: 01
Facility Status: Closed
Area: 5A
Permit Number: 000011006
Permit Status: Closed

E45 **UNOCAL #1086** **LUST** **S104406591**
NNW **9460 OLYMPIC BLVD** **N/A**
1/4-1/2 **BEVERLY HILLS, CA 90212**
0.352 mi.
1858 ft. **Site 2 of 3 in cluster E**

Relative:
Higher

Actual:
211 ft.

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-09800
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603703489
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: BEVERLY DR

UNOCAL #1086 (Continued) **S104406591**

Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/25/1985
Date Leak Record Entered:	12/31/1986	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		1/20/1997
Date the Case was Closed:		7/22/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2577.706583143976134971727240 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		6/10/1988
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
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	UNOCAL CORPORATION	
RP Address:	17700 CASTLETON ST, INDUSTRY CA 91748	
Program:	LUST	
Lat/Long:	34.0596258 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	TANKS AND CONTAMINATED SOIL REMOVED, REPORT RECEIVED 06/05/86 01/20/97 - 4TH QUARTERLY REPORT	

E46 **UNOCAL #1086** **LUST** **S103676955**
NNW **9460 OLYMPIC BLVD** **HIST UST** **N/A**
1/4-1/2 **BEVERLY HILLS, CA 90212** **HIST CORTESE**
0.352 mi.
1858 ft. **Site 3 of 3 in cluster E**

Relative:
Higher

Actual:
211 ft.

LUST:

Region:	STATE
Global Id:	T0603703489
Latitude:	34.059412
Longitude:	-118.399507
Case Type:	LUST Cleanup Site

UNOCAL #1086 (Continued) **S103676955**

Status:	Completed - Case Closed
Status Date:	07/22/1996
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	I-09800
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:	T0603703489
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603703489
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

Status History:

Global Id:	T0603703489
Status:	Completed - Case Closed
Status Date:	07/22/1996

Global Id:	T0603703489
Status:	Open - Case Begin Date
Status Date:	06/25/1985

Global Id:	T0603703489
Status:	Open - Site Assessment
Status Date:	06/10/1988

Regulatory Activities:

Global Id:	T0603703489
Action Type:	Other
Date:	06/25/1985
Action:	Leak Reported

HIST UST:

File Number:	00028F46
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028F46.pdf

UNOCAL #1086 (Continued) **S103676955**

Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-09800

47
NE
1/4-1/2
0.428 mi.
2258 ft.

OLYMPIC SQUARE SHOPPING CTR
9121 W OLYMPIC BLVD
BEVERLY HILLS, CA 90212

LUST **S108741037**
LOS ANGELES CO. HMS **N/A**

Relative:
Lower

Actual:
172 ft.

LUST:

Region:	STATE
Global Id:	T0603764658
Latitude:	34.059801
Longitude:	-118.39043
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/07/2008
Lead Agency:	LOS ANGELES COUNTY
Case Worker:	NR
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	Not reported
LOC Case Number:	031846-050132
File Location:	Not reported

OLYMPIC SQUARE SHOPPING CTR (Continued) **S108741037**

Potential Media Affect: Soil
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: T0603764658
Contact Type: Local Agency Caseworker
Contact Name: MANUEL R REGALADO
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: mregalad@dpw.lacounty.gov
Phone Number: Not reported

Global Id: T0603764658
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

Status History:
Global Id: T0603764658
Status: Completed - Case Closed
Status Date: 01/07/2008

Global Id: T0603764658
Status: Open - Case Begin Date
Status Date: 09/12/2007

Global Id: T0603764658
Status: Open - Site Assessment
Status Date: 12/27/2007

Regulatory Activities:
Global Id: T0603764658
Action Type: ENFORCEMENT
Date: 01/07/2008
Action: Closure/No Further Action Letter

Global Id: T0603764658
Action Type: Other
Date: 09/12/2007
Action: Leak Discovery

Global Id: T0603764658
Action Type: ENFORCEMENT
Date: 12/31/2007
Action: * No Action

Global Id: T0603764658
Action Type: Other
Date: 10/29/2007

OLYMPIC SQUARE SHOPPING CTR (Continued) **S108741037**

Action: Leak Reported

LOS ANGELES CO. HMS:
Region: LA
Permit Category: T
Facility Id: 031846-050132
Facility Type: 0
Facility Status: Removed
Area: 5A
Permit Number: 000539445
Permit Status: Removed

F48 **UNOCAL #1043** **LUST** **S104406597**
NE **9045 OLYMPIC BLVD W** **N/A**
1/4-1/2 **BEVERLY HILLS, CA 90212**
0.464 mi.
2450 ft. **Site 1 of 2 in cluster F**

Relative:
Lower

Actual:
168 ft.

LUST:

Region:	STATE
Global Id:	T0603703701
Latitude:	34.059429
Longitude:	-118.3890043
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/27/1995
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	I-10979
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:	T0603703701
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603703701
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

UNOCAL #1043 (Continued) **S104406597**

Status History:

Global Id:	T0603703701
Status:	Completed - Case Closed
Status Date:	06/27/1995
Global Id:	T0603703701
Status:	Open - Case Begin Date
Status Date:	03/09/1988
Global Id:	T0603703701
Status:	Open - Site Assessment
Status Date:	01/21/1991
Global Id:	T0603703701
Status:	Open - Site Assessment
Status Date:	10/01/1991

Regulatory Activities:

Global Id:	T0603703701
Action Type:	Other
Date:	03/09/1988
Action:	Leak Discovery
Global Id:	T0603703701
Action Type:	Other
Date:	04/12/1988
Action:	Leak Stopped
Global Id:	T0603703701
Action Type:	Other
Date:	03/09/1988
Action:	Leak Reported

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-10979	
Status:	Case Closed	
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:	T0603703701	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	3/9/1988	
Date Leak First Reported:		3/9/1988
Date Leak Record Entered:	7/27/1989	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	4/12/1988	

UNOCAL #1043 (Continued) **S104406597**

Date Case Last Changed on Database:		6/8/1995
Date the Case was Closed:		6/27/1995
How Leak Discovered:	Subsurface Monitoring	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	AKA CASENO 902120025	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3144.935762472898305954689 8172
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		1/21/1991
Pollution Characterization Began:		10/1/1991
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:		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:	UNOCAL CORPORATION	
RP Address:	3701 WILSHIRE BLVD, SUITE 800, LOS ANGELES, CA 90010	
Program:	LUST	
Lat/Long:	34.059429 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

F49 **UNION OIL SERVICE STATION LEAS** **HIST UST** **S100722674**
NE **9045 OLYMPIC** **HIST CORTESE** **N/A**
1/4-1/2 **BEVERLY HILLS, CA 90211**
0.464 mi.
2450 ft. **Site 2 of 2 in cluster F**

Relative:
Lower

Actual:
168 ft.

HIST UST:

File Number:	00028F51
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028F51.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported

UNION OIL SERVICE STATION LEAS (Continued) **S100722674**

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-10979

50
ENE
1/2-1
0.546 mi.
2883 ft.

Relative:
Lower

Actual:
159 ft.

BEVERLY HILLS LINCOLN MERCURY **ENVIROSTOR** **S109821386**
8955 WEST OLYMPIC BOULEVARD **VCP** **N/A**
BEVERLY HILLS, CA 90211

ENVIROSTOR:

Facility ID:	60001114
Status:	No Further Action
Status Date:	01/24/2014
Site Code:	301417
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.7
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.05941
Longitude:	-118.3873
APN:	T0603703820
Past Use:	UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE
Potential COC:	Polychlorinated biphenyls (PCBs TPH-diesel TPH-gas TPH-MOTOR OIL

BEVERLY HILLS LINCOLN MERCURY (Continued) **S109821386**

Confirmed COC: 30024-NO 30025-NO 3002502-NO 30018-NO
Potential Description: AQUI, SOIL, SV
Alias Name: T0603703820
Alias Type: APN
Alias Name: 301417
Alias Type: Project Code (Site Code)
Alias Name: 60001114
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 05/20/2009
Comments: VCA signed on this date 5/20/09

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 05/06/2011
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 01/24/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/06/2013
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/30/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/03/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2009
Comments: Issued letter requesting further work plan for further investigation

BEVERLY HILLS LINCOLN MERCURY (Continued) **S109821386**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 01/28/2010
Comments: Work Plan Conditionally Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 11/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 05/19/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 04/10/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 11/30/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 04/05/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/18/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/23/2013
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/24/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan

BEVERLY HILLS LINCOLN MERCURY (Continued) **S109821386**

Completed Date: 03/28/2014
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 08/05/2014
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

VCP:
Facility ID: 60001114
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Cleanup Chatsworth
Site Code: 301417
Assembly: 50
Senate: 26
Special Programs Code: Voluntary Cleanup Program
Status: No Further Action
Status Date: 01/24/2014
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.05941 / -118.3873
APN: T0603703820
Past Use: UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE
Potential COC: 30018, 30024, 30025, 3002502
Confirmed COC: 30024-NO,30025-NO,3002502-NO,30018-NO
Potential Description: AQUI, SOIL, SV
Alias Name: T0603703820
Alias Type: APN
Alias Name: 301417
Alias Type: Project Code (Site Code)
Alias Name: 60001114
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement

BEVERLY HILLS LINCOLN MERCURY (Continued) **S109821386**

Completed Date: 05/20/2009
Comments: VCA signed on this date 5/20/09

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 01/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 05/06/2011
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter
Completed Date: 01/24/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/06/2013
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 10/30/2012
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/03/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/09/2009
Comments: Issued letter requesting further work plan for further investigation

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 01/28/2010
Comments: Work Plan Conditionally Approved

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 11/10/2010
Comments: Not reported

BEVERLY HILLS LINCOLN MERCURY (Continued) **S109821386**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 05/19/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 04/10/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 11/30/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 04/05/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/18/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/23/2013
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/24/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Workplan
Completed Date: 03/28/2014
Comments: Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 08/05/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported

BEVERLY HILLS LINCOLN MERCURY (Continued) **S109821386**

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

51
ENE
1/2-1
0.708 mi.
3739 ft.

FORMER BEVERLY HILLS DRY CLEANERS **ENVIROSTOR** **S118757286**
8816-8818 WEST OLYMPIC BOULEVARD **N/A**
BEVERLY HILLS, CA 90121

Relative:
Lower

Actual:
146 ft.

ENVIROSTOR:

Facility ID:	60002067
Status:	No Action Required
Status Date:	07/15/2015
Site Code:	301677
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0.17
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Sara Vela
Supervisor:	Javier Hinojosa
Division Branch:	Cleanup Chatsworth
Assembly:	50
Senate:	26
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.05922
Longitude:	-118.3842
APN:	NONE SPECIFIED
Past Use:	DRY CLEANING
Potential COC:	Benzene Tetrachloroethylene (PCE
Confirmed COC:	Benzene Tetrachloroethylene (PCE
Potential Description:	OTH, SOIL, SV
Alias Name:	301677
Alias Type:	Project Code (Site Code)
Alias Name:	60002067
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	05/03/2015
Comments:	Field work complete.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	06/15/2015
Comments:	Not reported

FORMER BEVERLY HILLS DRY CLEANERS (Continued) **S118757286**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	12/23/2014
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Amendment - Order/Agreement
Completed Date:	03/11/2015
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	07/15/2015
Comments:	FORM DELIVERED TO CECILIA WHERE SHE PROCESSED IT

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	10/01/2014
Comments:	Further action required: production of Phase 1 report to ensure adequacy of sampling locations and COPCs, additional soil vapor survey consistent with DTSC guidance to obtain quantitative data.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	02/23/2015
Comments:	Work Plan Appproved

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	08/21/2014
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

52
WNW
1/2-1
0.986 mi.
5208 ft.

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING
241 MORENO DRIVE
BEVERLY HILLS, CA 90212

ENVIROSTOR
LUST
SCH
NPDES

1001614433
N/A

Relative:
Higher

Actual:
252 ft.

ENVIROSTOR:

Facility ID:	19820129
Status:	Active
Status Date:	01/28/2015
Site Code:	304411
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	26
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Xihong (Scarlett) Zhai
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	50
Senate:	26
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.06130
Longitude:	-118.4108
APN:	4319001900
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	Arsenic Benzene Total Chromium (1:6 ratio Cr VI:Cr III Lead Methane Cobalt Copper and compounds Ethylbenzene Nickel Toluene Xylenes Zinc
Confirmed COC:	Arsenic Benzene Total Chromium (1:6 ratio Cr VI:Cr III Lead Methane Copper and compounds Ethylbenzene Xylenes Zinc Nickel Toluene Cobalt
Potential Description:	SOIL, SV
Alias Name:	BEVERLY HILLS USD-BEVERLY HILLS HIGH SCL
Alias Type:	Alternate Name
Alias Name:	4319001900
Alias Type:	APN
Alias Name:	T0603792986
Alias Type:	GeoTracker Global ID
Alias Name:	304411
Alias Type:	Project Code (Site Code)
Alias Name:	19820129
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/16/2015
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	11/17/2015
Comments:	Not reported
Completed Area Name:	PROJECT WIDE

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 08/12/2015
Comments: Sent copy of fully executed SCA to District via regular mail.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/08/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/18/2015
Comments: Fully executed EOA sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/02/2003
Comments: The modernization project was completed in 2001.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 01/30/2015
Comments: Received EOP Application via email 01/28/2015 by mail on 01/30/15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 06/18/2015
Comments: The PEA investigation field work incorporated DTSC's comments. The District will address DTSC's comments on PEA Workplan during preparation of PEA report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/08/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/13/2015
Comments: The district's PEA field work incorporated DTSC's comments. The consultant indicated that the comments will be addressed in preparation of PEA report and no revision to PEA workplan will be performed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/23/2015
Comments: Not reported

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 10/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/07/2016
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: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 03/29/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Remedial Action Plan
Schedule Due Date: 08/12/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 09/05/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Public Notice
Schedule Due Date: 11/09/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 08/05/2016
Schedule Revised Date: Not reported

LUST:
Region: STATE
Global Id: T0603792986
Latitude: 34.0625843
Longitude: -118.4114138
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/29/2008
Lead Agency: LOS ANGELES COUNTY

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Case Worker:	JOA
Local Agency:	LOS ANGELES COUNTY
RB Case Number:	R-16760
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

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

Contact:

Global Id:	T0603792986
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603792986
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

Status History:

Global Id:	T0603792986
Status:	Completed - Case Closed
Status Date:	01/29/2008

Global Id:	T0603792986
Status:	Open - Case Begin Date
Status Date:	08/19/1998

Global Id:	T0603792986
Status:	Open - Site Assessment
Status Date:	10/27/1999

Regulatory Activities:

Global Id:	T0603792986
Action Type:	Other
Date:	08/19/1998
Action:	Leak Discovery

Global Id:	T0603792986
Action Type:	Other
Date:	08/19/1998
Action:	Leak Stopped

Global Id:	T0603792986
Action Type:	ENFORCEMENT
Date:	01/29/2008

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Action: Closure/No Further Action Letter

Global Id: T0603792986
Action Type: Other
Date: 10/27/1999
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-16760
Status: Leak being confirmed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603792986
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 8/19/1998
Date Leak First Reported: 10/27/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: 10/27/1999
Date Leak Stopped: 8/19/1998
Date Case Last Changed on Database: 10/27/1999
Date the Case was Closed: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4651.2797568733043782777 6284
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BEVERLY HILLS UNIFIED SCHOOL D

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

RP Address: 255 LASKY DR., BEVERLY HILLS, CA 90212
Program: LUST
Lat/Long: 34.06254 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

SCH:

Facility ID: 19820129
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 26
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Xihong (Scarlett) Zhai
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304411
Assembly: 50
Senate: 26
Special Program Status: Not reported
Status: Active
Status Date: 01/28/2015
Restricted Use: NO
Funding: School District
Latitude: 34.06130
Longitude: -118.4108
APN: 4319001900
Past Use: * EDUCATIONAL SERVICES
Potential COC: Arsenic, Benzene, Total Chromium (1:6 ratio Cr VI:Cr III, Lead, Methane, Cobalt, Copper and compounds, Ethylbenzene, Nickel, Toluene, Xylenes, Zinc
Confirmed COC: Arsenic, Benzene, Total Chromium (1:6 ratio Cr VI:Cr III, Lead, Methane, Copper and compounds, Ethylbenzene, Xylenes, Zinc, Nickel, Toluene, Cobalt
Potential Description: SOIL, SV
Alias Name: BEVERLY HILLS USD-BEVERLY HILLS HIGH SCL
Alias Type: Alternate Name
Alias Name: 4319001900
Alias Type: APN
Alias Name: T0603792986
Alias Type: GeoTracker Global ID
Alias Name: 304411
Alias Type: Project Code (Site Code)
Alias Name: 19820129
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/16/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 11/17/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 08/12/2015
Comments: Sent copy of fully executed SCA to District via regular mail.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/08/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/18/2015
Comments: Fully executed EOA sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/02/2003
Comments: The modernization project was completed in 2001.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 01/30/2015
Comments: Received EOP Application via email 01/28/2015 by mail on 01/30/15.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 06/18/2015
Comments: The PEA investigation field work incorporated DTSC's comments. The District will address DTSC's comments on PEA Workplan during preparation of PEA report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/08/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/13/2015
Comments: The district's PEA field work incorporated DTSC's comments. The consultant indicated that the comments will be addressed in preparation of PEA report and no revision to PEA workplan will be performed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/23/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 10/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/07/2016
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: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 03/29/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Remedial Action Plan
Schedule Due Date: 08/12/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 09/05/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Public Notice
Schedule Due Date: 11/09/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

Schedule Document Type: Land Use Restriction
Schedule Due Date: 08/05/2016
Schedule Revised Date: Not reported

NPDES:

Npdes Number:	CAS000002
Facility Status:	Active
Agency Id:	0
Region:	4
Regulatory Measure Id:	466163
Order No:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	4 19C374780
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	12/04/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Beverly Hills Unified School District
Discharge Address:	255 South Lasky Drive
Discharge City:	Beverly Hills
Discharge State:	California
Discharge Zip:	90212
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported
PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported

BEVERLY HILLS HS MODERNIZATION INTERIM HOUSING (Continued) **1001614433**

CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 09/14/2016
Date Data Arrived at EDR: 10/04/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/04/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/20/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/20/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/27/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/18/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/09/2016
Date Data Arrived at EDR: 06/01/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/09/2016
Date Data Arrived at EDR: 06/01/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 43

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/15/2016
Date Data Arrived at EDR: 08/16/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 50

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/15/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 11/01/2016
Date Data Arrived at EDR: 11/01/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 44

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 112

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Semi-Annually

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 02/17/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 12/11/2015
Date Data Arrived at EDR: 02/19/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 105

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/15/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/25/2016
Date Data Arrived at EDR: 04/27/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 37

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/26/2016
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 119

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 12/03/2015
Date Data Arrived at EDR: 02/04/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 120

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/05/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 52

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/20/2016
Date Data Arrived at EDR: 09/21/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 51
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/20/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30
Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 08/25/2016
Date Data Arrived at EDR: 08/26/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 49

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/04/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 08/31/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 17

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/31/2016
Next Scheduled EDR Contact: 10/10/2016
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 08/31/2016
Date Data Arrived at EDR: 11/18/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 34

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 17

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2016
Date Data Arrived at EDR: 09/27/2016
Date Made Active in Reports: 10/20/2016
Number of Days to Update: 23

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/25/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/2016
Date Data Arrived at EDR: 06/28/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 87

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/27/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/03/2016
Date Data Arrived at EDR: 07/26/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 59

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/26/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/13/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/21/2016
Date Data Arrived at EDR: 06/30/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/28/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/08/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 11/28/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 07/12/2016
Date Data Arrived at EDR: 08/17/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 65

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/23/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 81
Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 11/18/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35
Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2016
Date Data Arrived at EDR: 04/28/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 127
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/27/2016
Date Data Arrived at EDR: 08/05/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 77
Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/03/2016
Date Data Arrived at EDR: 10/05/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 16
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/02/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/23/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/21/2016
Date Data Arrived at EDR: 07/26/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 59

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 09/09/2016
Next Scheduled EDR Contact: 12/05/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/07/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 148

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/20/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 07/25/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 07/25/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/05/2016
Date Data Arrived at EDR: 09/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 22

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/01/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/12/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/15/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 65

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015
Date Data Arrived at EDR: 01/29/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 67

Source: Department of Defense
Telephone: 571-373-0407
Last EDR Contact: 12/05/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/03/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 52
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/27/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/27/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 79
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 09/23/2016
Date Made Active in Reports: 10/24/2016
Number of Days to Update: 31
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/23/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 42
Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/25/2016
Date Data Arrived at EDR: 04/29/2016
Date Made Active in Reports: 06/21/2016
Number of Days to Update: 53
Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 11/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/10/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 51
Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 10/12/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 64

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/12/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/15/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/16/2016
Date Data Arrived at EDR: 05/18/2016
Date Made Active in Reports: 06/23/2016
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/15/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/19/2016
Date Data Arrived at EDR: 09/20/2016
Date Made Active in Reports: 12/16/2016
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/16/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 81

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 59

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 43

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/18/2016
Date Data Arrived at EDR: 09/20/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/20/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/14/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 35

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/07/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/08/2016
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 11/10/2016
Date Data Arrived at EDR: 12/13/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 9

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 10/21/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 23

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/25/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/10/2016
Number of Days to Update: 47

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 11/01/2016
Date Data Arrived at EDR: 11/03/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 19

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/24/2016
Date Data Arrived at EDR: 05/26/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 75

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/11/2016
Date Data Arrived at EDR: 10/14/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 35

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 10/25/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 10/24/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/04/2016
Date Data Arrived at EDR: 08/08/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 71

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/14/2016
Date Data Arrived at EDR: 12/16/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 6

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 09/08/2016
Date Data Arrived at EDR: 09/09/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 35

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 12/15/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/05/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 37

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/17/2016
Date Data Arrived at EDR: 10/18/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 58

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/18/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 68
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/23/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 28
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/18/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 32
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 04/07/2016
Date Data Arrived at EDR: 04/26/2016
Date Made Active in Reports: 06/01/2016
Number of Days to Update: 36
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 32

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 11/29/2016
Date Data Arrived at EDR: 12/05/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 17

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/24/2016
Date Data Arrived at EDR: 06/27/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 43

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 11/08/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 44

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 51

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 53

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/09/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 63

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/20/2016
Date Data Arrived at EDR: 10/25/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 51

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/19/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/13/2016
Date Data Arrived at EDR: 07/18/2016
Date Made Active in Reports: 08/08/2016
Number of Days to Update: 21

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/19/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 10/04/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 45

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/04/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 10/04/2016
Date Made Active in Reports: 12/16/2016
Number of Days to Update: 73

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/04/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/19/2016
Number of Days to Update: 42

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/06/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 12/21/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/21/2016
Date Data Arrived at EDR: 09/22/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 26
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/15/2016
Next Scheduled EDR Contact: 04/03/2017
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/18/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/07/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 15
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 57
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/08/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 60

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/15/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 29

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2016
Date Data Arrived at EDR: 12/21/2016
Date Made Active in Reports: 12/22/2016
Number of Days to Update: 1

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 19

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/09/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 09/27/2016
Date Data Arrived at EDR: 09/28/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 55

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/04/2016
Date Data Arrived at EDR: 10/06/2016
Date Made Active in Reports: 12/16/2016
Number of Days to Update: 71

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/22/2016
Next Scheduled EDR Contact: 04/10/2017
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 08/05/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 12/02/2016
Number of Days to Update: 87

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 08/12/2016
Date Data Arrived at EDR: 08/16/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 49

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/28/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/14/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/28/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 67

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/29/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 27

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/14/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 48

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 11/14/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 10/28/2016
Date Data Arrived at EDR: 11/03/2016
Date Made Active in Reports: 12/15/2016
Number of Days to Update: 42

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 08/31/2016
Date Made Active in Reports: 12/12/2016
Number of Days to Update: 103

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/03/2016
Date Made Active in Reports: 09/09/2016
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/02/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 07/22/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 123

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/12/2016
Next Scheduled EDR Contact: 03/27/2017
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

9500 W PICO BLVD
9500 W PICO BLVD
LOS ANGELES, CA 90035

TARGET PROPERTY COORDINATES

Latitude (North):	34.05497 - 34° 3' 17.89''
Longitude (West):	118.395839 - 118° 23' 45.02''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	371172.7
UTM Y (Meters):	3768935.2
Elevation:	201 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630733 BEVERLY HILLS, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

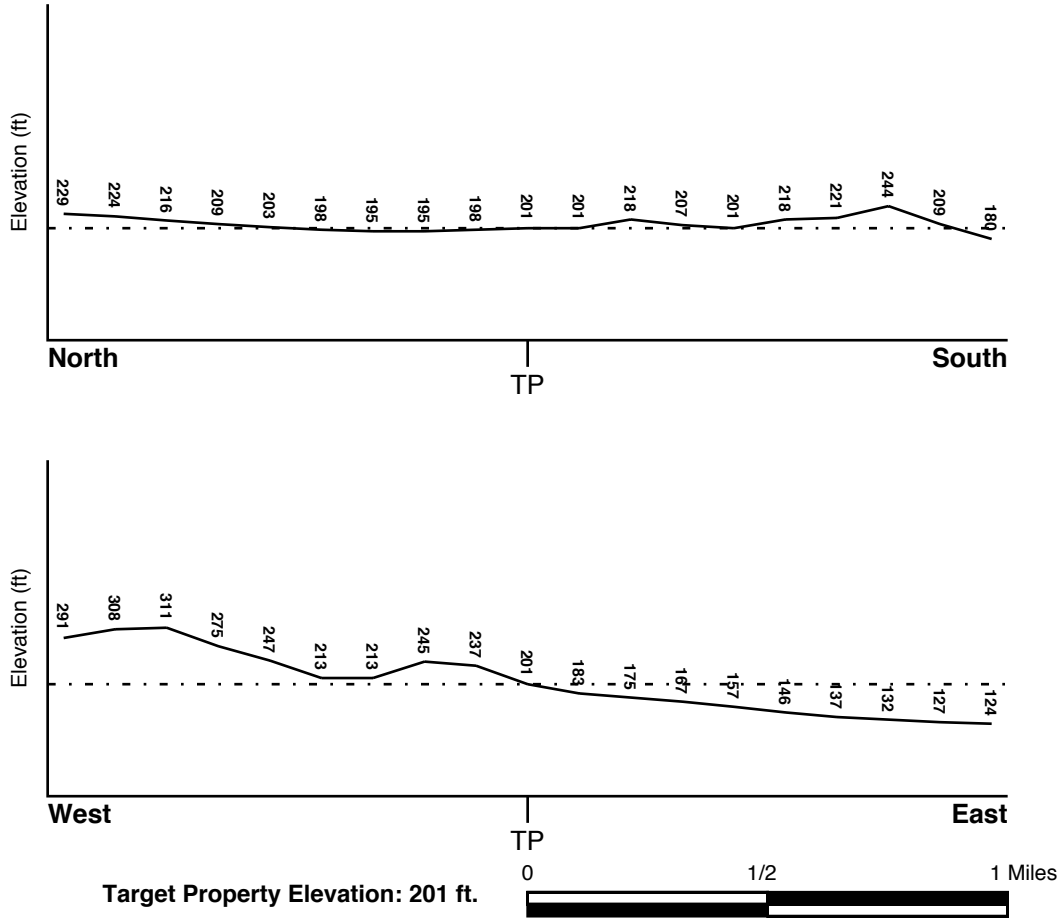
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1595F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1585F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
BEVERLY HILLS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1	1/4 - 1/2 Mile NNW	Not Reported
A3	1/4 - 1/2 Mile NE	E
A4	1/4 - 1/2 Mile NE	E
B5	1/2 - 1 Mile ENE	SSE
B6	1/2 - 1 Mile ENE	SSE
B7	1/2 - 1 Mile ENE	SSE
8	1/2 - 1 Mile NNE	ESE
12	1/2 - 1 Mile NE	SE

* ©1996 Site--specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
13	1/2 - 1 Mile NNE	Not Reported
D14	1/2 - 1 Mile NE	Varies
D15	1/2 - 1 Mile NE	Varies

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types:
fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types:
stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	CA3700962	1/4 - 1/2 Mile NW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
C9	1499	1/2 - 1 Mile NNW
C10	1500	1/2 - 1 Mile NNW
C11	1501	1/2 - 1 Mile NNW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000201065	0 - 1/8 Mile NW
2	CAOG11000201084	1/4 - 1/2 Mile WSW
A3	CAOG11000214806	1/4 - 1/2 Mile East
A4	CAOG11000193358	1/4 - 1/2 Mile East
A5	CAOG11000193359	1/4 - 1/2 Mile East
A6	CAOG11000193360	1/4 - 1/2 Mile East
A7	CAOG11000193309	1/4 - 1/2 Mile East
A8	CAOG11000193349	1/4 - 1/2 Mile East
A10	CAOG11000193351	1/4 - 1/2 Mile East
A9	CAOG11000193350	1/4 - 1/2 Mile East
A11	CAOG11000227701	1/4 - 1/2 Mile East
A12	CAOG11000193649	1/4 - 1/2 Mile East

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A13	CAOG11000193650	1/4 - 1/2 Mile East
A16	CAOG11000188814	1/4 - 1/2 Mile East
A14	CAOG11000188812	1/4 - 1/2 Mile East
A15	CAOG11000188813	1/4 - 1/2 Mile East
A17	CAOG11000193037	1/4 - 1/2 Mile East
A18	CAOG11000193038	1/4 - 1/2 Mile East
A19	CAOG11000188815	1/4 - 1/2 Mile East
A20	CAOG11000188816	1/4 - 1/2 Mile East
A23	CAOG11000193021	1/4 - 1/2 Mile East
A22	CAOG11000193020	1/4 - 1/2 Mile East
A21	CAOG11000193019	1/4 - 1/2 Mile East
A24	CAOG11000188817	1/4 - 1/2 Mile East
A25	CAOG11000193008	1/4 - 1/2 Mile East
A27	CAOG11000193010	1/4 - 1/2 Mile East
A26	CAOG11000193009	1/4 - 1/2 Mile East
A28	CAOG11000188818	1/4 - 1/2 Mile East
A29	CAOG11000188819	1/4 - 1/2 Mile East
A30	CAOG11000188820	1/4 - 1/2 Mile East
A31	CAOG11000192996	1/4 - 1/2 Mile East
A32	CAOG11000192997	1/4 - 1/2 Mile East
A33	CAOG11000192998	1/4 - 1/2 Mile East
A35	CAOG11000188591	1/4 - 1/2 Mile East
A34	CAOG11000188590	1/4 - 1/2 Mile East
A36	CAOG11000193049	1/4 - 1/2 Mile East
A37	CAOG11000193050	1/4 - 1/2 Mile East
A40	CAOG11000188827	1/4 - 1/2 Mile East
A39	CAOG11000188825	1/4 - 1/2 Mile East
A38	CAOG11000188826	1/4 - 1/2 Mile East
A41	CAOG11000188829	1/4 - 1/2 Mile East
A42	CAOG11000188828	1/4 - 1/2 Mile East
A45	CAOG11000193644	1/4 - 1/2 Mile East
A44	CAOG11000193641	1/4 - 1/2 Mile East
A43	CAOG11000193642	1/4 - 1/2 Mile East
A46	CAOG11000193643	1/4 - 1/2 Mile East
A48	CAOG11000192992	1/4 - 1/2 Mile East
A47	CAOG11000192991	1/4 - 1/2 Mile East
A49	CAOG11000193292	1/4 - 1/2 Mile East
A50	CAOG11000193293	1/4 - 1/2 Mile East
A53	CAOG11000188823	1/4 - 1/2 Mile East
A51	CAOG11000188821	1/4 - 1/2 Mile East
A52	CAOG11000188822	1/4 - 1/2 Mile East
A55	CAOG11000193200	1/4 - 1/2 Mile East
A54	CAOG11000193199	1/4 - 1/2 Mile East
A57	CAOG11000193271	1/4 - 1/2 Mile East
A56	CAOG11000193270	1/4 - 1/2 Mile East
A59	CAOG11000193073	1/4 - 1/2 Mile East
A58	CAOG11000193072	1/4 - 1/2 Mile East
A60	CAOG11000193059	1/4 - 1/2 Mile East
A61	CAOG11000193060	1/4 - 1/2 Mile East
A62	CAOG11000193061	1/4 - 1/2 Mile East
A64	CAOG11000193279	1/4 - 1/2 Mile East
A63	CAOG11000193278	1/4 - 1/2 Mile East
A65	CAOG11000193091	1/4 - 1/2 Mile East
A67	CAOG11000193100	1/4 - 1/2 Mile East
A66	CAOG11000193099	1/4 - 1/2 Mile East
A68	CAOG11000193646	1/4 - 1/2 Mile East

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A69	CAOG11000193645	1/4 - 1/2 Mile East
A71	CAOG11000193647	1/4 - 1/2 Mile East
A70	CAOG11000193648	1/4 - 1/2 Mile East
A73	CAOG11000193111	1/4 - 1/2 Mile East
A72	CAOG11000193110	1/4 - 1/2 Mile East
A74	CAOG11000193136	1/4 - 1/2 Mile East
A75	CAOG11000193137	1/4 - 1/2 Mile East
A81	CAOG11000193610	1/4 - 1/2 Mile East
A76	CAOG11000193609	1/4 - 1/2 Mile East
A78	CAOG11000193607	1/4 - 1/2 Mile East
A77	CAOG11000193608	1/4 - 1/2 Mile East
A80	CAOG11000193611	1/4 - 1/2 Mile East
A79	CAOG11000193612	1/4 - 1/2 Mile East
A83	CAOG11000193140	1/4 - 1/2 Mile East
A82	CAOG11000193139	1/4 - 1/2 Mile East
A85	CAOG11000193142	1/4 - 1/2 Mile East
A84	CAOG11000193143	1/4 - 1/2 Mile East
A87	CAOG11000193146	1/4 - 1/2 Mile East
A88	CAOG11000193145	1/4 - 1/2 Mile East
A86	CAOG11000193141	1/4 - 1/2 Mile East
A89	CAOG11000193144	1/4 - 1/2 Mile East
A90	CAOG11000193283	1/4 - 1/2 Mile East
A92	CAOG11000193297	1/4 - 1/2 Mile East
A93	CAOG11000193298	1/4 - 1/2 Mile East
A91	CAOG11000193296	1/4 - 1/2 Mile East
A94	CAOG11000193224	1/4 - 1/2 Mile East
A95	CAOG11000193225	1/4 - 1/2 Mile East
A99	CAOG11000193315	1/4 - 1/2 Mile East
A97	CAOG11000193313	1/4 - 1/2 Mile East
A98	CAOG11000193316	1/4 - 1/2 Mile East
A96	CAOG11000193314	1/4 - 1/2 Mile East
A100	CAOG11000193343	1/4 - 1/2 Mile East
A101	CAOG11000193344	1/4 - 1/2 Mile East
A102	CAOG11000193334	1/4 - 1/2 Mile East
A103	CAOG11000193335	1/4 - 1/2 Mile East
A104	CAOG11000193330	1/4 - 1/2 Mile East
A106	CAOG11000193332	1/4 - 1/2 Mile East
A105	CAOG11000193331	1/4 - 1/2 Mile East
A108	CAOG11000193254	1/4 - 1/2 Mile East
A107	CAOG11000193253	1/4 - 1/2 Mile East
A109	CAOG11000193255	1/4 - 1/2 Mile East
A110	CAOG11000193187	1/4 - 1/2 Mile East
A112	CAOG11000193189	1/4 - 1/2 Mile East
A111	CAOG11000193188	1/4 - 1/2 Mile East
A113	CAOG11000193578	1/4 - 1/2 Mile East
A115	CAOG11000193182	1/4 - 1/2 Mile East
A114	CAOG11000193181	1/4 - 1/2 Mile East
A116	CAOG11000193273	1/4 - 1/2 Mile East
A117	CAOG11000193274	1/4 - 1/2 Mile East
A118	CAOG11000193275	1/4 - 1/2 Mile East
A120	CAOG11000193261	1/4 - 1/2 Mile East
A119	CAOG11000193260	1/4 - 1/2 Mile East
A122	CAOG11000193210	1/4 - 1/2 Mile East
A121	CAOG11000193209	1/4 - 1/2 Mile East
A125	CAOG11000193304	1/4 - 1/2 Mile East
A124	CAOG11000193303	1/4 - 1/2 Mile East

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A123	CAOG11000193302	1/4 - 1/2 Mile East
A127	CAOG11000193230	1/4 - 1/2 Mile East
A126	CAOG11000193231	1/4 - 1/2 Mile East
A129	CAOG11000193368	1/4 - 1/2 Mile East
A128	CAOG11000193367	1/4 - 1/2 Mile East
A132	CAOG11000193207	1/4 - 1/2 Mile East
A131	CAOG11000193206	1/4 - 1/2 Mile East
A130	CAOG11000193205	1/4 - 1/2 Mile East
A133	CAOG11000193234	1/4 - 1/2 Mile East
A134	CAOG11000193235	1/4 - 1/2 Mile East
A135	CAOG11000193170	1/4 - 1/2 Mile East
A136	CAOG11000193345	1/4 - 1/2 Mile East
A138	CAOG11000193347	1/4 - 1/2 Mile East
A137	CAOG11000193346	1/4 - 1/2 Mile East
A139	CAOG11000193195	1/4 - 1/2 Mile East
A140	CAOG11000193194	1/4 - 1/2 Mile East
A142	CAOG11000193196	1/4 - 1/2 Mile East
A141	CAOG11000193197	1/4 - 1/2 Mile East
A143	CAOG11000193238	1/4 - 1/2 Mile East
A144	CAOG11000193239	1/4 - 1/2 Mile East
A146	CAOG11000193214	1/4 - 1/2 Mile East
A145	CAOG11000193213	1/4 - 1/2 Mile East
A149	CAOG11000193186	1/4 - 1/2 Mile East
A148	CAOG11000193185	1/4 - 1/2 Mile East
A147	CAOG11000193184	1/4 - 1/2 Mile East
A150	CAOG11000193174	1/4 - 1/2 Mile East
A151	CAOG11000193173	1/4 - 1/2 Mile East
A154	CAOG11000193176	1/4 - 1/2 Mile East
A153	CAOG11000193177	1/4 - 1/2 Mile East
A152	CAOG11000193175	1/4 - 1/2 Mile East
155	CAOG11000201083	1/4 - 1/2 Mile WNW
B157	CAOG11000192758	1/2 - 1 Mile WSW
B156	CAOG11000192757	1/2 - 1 Mile WSW
B158	CAOG11000192840	1/2 - 1 Mile WSW
B159	CAOG11000188597	1/2 - 1 Mile WSW
B161	CAOG11000192845	1/2 - 1 Mile WSW
B160	CAOG11000192844	1/2 - 1 Mile WSW
B162	CAOG11000192832	1/2 - 1 Mile WSW
B163	CAOG11000192831	1/2 - 1 Mile WSW
B165	CAOG11000192833	1/2 - 1 Mile WSW
B164	CAOG11000192834	1/2 - 1 Mile WSW
B168	CAOG11000192837	1/2 - 1 Mile WSW
B166	CAOG11000192835	1/2 - 1 Mile WSW
B167	CAOG11000192836	1/2 - 1 Mile WSW
B169	CAOG11000192828	1/2 - 1 Mile WSW
B171	CAOG11000192780	1/2 - 1 Mile WSW
B170	CAOG11000192779	1/2 - 1 Mile WSW
B172	CAOG11000188836	1/2 - 1 Mile WSW
B173	CAOG11000188837	1/2 - 1 Mile WSW
B174	CAOG11000188596	1/2 - 1 Mile WSW
B175	CAOG11000188594	1/2 - 1 Mile WSW
B176	CAOG11000188595	1/2 - 1 Mile WSW
B177	CAOG11000188838	1/2 - 1 Mile WSW
B178	CAOG11000188831	1/2 - 1 Mile WSW
B181	CAOG11000192756	1/2 - 1 Mile WSW
B180	CAOG11000192755	1/2 - 1 Mile WSW

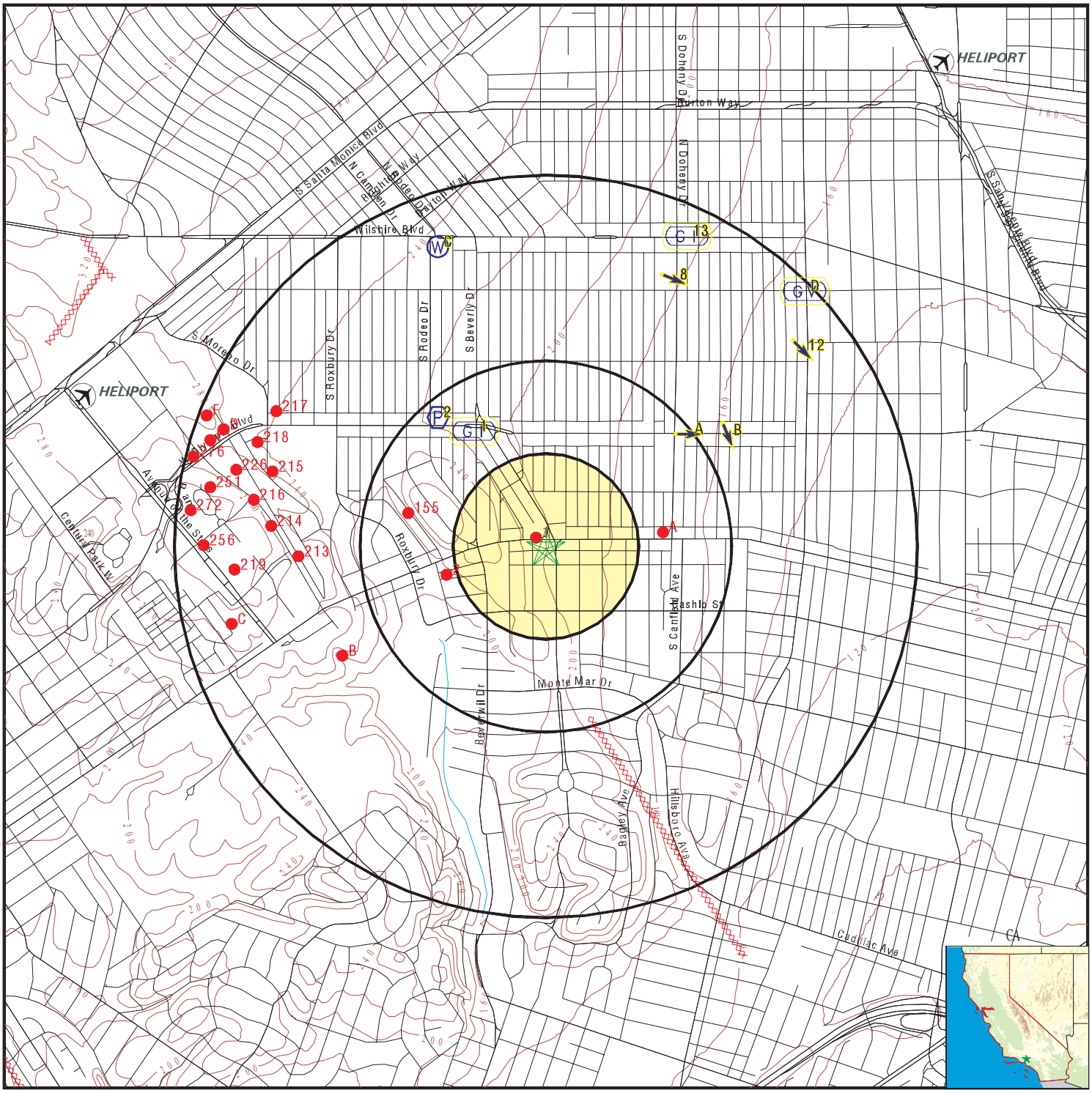
STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B179	CAOG11000192754	1/2 - 1 Mile WSW
B182	CAOG11000192748	1/2 - 1 Mile WSW
B184	CAOG11000192839	1/2 - 1 Mile WSW
B183	CAOG11000192838	1/2 - 1 Mile WSW
B185	CAOG11000192842	1/2 - 1 Mile WSW
B186	CAOG11000192843	1/2 - 1 Mile WSW
B187	CAOG11000192829	1/2 - 1 Mile WSW
B188	CAOG11000192830	1/2 - 1 Mile WSW
B189	CAOG11000188832	1/2 - 1 Mile WSW
B190	CAOG11000192841	1/2 - 1 Mile WSW
B193	CAOG11000192745	1/2 - 1 Mile WSW
B192	CAOG11000192744	1/2 - 1 Mile WSW
B191	CAOG11000192743	1/2 - 1 Mile WSW
B196	CAOG11000192742	1/2 - 1 Mile WSW
B194	CAOG11000192740	1/2 - 1 Mile WSW
B195	CAOG11000192741	1/2 - 1 Mile WSW
B197	CAOG11000188830	1/2 - 1 Mile WSW
B198	CAOG11000188593	1/2 - 1 Mile WSW
B199	CAOG11000188592	1/2 - 1 Mile WSW
B200	CAOG11000188598	1/2 - 1 Mile WSW
B203	CAOG11000188835	1/2 - 1 Mile WSW
B201	CAOG11000188833	1/2 - 1 Mile WSW
B202	CAOG11000188834	1/2 - 1 Mile WSW
B204	CAOG11000192749	1/2 - 1 Mile WSW
B205	CAOG11000192750	1/2 - 1 Mile WSW
B206	CAOG11000192751	1/2 - 1 Mile WSW
B207	CAOG11000192746	1/2 - 1 Mile WSW
B208	CAOG11000192747	1/2 - 1 Mile WSW
B210	CAOG11000188603	1/2 - 1 Mile WSW
B209	CAOG11000188602	1/2 - 1 Mile WSW
B212	CAOG11000192753	1/2 - 1 Mile WSW
B211	CAOG11000192752	1/2 - 1 Mile WSW
213	CAOG11000201072	1/2 - 1 Mile West
214	CAOG11000201073	1/2 - 1 Mile West
215	CAOG11000201081	1/2 - 1 Mile WNW
216	CAOG11000201074	1/2 - 1 Mile West
217	CAOG11000201082	1/2 - 1 Mile WNW
218	CAOG11000201080	1/2 - 1 Mile WNW
219	CAOG11000201095	1/2 - 1 Mile West
C220	CAOG11000212587	1/2 - 1 Mile WSW
C221	CAOG11000212586	1/2 - 1 Mile WSW
C222	CAOG11000212585	1/2 - 1 Mile WSW
C223	CAOG11000212583	1/2 - 1 Mile WSW
C224	CAOG11000212582	1/2 - 1 Mile WSW
C225	CAOG11000212581	1/2 - 1 Mile WSW
226	CAOG11000201075	1/2 - 1 Mile WNW
C227	CAOG11000212580	1/2 - 1 Mile WSW
C228	CAOG11000212579	1/2 - 1 Mile WSW
C229	CAOG11000212578	1/2 - 1 Mile WSW
C230	CAOG11000212575	1/2 - 1 Mile WSW
C231	CAOG11000212574	1/2 - 1 Mile WSW
C232	CAOG11000212591	1/2 - 1 Mile WSW
C233	CAOG11000212573	1/2 - 1 Mile WSW
C234	CAOG11000212590	1/2 - 1 Mile WSW
C235	CAOG11000212572	1/2 - 1 Mile WSW
C236	CAOG11000212584	1/2 - 1 Mile WSW

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
C237	CAOG11000212589	1/2 - 1 Mile WSW
C238	CAOG11000212577	1/2 - 1 Mile WSW
C239	CAOG11000212588	1/2 - 1 Mile WSW
C240	CAOG11000212576	1/2 - 1 Mile WSW
D241	CAOG11000201079	1/2 - 1 Mile WNW
D242	CAOG11000216605	1/2 - 1 Mile WNW
D243	CAOG11000214981	1/2 - 1 Mile WNW
D244	CAOG11000214982	1/2 - 1 Mile WNW
D245	CAOG11000215289	1/2 - 1 Mile WNW
D246	CAOG11000214958	1/2 - 1 Mile WNW
E247	CAOG11000201076	1/2 - 1 Mile WNW
D248	CAOG11000214980	1/2 - 1 Mile WNW
D249	CAOG11000215292	1/2 - 1 Mile WNW
C250	CAOG11000200681	1/2 - 1 Mile WSW
251	CAOG11000201093	1/2 - 1 Mile West
D252	CAOG11000214938	1/2 - 1 Mile WNW
D253	CAOG11000214939	1/2 - 1 Mile WNW
C254	CAOG11000201057	1/2 - 1 Mile WSW
D255	CAOG11000214970	1/2 - 1 Mile WNW
256	CAOG11000201070	1/2 - 1 Mile West
D257	CAOG11000214914	1/2 - 1 Mile WNW
D258	CAOG11000214968	1/2 - 1 Mile WNW
D259	CAOG11000214925	1/2 - 1 Mile WNW
D260	CAOG11000214896	1/2 - 1 Mile WNW
D262	CAOG11000214955	1/2 - 1 Mile WNW
D261	CAOG11000214954	1/2 - 1 Mile WNW
D263	CAOG11000214912	1/2 - 1 Mile WNW
D265	CAOG11000214905	1/2 - 1 Mile WNW
D264	CAOG11000214904	1/2 - 1 Mile WNW
D266	CAOG11000214971	1/2 - 1 Mile WNW
D267	CAOG11000214972	1/2 - 1 Mile WNW
D268	CAOG11000214881	1/2 - 1 Mile WNW
D269	CAOG11000214885	1/2 - 1 Mile WNW
D270	CAOG11000214949	1/2 - 1 Mile WNW
D271	CAOG11000214865	1/2 - 1 Mile WNW
272	CAOG11000201094	1/2 - 1 Mile West
E273	CAOG11000201066	1/2 - 1 Mile WNW
E274	CAOG11000201016	1/2 - 1 Mile WNW
F275	CAOG11000201015	1/2 - 1 Mile WNW
276	CAOG11000201091	1/2 - 1 Mile WNW
F277	CAOG11000201017	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 4815865.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	9500 W Pico Blvd	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	9500 W Pico Blvd Los Angeles CA 90035	CONTACT:	Adrian Rivas
LAT/LONG:	34.05497 / 118.395839	INQUIRY #:	4815865.2s
		DATE:	December 28, 2016 1:34 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

			Database	EDR ID Number
1 **NNW** **1/4 - 1/2 Mile** **Higher**	Site ID:	I-9800	**AQUIFLOW**	**38105**
	Groundwater Flow:	Not Reported		
	Shallow Water Depth:	25.54		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	Not Reported		
	Date:	06/30/1996		

2
NW
1/4 - 1/2 Mile
Higher

FRDS PWS **CA3700962**

Epa region:	09	State:	CA
Pwsid:	CA3700962		
Pwsname:	OAKVALE PARK		
City served:	Not Reported	State served:	CA
Zip served:	Not Reported	Fips county:	06073
Status:	Active	Pop srvd:	100
Pwssvcconn:	125	Source:	Groundwater
Pws type:	CWS	Owner:	Private
Contact:	CONNIE AMBACHER		
Contactor gname:	OAKVALE PARK		
Contact phone:	7607492895	Contact address1:	14900 OAKVALE RD
Contact address2:	Not Reported	Contact city:	ESCONDIDO
Contact state:	CA	Contact zip:	92027
Activity code:	A		

Facid:	CA3700962301		
Facname:	TREATMENT PLANT 1		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, pre
Treatment obj:	inorganics removal	Treatment process:	ion exchange

Location Information:

Name:	OAKVALE PARK		
Pwstypcd:	CWS	Primsrccd:	GW
Popserved:	100		
Add1:	14900 OAKVALE RD		
Add2:	Not Reported		
City:	ESCONDIDO	State:	CA
Zip:	92027	Phone:	7607492895
Cityserv:	Not Reported	Cntyserv:	San Diego
Stateserv:	CA	Zipserv:	Not Reported

Enforcement Information:

Violation id:	0501676	Orig cd:	S
Enf fy:	2005	Enf act date:	05/16/2005
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	0501539	Orig cd:	S
Enf fy:	2005	Enf act date:	04/18/2005
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	0401039	Orig cd:	S
Enf fy:	2004	Enf act date:	04/13/2004
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	0400930	Orig cd:	S
Enf fy:	2004	Enf act date:	12/15/2003
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Violations Information:

Violation id:	1303804	Orig cd:	S
State:	CA	Viol fy:	2013
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	03/01/2013
Cmpedt:	03/31/2013		

Violations Information:

Violation id:	0501748	Orig cd:	S
State:	CA	Viol fy:	2005
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	22		
Viol name:	MCL, Monthly (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	05/01/2005
Cmpedt:	05/31/2005		

Violations Information:

Violation id:	0501676	Orig cd:	S
State:	CA	Viol fy:	2005
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	04/01/2005
Cmpedt:	04/30/2005		

Violations Information:

Violation id:	0501539	Orig cd:	S
State:	CA	Viol fy:	2005
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	03/01/2005
Cmpedt:	03/31/2005		

Violations Information:

Violation id:	0401039	Orig cd:	S
State:	CA	Viol fy:	2004
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	03/01/2004
Cmpedt:	03/31/2004		

Violations Information:

Violation id:	0400930	Orig cd:	S
State:	CA	Viol fy:	2003
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	11/01/2003
Cmpedt:	11/30/2003		

PWS ID: CA3700962
Date Initiated: Not Reported Date Deactivated: Not Reported
PWS Name: OAKVALE PARK
ESCONDIDO, CA 92027

Addressee / Facility: System Owner/Responsible Party
OAKVALE PARK
9350 WILSHIRE BOULEVARD 3
BEVERLY HILLS, CA 90212

Facility Latitude: 34 03 36 Facility Longitude: 118 24 00
City Served: Not Reported
Treatment Class: Untreated Population: 413

Violations information not reported.

ENFORCEMENT INFORMATION:

Truedate:	03/31/2009	Pwsid:	CA3700962
Pwsname:	OAKVALE PARK		
Retpopsrvd:	100	Pwstypecod:	C
Vioid:	0400930	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	11/1/2003 0:00:00		
Complperen:	11/30/2003 0:00:00	Enfdate:	12/15/2003 0:00:00
Enf action:	State AO (w/o Penalty) Issued		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CA3700962
Pwsname:	OAKVALE PARK		
Retpopsrvd:	100	Pwstypecod:	C
Vioid:	0401039	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	3/1/2004 0:00:00		
Complperen:	3/31/2004 0:00:00	Enfdate:	4/13/2004 0:00:00
Enf action:	State AO (w/o Penalty) Issued		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CA3700962
Pwsname:	OAKVALE PARK		
Retpopsrvd:	100	Pwstypecod:	C
Vioid:	0501539	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	3/1/2005 0:00:00		
Complperen:	3/31/2005 0:00:00	Enfdate:	4/18/2005 0:00:00
Enf action:	State AO (w/o Penalty) Issued		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CA3700962
Pwsname:	OAKVALE PARK		
Retpopsrvd:	100	Pwstypecod:	C
Vioid:	0501676	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2005 0:00:00		
Complperen:	4/30/2005 0:00:00	Enfdate:	5/16/2005 0:00:00
Enf action:	State AO (w/o Penalty) Issued		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CA3700962
Pwsname:	OAKVALE PARK		
Retpopsrvd:	100	Pwstypecod:	C
Vioid:	0501748	Contaminant:	COLIFORM (TCR)
Viol. Type:	MCL, Monthly (TCR)		
Complperbe:	5/1/2005 0:00:00		
Complperen:	5/31/2005 0:00:00	Enfdate:	No Enf Action as of
Enf action:	7/8/2009 0:00:00		
Violmeasur:	Not Reported		

System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	11/01/03 - 11/30/03		
Violation ID:	0400930		
Enforcement Date:	12/15/03	Enf. Action:	State AO (w/o Penalty) Issued

ENFORCEMENT INFORMATION:

System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	11/1/2003 0:00:00 - 11/30/2003 0:00:00		
Violation ID:	0400930		
Enforcement Date:	12/15/2003 0:00:00	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	03/01/04 - 03/31/04		
Violation ID:	0401039		
Enforcement Date:	04/13/04	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	3/1/2004 0:00:00 - 3/31/2004 0:00:00		
Violation ID:	0401039		
Enforcement Date:	4/13/2004 0:00:00	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	03/01/05 - 03/31/05		
Violation ID:	0501539		
Enforcement Date:	04/18/05	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	3/1/2005 0:00:00 - 3/31/2005 0:00:00		
Violation ID:	0501539		
Enforcement Date:	4/18/2005 0:00:00	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	4/1/2005 0:00:00 - 4/30/2005 0:00:00		
Violation ID:	0501676		
Enforcement Date:	5/16/2005 0:00:00	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	04/01/05 - 04/30/05		
Violation ID:	0501676		
Enforcement Date:	05/16/05	Enf. Action:	State AO (w/o Penalty) Issued
System Name:	OAKVALE PARK		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	5/1/2005 0:00:00 - 5/31/2005 0:00:00		
Violation ID:	0501748		
Enforcement Date:	No Enf Action as of	Enf. Action:	10/17/2006 0:00:00
System Name:	OAKVALE PARK		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	5/1/2005 0:00:00 - 5/31/2005 0:00:00		
Violation ID:	0501748		
Enforcement Date:	4/12/2007 0:00:00	Enf. Action:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

CONTACT INFORMATION:

Name:	OAKVALE PARK	Population:	100
Contact:	CONNIE AMBACHER	Phone:	Not Reported
Address:	14900 OAKVALE RD		
Address 2:	ESCONDIDO		
	CA, 92 76074		

A3
NE
1/4 - 1/2 Mile
Lower

Site ID:	I-10979
Groundwater Flow:	E
Shallow Water Depth:	24.5
Deep Water Depth:	25
Average Water Depth:	Not Reported
Date:	07/14/1989

AQUIFLOW **38083**

A4
NE
1/4 - 1/2 Mile
Lower

Site ID:	I-10979
Groundwater Flow:	E
Shallow Water Depth:	24.5
Deep Water Depth:	25
Average Water Depth:	Not Reported
Date:	07/14/1989

AQUIFLOW **38085**

B5
ENE
1/2 - 1 Mile
Lower

Site ID:	I-11590
Groundwater Flow:	SSE
Shallow Water Depth:	29.5
Deep Water Depth:	35.0
Average Water Depth:	Not Reported
Date:	11/15/1991

AQUIFLOW **38102**

B6
ENE
1/2 - 1 Mile
Lower

Site ID:	I-11590
Groundwater Flow:	SSE
Shallow Water Depth:	29.5
Deep Water Depth:	35.0
Average Water Depth:	Not Reported
Date:	11/15/1991

AQUIFLOW **38103**

B7
ENE
1/2 - 1 Mile
Lower

Site ID:	I-11590
Groundwater Flow:	SSE
Shallow Water Depth:	29.5
Deep Water Depth:	35.0
Average Water Depth:	Not Reported
Date:	11/15/1991

AQUIFLOW **38101**

8
NNE
1/2 - 1 Mile
Lower

Site ID:	I-1202
Groundwater Flow:	ESE
Shallow Water Depth:	32.40
Deep Water Depth:	36.85
Average Water Depth:	Not Reported
Date:	07/23/1998

AQUIFLOW **38132**

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C9
NNW
1/2 - 1 Mile
Higher

CA WELLS **1499**

Water System Information:

Prime Station Code:	01S/14W-18H02 S	User ID:	4TH
FRDS Number:	1910156007	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340400.0 1182400.0	Precision:	Undefined
Source Name:	SHERMAN 06A - DESTROYED		
System Number:	1910156		
System Name:	CITY OF BEVERLY HILLS		
Organization That Operates System:			
	450 N CRESCENT DR RM 300 BEVERLY HILLS 90210		
Pop Served:	31783	Connections:	9869
Area Served:	BEVERLY HILLS		

C10
NNW
1/2 - 1 Mile
Higher

CA WELLS **1500**

Water System Information:

Prime Station Code:	01S/14W-18J01 S	User ID:	4TH
FRDS Number:	1910156004	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340400.0 1182400.0	Precision:	Undefined
Source Name:	MELROSE M - DESTROYED		
System Number:	1910156		
System Name:	CITY OF BEVERLY HILLS		
Organization That Operates System:			
	450 N CRESCENT DR RM 300 BEVERLY HILLS 90210		
Pop Served:	31783	Connections:	9869
Area Served:	BEVERLY HILLS		

C11
NNW
1/2 - 1 Mile
Higher

CA WELLS **1501**

Water System Information:

Prime Station Code:	01S/14W-18J04 S	User ID:	4TH
FRDS Number:	1910156003	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340400.0 1182400.0	Precision:	Undefined
Source Name:	MELROSE A - DESTROYED		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number: 1910156
System Name: CITY OF BEVERLY HILLS
Organization That Operates System:
450 N CRESCENT DR RM 300
BEVERLY HILLS 90210
Pop Served: 31783 Connections: 9869
Area Served: BEVERLY HILLS

12
NE
1/2 - 1 Mile
Lower

Site ID: I-10255
Groundwater Flow: SE
Shallow Water Depth: 5.71
Deep Water Depth: 7.65
Average Water Depth: Not Reported
Date: 06/30/1998

AQUIFLOW **38127**

13
NNE
1/2 - 1 Mile
Lower

Site ID: I-9800
Groundwater Flow: Not Reported
Shallow Water Depth: 25.54
Deep Water Depth: Not Reported
Average Water Depth: Not Reported
Date: 06/30/1996

AQUIFLOW **38104**

D14
NE
1/2 - 1 Mile
Lower

Site ID: I-11080
Groundwater Flow: Varies
Shallow Water Depth: 22
Deep Water Depth: Not Reported
Average Water Depth: 25
Date: 08/14/1996

AQUIFLOW **38120**

D15
NE
1/2 - 1 Mile
Lower

Site ID: I-11080
Groundwater Flow: Varies
Shallow Water Depth: 22
Deep Water Depth: Not Reported
Average Water Depth: 25
Date: 08/14/1996

AQUIFLOW **38121**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NW
0 - 1/8 Mile

OIL_GAS **CAOG11000201065**

District nun:	1	Api number:	03700994
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	E. Beverly Hills EH	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000201065		

2
WSW
1/4 - 1/2 Mile

OIL_GAS **CAOG11000201084**

District nun:	1	Api number:	03701101
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	149
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000201084		

A3
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000214806**

District nun:	1	Api number:	03722083
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Cresta Eh	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000214806		

A4
East **OIL_GAS** **CAOG11000193358**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721336
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.931
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	42
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193358		

A5
East **OIL_GAS** **CAOG11000193359**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721336
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.931
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	42
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193359		

A6
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193360**

District nun:	1	Api number:	03721336
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.931
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	42
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193360		

A7
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193309**

District nun:	1	Api number:	03721188
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	181.097
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	37
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193309		

Map ID
Direction
Distance

Database EDR ID Number

A8
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193349**

District nun:	1	Api number:	03721324
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	170.834
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	41
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	3782		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193349		

A10
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193351**

District nun:	1	Api number:	03721324
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	170.834
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	41
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	3782		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193351		

A9
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193350**

District nun:	1	Api number:	03721324
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	170.834
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	41
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	3782		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193350		

A11
East **OIL_GAS** **CAOG11000227701**
1/4 - 1/2 Mile

District nun:	1	Api number:	03727258
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	N
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	171’ GL
Locationde:	RKB 16’		
Gissourcec:	opr		
Comments:	Not Reported		
Leasename:	West Pico	Wellnumber:	61
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	NOG
Site id:	CAOG11000227701		

A12
East **OIL_GAS** **CAOG11000193649**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721996
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.839
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	45
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	7383		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193649		

A13
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193650**

District nun:	1	Api number:	03721996
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.839
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	45
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	7383		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193650		

A16
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188814**

District nun:	1	Api number:	03700995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.344
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188814		

Map ID
Direction
Distance

Database EDR ID Number

A14
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188812**

District nun:	1	Api number:	03700995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.344
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188812		

A15
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188813**

District nun:	1	Api number:	03700995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.344
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188813		

A17
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193037**

District nun:	1	Api number:	03720146
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.36
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193037		

A18
East **OIL_GAS** **CAOG11000193038**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720146
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.36
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193038		

A19
East **OIL_GAS** **CAOG11000188815**
1/4 - 1/2 Mile

District nun:	1	Api number:	03700996
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.604
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188815		

A20
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188816**

District nun:	1	Api number:	03700996
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.604
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188816		

A23
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193021**

District nun:	1	Api number:	03720105
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.969
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	8899		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193021		

Map ID
Direction
Distance

Database EDR ID Number

A22
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193020**

District nun:	1	Api number:	03720105
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.969
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	8899		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193020		

A21
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193019**

District nun:	1	Api number:	03720105
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.969
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	8899		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193019		

A24
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188817**

District nun:	1	Api number:	03700997
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.138
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188817		

A25
East **OIL_GAS** **CAOG11000193008**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720073
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.788
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	9381		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193008		

A27
East **OIL_GAS** **CAOG11000193010**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720073
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.788
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	9381		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193010		

A26
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193009**

District nun:	1	Api number:	03720073
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.788
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	9381		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193009		

A28
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188818**

District nun:	1	Api number:	03700998
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.809
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188818		

Map ID
Direction
Distance

Database EDR ID Number

A29
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188819**

District nun:	1	Api number:	03700998
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.809
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188819		

A30
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188820**

District nun:	1	Api number:	03700998
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.809
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188820		

A31
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000192996**

District nun:	1	Api number:	03720040
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.103
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192996		

A32
East **OIL_GAS** **CAOG11000192997**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720040
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.103
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192997		

A33
East **OIL_GAS** **CAOG11000192998**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720040
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.103
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192998		

A35
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188591**

District nun:	1	Api number:	03700107
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.696
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188591		

A34
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188590**

District nun:	1	Api number:	03700107
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.696
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188590		

Map ID
Direction
Distance

Database EDR ID Number

A36
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193049**

District nun:	1	Api number:	03720189
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.411
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193049		

A37
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193050**

District nun:	1	Api number:	03720189
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.411
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193050		

A40
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188827**

District nun:	1	Api number:	03701051
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.57
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188827		

A39
East **OIL_GAS** **CAOG11000188825**
1/4 - 1/2 Mile

District nun:	1	Api number:	03701051
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.57
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188825		

A38
East **OIL_GAS** **CAOG11000188826**
1/4 - 1/2 Mile

District nun:	1	Api number:	03701051
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.57
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188826		

A41
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188829**

District nun:	1	Api number:	03701051
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.57
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188829		

A42
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188828**

District nun:	1	Api number:	03701051
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.57
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188828		

Map ID
Direction
Distance

Database EDR ID Number

A45
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193644**

District nun:	1	Api number:	03721994
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.739
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	HW	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6075		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193644		

A44
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193641**

District nun:	1	Api number:	03721994
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.739
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	HW	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6075		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193641		

A43
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193642**

District nun:	1	Api number:	03721994
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.739
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	HW	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6075		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193642		

A46
East **OIL_GAS** **CAOG11000193643**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721994
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.739
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	HW	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6075		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193643		

A48
East **OIL_GAS** **CAOG11000192992**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720013
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.721
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192992		

A47
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000192991**

District nun:	1	Api number:	03720013
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.721
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192991		

A49
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193292**

District nun:	1	Api number:	03721160
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.674
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	IW	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193292		

Map ID
Direction
Distance

Database EDR ID Number

A50
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193293**

District nun:	1	Api number:	03721160
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.674
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	IW	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193293		

A53
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188823**

District nun:	1	Api number:	03700999
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	171.216
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188823		

A51
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000188821**

District nun:	1	Api number:	03700999
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	171.216
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188821		

A52
East **OIL_GAS** **CAOG11000188822**
1/4 - 1/2 Mile

District nun:	1	Api number:	03700999
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	171.216
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188822		

A55
East **OIL_GAS** **CAOG11000193200**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.634
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	27
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193200		

A54
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193199**

District nun:	1	Api number:	03720950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.634
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	27
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193199		

A57
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193271**

District nun:	1	Api number:	03721113
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	180.811
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	JW	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193271		

Map ID
Direction
Distance

Database EDR ID Number

A56
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193270**

District nun:	1	Api number:	03721113
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	180.811
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	JW	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193270		

A59
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193073**

District nun:	1	Api number:	03720252
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.847
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193073		

A58
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193072**

District nun:	1	Api number:	03720252
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.847
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193072		

A60
East **OIL_GAS** **CAOG11000193059**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720212
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.638
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193059		

A61
East **OIL_GAS** **CAOG11000193060**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720212
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.638
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193060		

A62
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193061**

District nun:	1	Api number:	03720212
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.638
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193061		

A64
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193279**

District nun:	1	Api number:	03721133
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.354
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	KW	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193279		

Map ID
Direction
Distance

Database EDR ID Number

A63
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193278**

District nun:	1	Api number:	03721133
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.354
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	KW	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193278		

A65
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193091**

District nun:	1	Api number:	03720357
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.445
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193091		

A67
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193100**

District nun:	1	Api number:	03720382
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.157
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193100		

A66
East **OIL_GAS** **CAOG11000193099**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720382
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.157
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193099		

A68
East **OIL_GAS** **CAOG11000193646**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	182.385
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	LW	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193646		

A69
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193645**

District nun:	1	Api number:	03721995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	182.385
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	LW	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193645		

A71
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193647**

District nun:	1	Api number:	03721995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	182.385
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	LW	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193647		

Map ID
Direction
Distance

Database EDR ID Number

A70
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193648**

District nun:	1	Api number:	03721995
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	182.385
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	LW	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193648		

A73
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193111**

District nun:	1	Api number:	03720434
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.062
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6355		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193111		

A72
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193110**

District nun:	1	Api number:	03720434
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.062
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	18
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6355		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193110		

A74
East **OIL_GAS** **CAOG11000193136**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720510
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	177.069
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193136		

A75
East **OIL_GAS** **CAOG11000193137**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720510
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	177.069
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	19
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193137		

A81
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193610**

District nun:	1	Api number:	03721950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.806
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	APM
Site id:	CAOG11000193610		

A76
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193609**

District nun:	1	Api number:	03721950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.806
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	APM
Site id:	CAOG11000193609		

Map ID
Direction
Distance

Database EDR ID Number

A78
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193607**

District nun:	1	Api number:	03721950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.806
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	APM
Site id:	CAOG11000193607		

A77
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193608**

District nun:	1	Api number:	03721950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.806
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	APM
Site id:	CAOG11000193608		

A80
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193611**

District nun:	1	Api number:	03721950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.806
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	APM
Site id:	CAOG11000193611		

A79
East **OIL_GAS** **CAOG11000193612**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721950
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	178.806
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	44
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	APM
Site id:	CAOG11000193612		

A83
East **OIL_GAS** **CAOG11000193140**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720552
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.926
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193140		

A82
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193139**

District nun:	1	Api number:	03720552
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.926
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	20
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193139		

A85
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193142**

District nun:	1	Api number:	03720554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.237
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6325		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193142		

Map ID
Direction
Distance

Database EDR ID Number

A84
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193143**

District nun:	1	Api number:	03720554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.237
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6325		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193143		

A87
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193146**

District nun:	1	Api number:	03720554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.237
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6353		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193146		

A88
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193145**

District nun:	1	Api number:	03720554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.237
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6353		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193145		

A86
East **OIL_GAS** **CAOG11000193141**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.237
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6325		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193141		

A89
East **OIL_GAS** **CAOG11000193144**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720554
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.237
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	21
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	6353		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193144		

A90
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193283**

District nun:	1	Api number:	03721145
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	179.151
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	NW	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193283		

A92
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193297**

District nun:	1	Api number:	03721169
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.97
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	36
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193297		

Map ID
Direction
Distance

Database EDR ID Number

A93
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193298**

District nun:	1	Api number:	03721169
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.97
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	36
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193298		

A91
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193296**

District nun:	1	Api number:	03721169
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.97
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	36
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193296		

A94
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193224**

District nun:	1	Api number:	03721035
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.94
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	30
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193224		

A95
East **OIL_GAS** **CAOG11000193225**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721035
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.94
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	30
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193225		

A99
East **OIL_GAS** **CAOG11000193315**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721211
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.002
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	OW	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	5758		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193315		

A97
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193313**

District nun:	1	Api number:	03721211
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.002
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	OW	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	5758		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193313		

A98
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193316**

District nun:	1	Api number:	03721211
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.002
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	OW	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	5758		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193316		

Map ID
Direction
Distance

Database EDR ID Number

A96
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193314**

District nun:	1	Api number:	03721211
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.002
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	OW	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	5758		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193314		

A100
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193343**

District nun:	1	Api number:	03721273
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.742
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	39
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193343		

A101
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193344**

District nun:	1	Api number:	03721273
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.742
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	39
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193344		

A102
East **OIL_GAS** **CAOG11000193334**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721239
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.213
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	38
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193334		

A103
East **OIL_GAS** **CAOG11000193335**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721239
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.213
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	38
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193335		

A104
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193330**

District nun:	1	Api number:	03721235
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	170.467
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	PW	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	7119		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193330		

A106
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193332**

District nun:	1	Api number:	03721235
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	170.467
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	PW	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	7119		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193332		

Map ID
Direction
Distance

Database EDR ID Number

A105
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193331**

District nun:	1	Api number:	03721235
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	170.467
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	PW	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	7119		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193331		

A108
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193254**

District nun:	1	Api number:	03721087
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.794
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	34
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193254		

A107
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193253**

District nun:	1	Api number:	03721087
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.794
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	34
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193253		

A109
East **OIL_GAS** **CAOG11000193255**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721087
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.794
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	34
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193255		

A110
East **OIL_GAS** **CAOG11000193187**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720908
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.174
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	S.E.A.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193187		

A112
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193189**

District nun:	1	Api number:	03720908
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.174
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	S.E.A.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193189		

A111
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193188**

District nun:	1	Api number:	03720908
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.174
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	S.E.A.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193188		

Map ID
Direction
Distance

Database EDR ID Number

A113
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193578**

District nun:	1	Api number:	03721913
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.28
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	Cresta EH	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000193578		

A115
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193182**

District nun:	1	Api number:	03720886
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.309
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193182		

A114
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193181**

District nun:	1	Api number:	03720886
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.309
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193181		

A116
East **OIL_GAS** **CAOG11000193273**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721121
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.664
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	35
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193273		

A117
East **OIL_GAS** **CAOG11000193274**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721121
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.664
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	35
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193274		

A118
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193275**

District nun:	1	Api number:	03721121
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.664
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	35
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193275		

A120
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193261**

District nun:	1	Api number:	03721098
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.672
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	RW	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	2985		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193261		

Map ID
Direction
Distance

Database EDR ID Number

A119
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193260**

District nun:	1	Api number:	03721098
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.672
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	RW	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	2985		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193260		

A122
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193210**

District nun:	1	Api number:	03721006
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.652
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	28
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193210		

A121
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193209**

District nun:	1	Api number:	03721006
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.652
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	28
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193209		

A125
East **OIL_GAS** **CAOG11000193304**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721181
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.59
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	SW	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193304		

A124
East **OIL_GAS** **CAOG11000193303**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721181
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.59
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	SW	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193303		

A123
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193302**

District nun:	1	Api number:	03721181
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.59
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	SW	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193302		

A127
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193230**

District nun:	1	Api number:	03721050
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.118
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	31
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193230		

Map ID
Direction
Distance

Database EDR ID Number

A126
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193231**

District nun:	1	Api number:	03721050
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.118
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	31
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193231		

A129
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193368**

District nun:	1	Api number:	03721392
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.394
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	43
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193368		

A128
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193367**

District nun:	1	Api number:	03721392
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.394
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	43
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193367		

A132
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193207**

District nun:	1	Api number:	03720971
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.456
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	TW	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193207		

A131
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193206**

District nun:	1	Api number:	03720971
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.456
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	TW	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193206		

A130
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193205**

District nun:	1	Api number:	03720971
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.456
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	TW	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193205		

A133
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193234**

District nun:	1	Api number:	03721061
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.677
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	32
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193234		

Map ID
Direction
Distance

Database EDR ID Number

A134
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193235**

District nun:	1	Api number:	03721061
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.677
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	32
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193235		

A135
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193170**

District nun:	1	Api number:	03720782
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.332
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	23
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000193170		

A136
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193345**

District nun:	1	Api number:	03721284
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.075
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	40
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193345		

A138
East **OIL_GAS** **CAOG11000193347**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721284
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.075
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	40
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193347		

A137
East **OIL_GAS** **CAOG11000193346**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721284
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	175.075
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	40
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193346		

A139
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193195**

District nun:	1	Api number:	03720926
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.042
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193195		

A140
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193194**

District nun:	1	Api number:	03720926
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.042
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193194		

Map ID
Direction
Distance

Database EDR ID Number

A142
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193196**

District nun:	1	Api number:	03720926
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.042
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193196		

A141
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193197**

District nun:	1	Api number:	03720926
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	176.042
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	26
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193197		

A143
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193238**

District nun:	1	Api number:	03721068
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.994
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	33
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193238		

A144
East **OIL_GAS** **CAOG11000193239**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721068
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	172.994
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	33
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193239		

A146
East **OIL_GAS** **CAOG11000193214**
1/4 - 1/2 Mile

District nun:	1	Api number:	03721019
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.439
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	29
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193214		

A145
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193213**

District nun:	1	Api number:	03721019
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.439
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	29
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000193213		

A149
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193186**

District nun:	1	Api number:	03720895
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.991
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193186		

Map ID
Direction
Distance

Database EDR ID Number

A148
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193185**

District nun:	1	Api number:	03720895
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.991
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193185		

A147
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193184**

District nun:	1	Api number:	03720895
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	174.991
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193184		

A150
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193174**

District nun:	1	Api number:	03720822
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.438
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193174		

A151
East **OIL_GAS** **CAOG11000193173**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720822
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.438
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193173		

A154
East **OIL_GAS** **CAOG11000193176**
1/4 - 1/2 Mile

District nun:	1	Api number:	03720822
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.438
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193176		

A153
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193177**

District nun:	1	Api number:	03720822
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.438
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193177		

A152
East
1/4 - 1/2 Mile

OIL_GAS **CAOG11000193175**

District nun:	1	Api number:	03720822
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Pacific Coast Energy Company LP		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	30
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	173.438
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	05408239.ssf		
Leasename:	West Pico	Wellnumber:	22
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000193175		

Map ID
Direction
Distance

Database EDR ID Number

155
WNW
1/4 - 1/2 Mile

OIL_GAS **CAOG11000201083**

District nun:	1	Api number:	03701075
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	148
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000201083		

B157
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192758**

District nun:	1	Api number:	03717585
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.732
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192758		

B156
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192757**

District nun:	1	Api number:	03717585
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.732
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192757		

B158
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192840**

District nun:	1	Api number:	03717981
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	213.495
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192840		

B159
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188597**

District nun:	1	Api number:	03700112
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.164
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188597		

B161
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192845**

District nun:	1	Api number:	03717984
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	210.886
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192845		

B160
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192844**

District nun:	1	Api number:	03717984
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	210.886
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192844		

Map ID
Direction
Distance

Database EDR ID Number

B162
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192832**

District nun:	1	Api number:	03717978
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.993
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192832		

B163
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192831**

District nun:	1	Api number:	03717978
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.993
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192831		

B165
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192833**

District nun:	1	Api number:	03717978
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.993
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192833		

B164
WSW **OIL_GAS** **CAOG11000192834**
1/2 - 1 Mile

District nun:	1	Api number:	03717978
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.993
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192834		

B168
WSW **OIL_GAS** **CAOG11000192837**
1/2 - 1 Mile

District nun:	1	Api number:	03717979
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.436
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192837		

B166
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192835**

District nun:	1	Api number:	03717979
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.436
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192835		

B167
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192836**

District nun:	1	Api number:	03717979
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.436
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192836		

Map ID
Direction
Distance

Database EDR ID Number

B169
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192828**

District nun:	1	Api number:	03717976
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	210.074
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-47	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192828		

B171
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192780**

District nun:	1	Api number:	03717600
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	210.732
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-47	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192780		

B170
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192779**

District nun:	1	Api number:	03717600
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	210.732
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-47	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192779		

B172
WSW **OIL_GAS** **CAOG11000188836**
1/2 - 1 Mile

District nun:	1	Api number:	03701056
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.722
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-50	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000188836		

B173
WSW **OIL_GAS** **CAOG11000188837**
1/2 - 1 Mile

District nun:	1	Api number:	03701056
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.722
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	U-50	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000188837		

B174
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188596**

District nun:	1	Api number:	03700111
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.664
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188596		

B175
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188594**

District nun:	1	Api number:	03700110
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.299
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188594		

Map ID
Direction
Distance

Database EDR ID Number

B176
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188595**

District nun:	1	Api number:	03700110
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.299
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188595		

B177
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188838**

District nun:	1	Api number:	03701057
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.599
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-50	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188838		

B178
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188831**

District nun:	1	Api number:	03701053
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.905
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Beverly Hills Community	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188831		

B181
WSW **OIL_GAS** **CAOG11000192756**
1/2 - 1 Mile

District nun:	1	Api number:	03717584
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.292
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000192756		

B180
WSW **OIL_GAS** **CAOG11000192755**
1/2 - 1 Mile

District nun:	1	Api number:	03717584
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.292
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000192755		

B179
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192754**

District nun:	1	Api number:	03717584
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.292
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000192754		

B182
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192748**

District nun:	1	Api number:	03717579
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	224.264
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000192748		

Map ID
Direction
Distance

Database EDR ID Number

B184
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192839**

District nun:	1	Api number:	03717980
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.82
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192839		

B183
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192838**

District nun:	1	Api number:	03717980
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.82
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192838		

B185
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192842**

District nun:	1	Api number:	03717983
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.194
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000192842		

B186
WSW **OIL_GAS** **CAOG11000192843**
1/2 - 1 Mile

District nun:	1	Api number:	03717983
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.194
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000192843		

B187
WSW **OIL_GAS** **CAOG11000192829**
1/2 - 1 Mile

District nun:	1	Api number:	03717977
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	213.59
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192829		

B188
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192830**

District nun:	1	Api number:	03717977
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	213.59
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-49	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192830		

B189
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188832**

District nun:	1	Api number:	03701054
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	219.531
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188832		

Map ID
Direction
Distance

Database EDR ID Number

B190
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192841**

District nun:	1	Api number:	03717982
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.675
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-50	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192841		

B193
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192745**

District nun:	1	Api number:	03717577
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.084
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192745		

B192
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192744**

District nun:	1	Api number:	03717577
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.084
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192744		

B191
WSW **OIL_GAS** **CAOG11000192743**
1/2 - 1 Mile

District nun:	1	Api number:	03717577
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.084
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192743		

B196
WSW **OIL_GAS** **CAOG11000192742**
1/2 - 1 Mile

District nun:	1	Api number:	03717576
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	219.133
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000192742		

B194
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192740**

District nun:	1	Api number:	03717576
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	219.133
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000192740		

B195
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192741**

District nun:	1	Api number:	03717576
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	219.133
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000192741		

Map ID
Direction
Distance

Database EDR ID Number

B197
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188830**

District nun:	1	Api number:	03701052
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	214.496
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Beverly Hills Community	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188830		

B198
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188593**

District nun:	1	Api number:	03700109
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	218.113
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Beverly Hills Community	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188593		

B199
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188592**

District nun:	1	Api number:	03700108
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	213.564
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Beverly Hills Community	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188592		

B200
WSW **OIL_GAS** **CAOG11000188598**
1/2 - 1 Mile

District nun:	1	Api number:	03700113
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	211.742
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	U-50	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000188598		

B203
WSW **OIL_GAS** **CAOG11000188835**
1/2 - 1 Mile

District nun:	1	Api number:	03701055
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.071
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188835		

B201
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188833**

District nun:	1	Api number:	03701055
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.071
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188833		

B202
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188834**

District nun:	1	Api number:	03701055
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.071
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Olympic Community	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188834		

Map ID
Direction
Distance

Database EDR ID Number

B204
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192749**

District nun:	1	Api number:	03717580
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.967
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192749		

B205
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192750**

District nun:	1	Api number:	03717581
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.466
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192750		

B206
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192751**

District nun:	1	Api number:	03717582
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	212.587
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000192751		

B207
WSW **OIL_GAS** **CAOG11000192746**
1/2 - 1 Mile

District nun:	1	Api number:	03717578
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.276
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PWD
Site id:	CAOG11000192746		

B208
WSW **OIL_GAS** **CAOG11000192747**
1/2 - 1 Mile

District nun:	1	Api number:	03717578
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.276
Locationde:	Not Reported		
Gissourcec:	gps		

Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PWD
Site id:	CAOG11000192747		

B210
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188603**

District nun:	1	Api number:	03700148
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.211
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000188603		

B209
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000188602**

District nun:	1	Api number:	03700148
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	215.211
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWD
Site id:	CAOG11000188602		

Map ID
Direction
Distance

Database EDR ID Number

B212
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192753**

District nun:	1	Api number:	03717583
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.43
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000192753		

B211
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000192752**

District nun:	1	Api number:	03717583
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Hillcrest Beverly Oil Corp.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	217.43
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	13609019.ssf		
Leasename:	Hillcrest	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000192752		

213
West
1/2 - 1 Mile

OIL_GAS **CAOG11000201072**

District nun:	1	Api number:	03701064
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	101
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201072		

214
West
1/2 - 1 Mile

OIL_GAS **CAOG11000201073**

District nun:	1	Api number:	03701065
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	102
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201073		

215
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201081**

District nun:	1	Api number:	03701073
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	117
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201081		

216
West
1/2 - 1 Mile

OIL_GAS **CAOG11000201074**

District nun:	1	Api number:	03701066
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	103
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201074		

217
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201082**

District nun:	1	Api number:	03701074
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	129
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000201082		

Map ID
Direction
Distance

Database EDR ID Number

218
WNW **OIL_GAS** **CAOG11000201080**
1/2 - 1 Mile

District nun:	1	Api number:	03701072
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	116
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201080		

219
West **OIL_GAS** **CAOG11000201095**
1/2 - 1 Mile

District nun:	1	Api number:	03701111
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wolfskill	Wellnumber:	82
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201095		

C220
WSW **OIL_GAS** **CAOG11000212587**
1/2 - 1 Mile

District nun:	1	Api number:	03717571
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	320-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212587		

C221
WSW **OIL_GAS** **CAOG11000212586**
1/2 - 1 Mile

District nun:	1	Api number:	03717570
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	319-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212586		

C222
WSW **OIL_GAS** **CAOG11000212585**
1/2 - 1 Mile

District nun:	1	Api number:	03717569
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Community	Wellnumber:	318-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212585		

C223
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212583**

District nun:	1	Api number:	03717567
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	316-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212583		

C224
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212582**

District nun:	1	Api number:	03717566
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	315-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212582		

Map ID
Direction
Distance

Database EDR ID Number

C225
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212581**

District nun:	1	Api number:	03717565
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	314-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212581		

226
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201075**

District nun:	1	Api number:	03701067
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	104
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201075		

C227
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212580**

District nun:	1	Api number:	03717564
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	313-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212580		

C228
WSW **OIL_GAS** **CAOG11000212579**
1/2 - 1 Mile

District nun:	1	Api number:	03717563
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	311-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212579		

C229
WSW **OIL_GAS** **CAOG11000212578**
1/2 - 1 Mile

District nun:	1	Api number:	03717562
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Community	Wellnumber:	310-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212578		

C230
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212575**

District nun:	1	Api number:	03717559
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	304-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212575		

C231
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212574**

District nun:	1	Api number:	03717558
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	303-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212574		

Map ID
Direction
Distance

Database EDR ID Number

C232
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212591**

District nun:	1	Api number:	03717575
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Twentieth Century Fox	Wellnumber:	312-F
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212591		

C233
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212573**

District nun:	1	Api number:	03717557
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	302-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212573		

C234
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212590**

District nun:	1	Api number:	03717574
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Twentieth Century Fox	Wellnumber:	309-F
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212590		

C235
WSW **OIL_GAS** **CAOG11000212572**
1/2 - 1 Mile

District nun:	1	Api number:	03717556
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	301-D
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212572		

C236
WSW **OIL_GAS** **CAOG11000212584**
1/2 - 1 Mile

District nun:	1	Api number:	03717568
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Community	Wellnumber:	317-A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000212584		

C237
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212589**

District nun:	1	Api number:	03717573
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Twentieth Century Fox	Wellnumber:	307-F
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212589		

C238
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212577**

District nun:	1	Api number:	03717561
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	308-A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212577		

Map ID
Direction
Distance

Database EDR ID Number

C239
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212588**

District nun:	1	Api number:	03717572
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Twentieth Century Fox	Wellnumber:	305-F
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212588		

C240
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000212576**

District nun:	1	Api number:	03717560
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Cheviot Hills
Area name:	Any Area	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Community	Wellnumber:	306-A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000212576		

D241
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201079**

District nun:	1	Api number:	03701071
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	115
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201079		

D242
WNW **OIL_GAS** **CAOG11000216605**
1/2 - 1 Mile

District nun:	1	Api number:	03726468
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	unk		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	114
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000216605		

D243
WNW **OIL_GAS** **CAOG11000214981**
1/2 - 1 Mile

District nun:	1	Api number:	03722776
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000214981		

D244
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214982**

District nun:	1	Api number:	03722776
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000214982		

D245
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000215289**

District nun:	1	Api number:	03725036
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	BH-16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	8110		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000215289		

Map ID
Direction
Distance

Database EDR ID Number

D246
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214958**

District nun:	1	Api number:	03722644
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214958		

E247
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201076**

District nun:	1	Api number:	03701068
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	105
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201076		

D248
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214980**

District nun:	1	Api number:	03722763
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214980		

D249
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000215292**

District nun:	1	Api number:	03725047
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Not Reported	Wellnumber:	BH-15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	8400		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000215292		

C250
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000200681**

District nun:	1	Api number:	03700106
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	Twentieth Century Fox	Wellnumber:	322-F
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000200681		

251
West
1/2 - 1 Mile

OIL_GAS **CAOG11000201093**

District nun:	1	Api number:	03701109
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wolfskill	Wellnumber:	59
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201093		

D252
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214938**

District nun:	1	Api number:	03722573
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWF
Site id:	CAOG11000214938		

Map ID
Direction
Distance

Database EDR ID Number

D253
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214939**

District nun:	1	Api number:	03722573
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWF
Site id:	CAOG11000214939		

C254
WSW
1/2 - 1 Mile

OIL_GAS **CAOG11000201057**

District nun:	1	Api number:	03700986
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Twentieth Century Fox	Wellnumber:	321F
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000201057		

D255
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214970**

District nun:	1	Api number:	03722686
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214970		

256
West **OIL_GAS** **CAOG11000201070**
1/2 - 1 Mile

District nun:	1	Api number:	03701062
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Gillis	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201070		

D257
WNW **OIL_GAS** **CAOG11000214914**
1/2 - 1 Mile

District nun:	1	Api number:	03722506
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214914		

D258
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214968**

District nun:	1	Api number:	03722671
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000214968		

D259
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214925**

District nun:	1	Api number:	03722552
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	High School	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214925		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

D260
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214896**

District nun:	1	Api number:	03722469
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214896		

D262
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214955**

District nun:	1	Api number:	03722613
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000214955		

D261
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214954**

District nun:	1	Api number:	03722613
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000214954		

D263
WNW **OIL_GAS** **CAOG11000214912**
1/2 - 1 Mile

District nun:	1	Api number:	03722502
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	High School	Wellnumber:	2A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214912		

D265
WNW **OIL_GAS** **CAOG11000214905**
1/2 - 1 Mile

District nun:	1	Api number:	03722481
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214905		

D264
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214904**

District nun:	1	Api number:	03722481
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214904		

D266
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214971**

District nun:	1	Api number:	03722692
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000214971		

Map ID
Direction
Distance

Database EDR ID Number

D267
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214972**

District nun:	1	Api number:	03722692
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000214972		

D268
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214881**

District nun:	1	Api number:	03722415
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	High School	Wellnumber:	1A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214881		

D269
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000214885**

District nun:	1	Api number:	03722434
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214885		

D270
WNW **OIL_GAS** **CAOG11000214949**
1/2 - 1 Mile

District nun:	1	Api number:	03722594
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214949		

D271
WNW **OIL_GAS** **CAOG11000214865**
1/2 - 1 Mile

District nun:	1	Api number:	03722287
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Venoco, Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

Comments:	Not Reported		
Leasename:	O.S.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000214865		

272
West
1/2 - 1 Mile

OIL_GAS **CAOG11000201094**

District nun:	1	Api number:	03701110
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wolfskill	Wellnumber:	64
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201094		

E273
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201066**

District nun:	1	Api number:	03701058
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Fox Hills	Wellnumber:	101
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000201066		

Map ID
Direction
Distance

Database EDR ID Number

E274
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201016**

District nun:	1	Api number:	03700947
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Beverly Hills Oil Co.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Beverly Hills High School	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201016		

F275
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201015**

District nun:	1	Api number:	03700946
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Beverly Hills Oil Co.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Beverly Hills High School	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201015		

276
WNW
1/2 - 1 Mile

OIL_GAS **CAOG11000201091**

District nun:	1	Api number:	03701107
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	East	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wolfskill	Wellnumber:	49
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201091		

F277
WNW **OIL_GAS** **CAOG11000201017**
1/2 - 1 Mile

District nun:	1	Api number:	03700948
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Beverly Hills Oil Co.		
County name:	Los Angeles	Fieldname:	Beverly Hills
Area name:	West	Section:	25
Township:	01S	Range:	15W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rodeo	Wellnumber:	106
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000201017		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90035	39	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS/INSURANCE

PARTNER

Scott M. Zook
Partner Associate

Education
BA Economics, Minor Geology, California State University, Fullerton

Registrations
Registered Environmental Assessor, California (No. 03537)
Environmental Manager, Nevada (No. EM1414)
AHERA Building Inspector

Summary of Professional Experience
Mr. Zook has over 20 years of extensive experience in conducting over 1,100 Phase I and II Environmental Site Assessments of commercial, industrial and multi-family residential properties throughout the western United States for a wide range of clients. He has also managed environmental planning and permit requirements associated with underground storage tank installations, monitoring and removals.

In addition, Mr. Zook has managed site assessments, asbestos-related projects and environmental litigation projects. Mr. Zook has also directed waste remediation action projects, provided interface with regulatory agencies and provided regulatory compliance with OSHA, Cal-OSHA, RCRA and California Department of Health Services regulations.

For a regional environmental consulting firm, Mr. Zook served as Senior Project Manager, where he performed and managed environmental site assessments on various industrial, commercial, institutional and residential properties. Assessments included limited and comprehensive surveys for asbestos, lead-based paint, lead-in-drinking-water, mold and radon gas emissions. He also managed subsurface investigations to determine the presence of contamination in soil and groundwater, prepared written reports in formats prescribed by various fiduciary institutions and performed peer reviews on environmental site assessments completed by other environmental firms. He was responsible for review of final reports and QA/QC.

Finally, Mr. Zook's diversity across residential, industrial and commercial environments is a major contribution to Partner Engineering and Science's Associate team in the Southwest region of the United States.

Brian Gallagher, PG
Senior Project Manager

Education
B.S., Geology, Florida State University

Registrations
Licensed Professional Geologist, Florida

Training
40-Hour OSHA HAZWOPER

Highlights
Mr. Gallagher serves as a Senior Project Manager in Partner's Fort Lauderdale, FL office.
18 years of experience in environmental consulting including Phase I and Phase II Environmental Site Assessments, Site Investigations, and remediation of petroleum-contaminated and solvent-contaminated soil and groundwater.

Experienced in ACM, LBP, IAQ, Vapor Intrusion, and Mold inspections and abatement/mitigation

Experience Summary
Mr. Gallagher has over 18 years of experience in the environmental consulting industry. He has used his experience and client dedication to bring a higher level of focus to identifying business environmental risk and evaluating environmental liabilities, understanding and interpreting environmental regulatory climate, and managing aggressive project deadlines.

Mr. Gallagher's core focus at Partner is to provide real estate lenders, investors and equity owners with the advice they need to quantify hard asset risk and provide them with the information they need to make informed real estate business decisions. He has served as a project manager or executive senior reviewer on over 3,000 real estate transactions throughout his career.

Project Experience

Environmental Due Diligence (EDD) Consulting
Mr. Gallagher has provided technical and management expertise on a variety of due diligence assessment projects throughout North America and Europe. He has conducted hundreds of environmental site assessment (ESA) projects in conformance with ASTM E1527/AAI requirements and client specific protocol. Mr. Gallagher has managed several portfolios related to pre and post-acquisition environmental due diligence for several Fortune 500 companies, both domestically and internationally. His due diligence resume includes experience at all levels, including advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Remedial Investigations
- Asbestos, Lead Paint, Mold Consulting

Subsurface Investigation

Mr. Gallagher has extensive Phase II subsurface investigation and mitigation experience in all aspects of subsurface investigations with respect to soil and/or groundwater contamination at a variety of locations, including: gas stations, dry cleaners, airports, and many other industrial settings. Specific responsibilities included: fee proposal preparation; coordination of contractor submittals in regards to qualifications, bids, subcontractor agreements, and schedules; soil and groundwater sampling; data analysis; and report preparation. Where properties have required regulatory involvement, Mr. Gallagher has successfully fast-tracked case resolution to facilitate real estate transactions.

Remedial Investigation

Mr. Gallagher has extensive experience conducting Remedial Investigations for petroleum and solvent contaminated sites. Mr. Gallagher has participated in several site investigations to delineate contaminated media and develop remedial options. Projects included Superfund sites, Consent Order sites, and Voluntary Cleanup Program sites in Florida and Wisconsin.

Expert Witness

Mr. Gallagher has served as an expert witness for a lawsuit involving a Phase I Environmental Site Assessment and its adherence to the ASTM E1527 Standard. Mr. Gallagher provided expert testimony, advised attorneys, and helped bring the lawsuit to a favorable conclusion.

Contact

bgallagher@partneresi.com

Charles Tallinger, LEED AP
National Client Manager

Education
B.S. Earth Science, Western Michigan University

Registrations
LEED AP

Affiliations
Member, Mortgage Bankers Association
Member, Young Real Estate Professionals – New York

Summary of Professional Experience
Mr. Tallinger has over eight years of experience in the commercial real estate due diligence industry. He began his career as a project manager focusing on Phase II subsurface investigations and Phase III remediation projects. He has served as a project manager or executive senior reviewer on over 2,000 real estate transactions throughout his career. His due diligence resume includes experience at all levels, including advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Environmental Transaction Screens
- Moisture Intrusion Management Plans
- Soils Management

Mr. Tallinger has extensive experience with the unique issues associated with Phase II sub surface investigations and Phase III site characterizations associated with New York City development projects. Specifically he has managed these processes for multiple high profile Manhattan developments including the Goldman Sachs World Headquarters, and 15 Central Park which consisted of designing and implementing a soils management plan for the removal of 55,000 tons of soil.

Over the past three years Mr. Tallinger has focused on managing client relationships with institutional commercial real estate lenders and equity owners. In this time he has worked with CMBS lenders, portfolio lenders, legal counsel, regulatory agencies and special servicers to quantify environmental and structural risk associated with commercial real estate transactions.

Mr. Tallinger's core focus at Partner is to provide real estate lenders, investors and equity owners with the advice they need to quantify hard asset risk and provide them with the information they need to make informed real estate business decisions.

APPENDIX E.2

Apex Companies, LLC,
Path to Closure Narrative, Century West Car Wash,
9500 W. Pico Boulevard, Los Angeles, CA 90035
LARWQCB#900640107
March 25, 2021.

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APEX
Apex Companies, LLC
299 West Hillcrest Drive, Suite 220 • Thousand Oaks, CA 91360
P: (805) 373-9063 • F: (805) 373-9073

March 25, 2021

Mr. Daniel Shore
Freeman Group, Inc.
11150 W. Olympic Boulevard, Suite 975
Los Angeles, California 90064

SUBJECT: PATH TO CLOSURE NARRATIVE
Century West Car Wash
9500 W. Pico Boulevard
Los Angles, California 90035
LARWQCB Case #900640107

Mr. Shore:

As requested by the Freeman Group, Inc., Apex Companies LLC (Apex) has prepared this *Path to Closure Narrative* which summarizes the expected remaining environmental steps necessary to achiever final Los Angeles Regional Water Quality Control Board (LARWQCB) closure for the above referenced property (hereafter Site; Figures 1 and 2).

LARWQCB CLOSURE REVIEW

A closure evaluation for the Site under the State Water Resources Control Board's (SWRCB) *Low-Threat Underground Storage Tank Case Closure Policy* was performed in November 2020 by the LARWQCB and posted on the State's GeoTracker website (see Attachment A for pertinent agency correspondence). The November 2020 LTCP checklist indicated that the Site did not meet the following general and media-specific criteria for closure:

- Impediment 1: General Criteria D – Free Product has not been removed to the maximum extent practicable; and,
- Impediment 2: Media-Specific Criteria: Groundwater - The dissolved plume that exceeds water quality objectives is not stable or decreasing in areal extent, and does not meet 1 of the 5 classes of sites listed in the LTCP's media-specific closure criteria for groundwater.

PATH TO CLOSURE NARRATIVE

Apex corresponded with the LARWQCB case worker for the Site (Mr. James Ryan) on March 3, 2021 regarding the planned Site redevelopment/land use change from commercial to residential, and to inquire if these activities would necessitate modification of their November 2020 closure requirements. In response, and as noted in the LARWQCB's directive letter dated March 5, 2021 (Attachment A), "a soil vapor assessment needs to be completed at the [CWCW] Site to determine the risk of vapor intrusion into the proposed future building at the Site" and "CWCW is required to submit a soil vapor assessment work pan for the installation of soil vapor probes and collection of soil vapor samples at the Site."

Based on the LARWQCB's November 2020 closure review and March 5, 2021 directive letter, Apex provides the following list of apparent LARWQCB closure impediments followed by brief discussion and the anticipated steps (noted in italics) needed to resolve these closure impediments:

e-mail: jon.dutton@apexcos.com

1. LTCP General Criteria d: Free Product has been removed to maximum extent practicable - **Criteria Met**;

   No Site wells are currently showing free product and no measurable free product has been detected in any Site well since August 2016 (last detection was trace thickness [0.03 feet] measured in off-Site well SGI-MW-8A located east of the Site on the west side of Beverly Drive). Free product beneath the Site, and in the vicinity of Site wells to the east of the Site, appears to have been removed to the maximum extent practicable.

   No further steps appear necessary to meet the LTCP General Criteria d for the Site.

2. LTCP General Criteria f: Secondary source has been removed to the extent practicable - **Unknown**;

   Based on historical soil vapor extraction remediation conducted at the Site (April 2001 through March 2004) and final closure boring (June 2008) results, the LARWQCB's September 17, 2008 letter noted that "no further soil remediation is required at this time" and the recent LTCP evaluations concluded that no additional secondary source removal was needed for Site closure. However, due to the land use change and redevelopment plans that include underground parking, additional secondary source removal may be necessary if results from the required soil vapor survey exceed LTCP criteria.

   To resolve General Criteria f, conduct a soil vapor survey and evaluate vapor results using LTCP soil gas criteria. If warranted by soil gas results, conduct additional secondary source removal and/or implement engineering controls as required/approved by the LARWQCB.

3. LTCP Media-Specific Criteria: Groundwater - **Criteria Not Met**

   Per the LARWQCB's September 17, 2008 letter, groundwater impacts from the CWCW release "commingles with the ExxonMobil release" and apparent joint groundwater cleanup would be necessary. However, little to no soil remediation had been completed at the adjacent Mobil station (located east of the Site on the southeast corner of W. Pico Blvd and Beverly Dr.) to address their release and these soil impacts would serve as an ongoing source for groundwater contamination that was not of commingled origin. ExxonMobil subsequently initiated soil vapor extraction remediation (October 2016) to address their soil impacts and these activities continue to date.

   By June 2013, all on-Site wells showed either non-detect or trace hydrocarbon concentrations in groundwater and the LARWQCB approved on-Site well destruction (all on-Site wells destroyed in April 2014). At present, groundwater impacts in the remaining Site wells (i.e. located east of the Site on the west side of Beverly Drive) are either non-detect or well below LTCP closure criteria. Commingled groundwater impacts that exceed LTCP closure criteria are only detected in wells beneath and to the east of the Mobil 18 FOM property. The LARWQCB's March 2, 2021 letter (Attachment A) stated that "the Responsible Parties [CWCW and ExxonMobil] are required to submit a remedial action plan (RAP) to…evaluate at least three different remedial technologies to address the remediation of the commingled plume." To meet LTCP groundwater-specific criteria for the Site, joint groundwater cleanup of commingled groundwater impacts east of the Site will likely be necessary.

   Pending ExxonMobil cleanup of their vadose zone impacts (i.e. to the extent practicable), resume RAP development discussions/meetings with ExxonMobil and implement a plan to reduce comingled groundwater impacts beneath and downgradient of the Mobil 18FOM station to levels that meet LTCP criteria for "groundwater" closure.

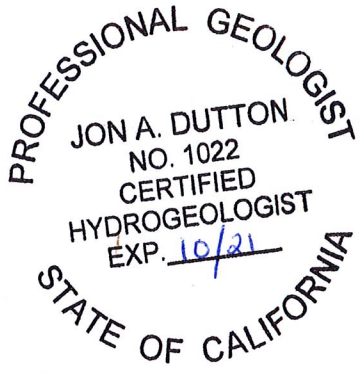
4. LTCP Media-Specific Criteria: Petroleum Vapor Intrusion to Indoor Air – ***Criteria Not Met***;

   The Site does not meet the LTCP "active fueling facilities" exemption and is therefore subject to the media-specific criteria for petroleum vapor intrusion to indoor air. As noted above, due to the proposed development/land use change, the LARWQCB has required a soil vapor survey to evaluate potential petroleum vapor intrusion into indoor air.

   To resolve the LTCP media-specific criteria for vapor intrusion, conduct a soil vapor survey and evaluate vapor results using LTCP soil gas criteria. Apex anticipates that the soil vapor survey will be conducted prior to redevelopment site excavation.

If you have any questions or require additional information, please do not hesitate to call the undersigned at (805) 373-9063, extensions 1702.

Respectfully submitted,
Apex Companies, LLC



Jon Dutton, CH.G. #1022
Senior Hydrogeologist

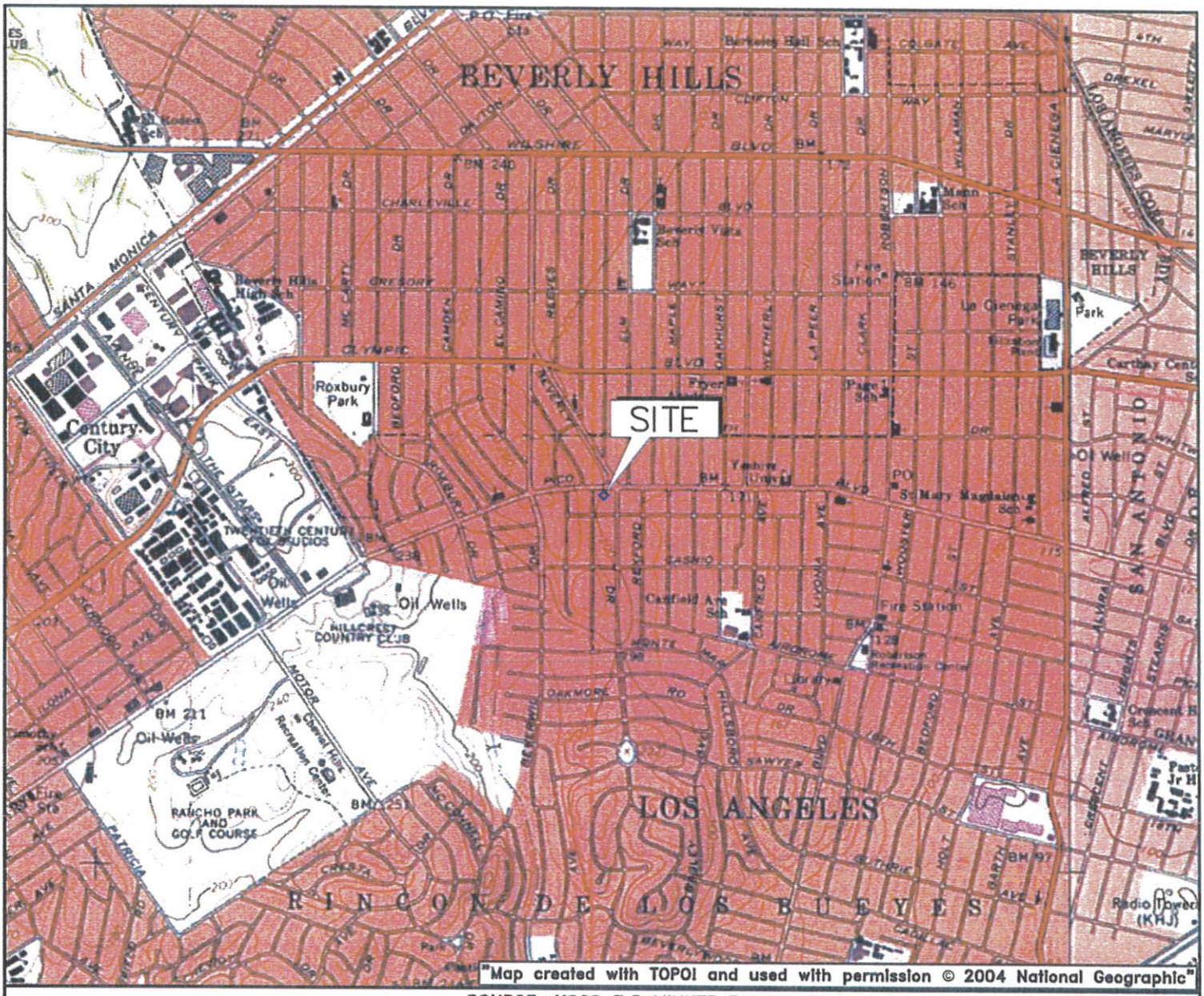
ATTACHMENTS:

Figure 1 – Site Location Map
Figure 2 – Site Map Showing Groundwater Monitoring Well Locations

Attachment A – Pertinent Agency Correspondence

cc: Mr. Rueben Robin, Concord Realty

FIGURES



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, BEVERLY HILLS QUADRANGLE, PHOTOREVISED 1981

SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, HOLLYWOOD QUADRANGLE, PHOTOREVISED 1981

N

0 2000 4000

APPROXIMATE SCALE (FEET)

APEX
299 W Hillcrest Drive, Suite 220
Thousand Oaks, CA 91360
(805) 373-9063/373-9073 (Fax)

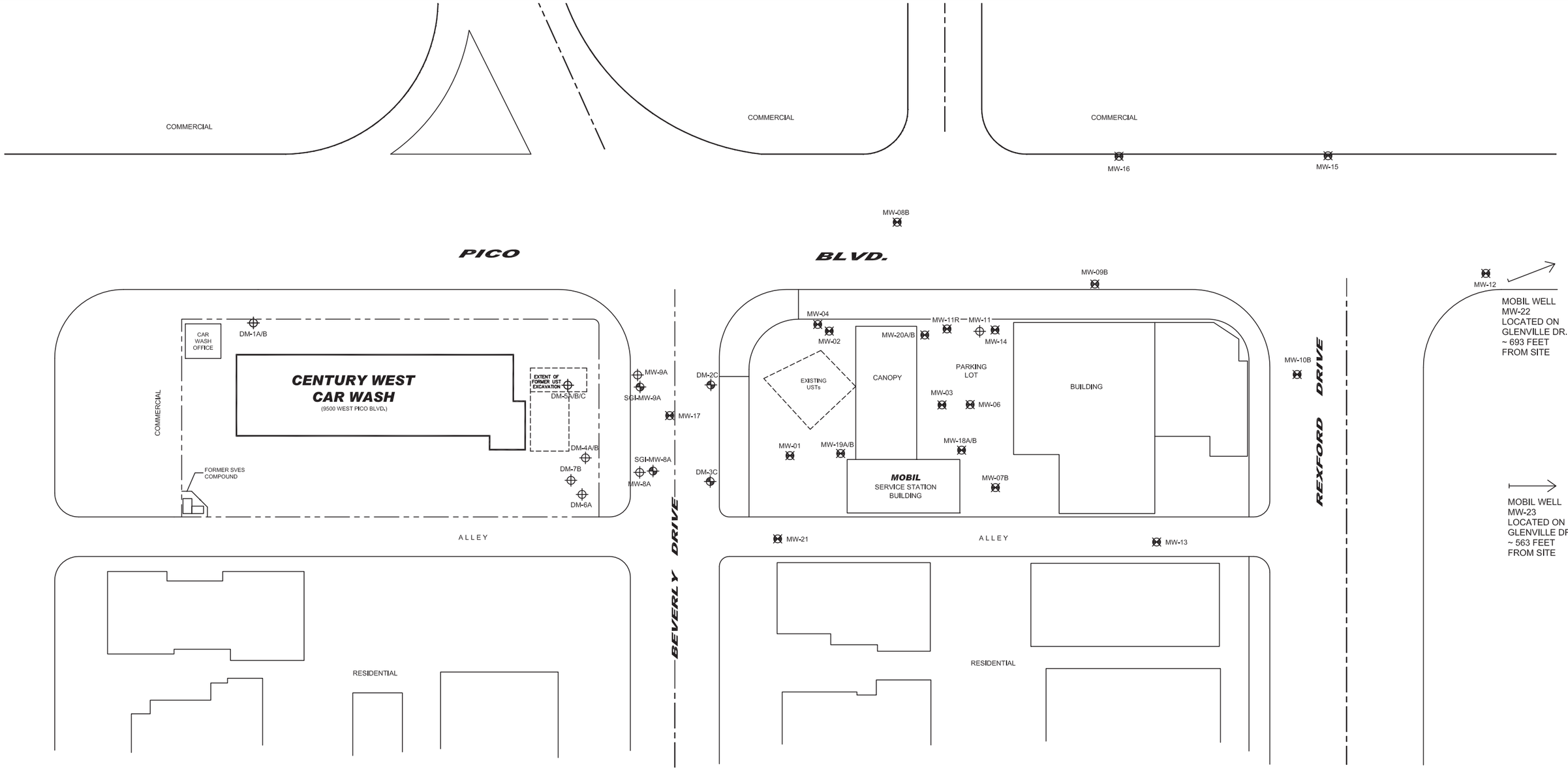
FOR: CENTURY WEST CAR WASH

9500 WEST PICO BLVD.
LOS ANGELES, CALIFORNIA

SITE LOCATION MAP

FIGURE: 1

PROJECT NO:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
02-CWCW-002/2	R. ERDMAN	J. DUTTON	J. DUTTON	01/16/07



LEGEND:

- Property Boundary
- Building Outline
- DM-3C — Groundwater Monitoring Well (Century West Car Wash)
- MW-01 — Groundwater Monitoring Well (Mobil Gas Station)
- DM-7A — Destroyed Groundwater Monitoring Well

Notes:

1) Century West Car Wash well locations from Evans Land Surveying and Mapping Survey on June 24, 2008.
2) Mobil well locations generally from survey data on GeoTracker; Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
3) On and Off-site features approximate.

0 50 100

APPROXIMATE SCALE IN FEET

N

DATE:	FILE NAME:	SOURCE:
10/2015	CWCW-ST.DWG	ENVIRON

SITE VICINITY MAP

CENTURY WEST CAR WASH
9500 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

APEX
299 West Hillcrest Drive
Thousand Oaks, CA
(805) 373-9063

FIGURE
2

ATTACHMENT A

PERTINENT AGENCY CORRESPONDENCE

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

CENTURY WEST CAR WASH (T0603701172) - (MAP)

SIGN UP FOR EMAIL ALERTS

9500 PICO BLVD W
LOS ANGELES, CA 90035
LOS ANGELES COUNTY
LUST CLEANUP SITE (INFO)
OPEN - REMEDIATION AS OF 1/17/2008 -
DEFINITION

PRINTABLE CASE SUMMARY / CSM REPORT

CUF Claim #: 9208
CUF Priority Assigned: B
CUF Amount Paid: $1,140,304

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) *(LEAD)* - *CASE #: 900640107*
CASEWORKER: JAMES RYAN
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA

LTCP CHECKLIST AS OF 11/10/2020

VIEW PATH TO CLOSURE PLAN | BACK TO CASE SUMMARY

General Criteria - *The site satisfies the policy general criteria*	**NO**
a. Is the unauthorized release located within the service area of a public water system? **Name of Water System : City of Los Angeles, Department of Water and Power**	**YES**
b. The unauthorized release consists only of petroleum (info).	**YES**
c. The unauthorized (primary) release from the UST system has been stopped.	**YES**
d. Free product has been removed to the maximum extent practicable (info). **Free Product Remaining: Not Measureable (Sheen)** **Removal Methods Tried : Absorbant Materials**	**NO**
e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info).	**YES**
f. Secondary source has been removed to the extent practicable (info).	**YES**
g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.	**YES**
h. Does a nuisance exist, as defined by Water Code section 13050.	**NO**

1. Media-Specific Criteria: Groundwater - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.*	**NO**
EXCEPTION - Soil Only Case (Release has not Affected Groundwater - Info)	**NO**
Does the site meet any of the Groundwater specific criteria scenarios?	**NO**

ADDITIONAL QUESTIONS - The following conditions exist that do not meet the policy criteria:

Plume Length (That Exceeds Water Quality Objectives) :
- ≥ 250 Feet and < 1,000 Feet

Benzene Concentration :
- ≥ 1,000 g/l and < 3,000 g/l

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c*	**YES**
EXCEPTION - Active Commercial Petroleum Fueling Facility	**NO**
Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?	**YES**
2a - Scenario 1 (example): Unweathered LNAPL in Groundwater - The bioattenuation zone is a continuous zone that provides a separation of at least 30 feet vertically between the LNAPL in groundwater and the foundation of existing or potential buildings, and total TPH (TPH-g and TPH-d combined) are <100 mg/kg throughout the entire depth of the bioattenuation zone.	YES

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.*	**YES**
EXCEPTION - The upper 10 feet of soil is free of petroleum contamination	**NO**
Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?	**YES**
3(a) - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table (LINK) for the specified depth below ground surface.	YES

Additional Information	
Should this case be closed in spite of NOT meeting policy criteria?	NO

Los Angeles Regional Water Quality Control Board

March 5, 2021

Century West Car Wash
Attn: Mr. Gordon Solomon
2171 Woods Way
Los Angeles, CA 90067

UNDERGROUND STORAGE TANK PROGRAM – SOIL VAPOR ASSESSMENT WORK PLAN REQUIREMENT

CENTURY WEST CAR WASH
9500 WEST PICO BOULEVARD, LOS ANGELES
(CASE NO. 900640107) (GLOBAL ID NO.: T0603701172)

Dear Mr. Solomon,

The California Regional Water Quality Control Board, Los Angeles Region (Regional Water Board), is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within Los Angeles and Ventura Counties. As such, the Regional Water Board is the lead regulatory agency for overseeing corrective actions (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank (UST) systems at the subject sites (Sites).

Pursuant to Health and Safety Code Section 25296.10, Century West Car Wash (CWCW) is required to take corrective actions (i.e. Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety, and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), Title 23, Chapter 16, Sections 2720 through 2727.

On March 3, 2021, Regional Water Board staff was notified by Apex Companies, LLC, that the Site and adjacent property are planned to be redeveloped from the current commercial use to a mix commercial and residential use. The proposed new building to be built at the Site is planned to have two subterranean parking levels, some kiosks in areas on the ground floor, and four to five levels residential units above the ground floor. Benzene and other petroleum hydrocarbon concentrations in soil and groundwater at the Site could pose a risk of vapor intrusion into on-site buildings. A soil vapor assessment needs to be completed at the Site to determine the risk of vapor intrusion into the proposed future building at the Site.

Work Plan for Soil Vapor Assessment (Per CCR, Title 23, Chapter 16, §2725)

CWCW is required to submit a soil vapor assessment work plan for the installation of soil vapor probes and collection of soil vapor samples at the Site. Soil vapor probes shall be installed at depths below the proposed depth of the subterranean parking levels. Soil samples for chemical analysis shall be collected at corresponding soil vapor probe depths in each boring. All soil vapor samples collected must be analyzed for volatile organic compounds (VOCs) and fixed gases, including oxygen. The soil vapor assessment work plan is due to the Regional Water Board by **April 15, 2021.**

General Requirements

1. Soil and groundwater samples must be analyzed for total petroleum hydrocarbons as gasoline (TPHg), total petroleum hydrocarbons as diesel (TPHd) when diesel is identified at the Site, and for benzene, toluene, ethylbenzene, and xylenes (BTEX), naphthalene, and fuel oxygenate compounds including methyl tertiary butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), tertiary butyl alcohol (TBA), and ethanol. For a waste oil tank, the full suite of aromatic and chlorinated analytes must be tested per EPA Method 8260B, and polynuclear aromatic hydrocarbons (PAHs) must also be tested per EPA Method 8270C. The analytical methods and respective detection limits must conform to the Regional Water Board General Laboratory Testing Guidance (9/2020) (https://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/update_9-2020.pdf). All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

2. The contractor who conducts the environmental work as required in this directive shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically including, but not limited to, environmental, procurement, and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 6700 et seq. and/or 7800 et seq. implementing regulations for engineering or geological analysis and interpretation for this case. All documents prepared by the contractor that reflect or rely upon engineering or geological interpretations by the contractor shall be signed and stamped by the PG/PE-Civil indicating her/his responsibility for them, as required by the Business and Professions Code.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State GeoTracker Internet Database

On September 30, 2004, the State Water Resources Control Board (State Water Board) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of CCR, which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells) via the Internet to the State Water Board's GeoTracker database. The regulations and other background information are available at http://geotracker.waterboards.ca.gov.

In accordance with the regulations, CWCW must upload the following information to the State Water Board's GeoTracker database: reports and work plans (in PDF format), laboratory analytical data (in electronic data format [EDF]), monitoring event information in GEO_WELL format, an updated site map (GEO_MAP) showing any monitoring well locations, boring logs in PDF (GEO_BORE) to be used to link to well locations, monitoring well latitude and longitude (GEO_XY) survey data, and monitoring well elevation data (GEO_Z). Hard copy paper reports, which have already been electronically uploaded to the GeoTracker data base, are no longer required to be submitted to the Regional Water Board.

If you have any questions regarding this matter, please contact me at (213) 576-6715 or at weixing.tong@waterboards.ca.gov, or Mr. James W. Ryan IV at (213) 576-6711 or at jamesw.ryan@waterboards.ca.gov.

Sincerely,

Weixing Tong

Digitally signed by Weixing Tong
Date: 2021.03.05 15:43:45 -08'00'

Water Boards

Weixing Tong, Ph.D., P.G., CH.G.
Senior Engineering Geologist
Chief of Underground Tanks/Los Angeles Coastal Unit

cc: Royce Long, City of Los Angeles Fire Department, CUPA Manager
Eloy Luna, City of Los Angeles Fire Department, Underground Storage Tank Unit
Jon Dutton, APEX Companies, LLC

Los Angeles Regional Water Quality Control Board

March 2, 2021

ExxonMobil Oil Corporation
Attn: Ms. Marla D. Madden
8941 Atlanta Avenue, #384
Huntington Beach, CA 92646

Century West Car Wash
Attn: Mr. Gordon Solomon
2171 Woods Way
Los Angeles, CA 90067

UNDERGROUND STORAGE TANK PROGRAM – REMEDIAL ACTION PLAN REQUIREMENT

FORMER EXXONMOBIL STATION NO. 18FOM
9448 WEST PICO BOULEVARD, LOS ANGELES
(CASE NO. 900350098) (GLOBAL ID NO.: T0603700880)

CENTURY WEST CAR WASH
9500 WEST PICO BOULEVARD, LOS ANGELES
(CASE NO. 900640107) (GLOBAL ID NO.: T0603701172)

Dear Ms. Madden and Mr. Solomon,

The California Regional Water Quality Control Board, Los Angeles Region (Regional Water Board), is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within Los Angeles and Ventura Counties. As such, the Regional Water Board is the lead regulatory agency for overseeing corrective actions (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank (UST) systems at the subject sites (Sites).

Pursuant to Health and Safety Code Section 25296.10, ExxonMobil Oil Corporation (ExxonMobil) and Century West Car Wash (CWCW) (collectively “Responsible Parties”) are required to take corrective actions (i.e. Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety, and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), Title 23, Chapter 16, Sections 2720 through 2727.

Regional Water Board staff has reviewed the document titled “Second Half 2020 Groundwater Monitoring and Status Report” dated January 15, 2021, prepared by Cardno, on behalf of ExxonMobil. Regional Water Board staff has also reviewed the document titled “Second Half 2020 Semi-Annual Monitoring and Remedial Status Report, Century West Car Wash” dated January 15, 2021, prepared by Apex Companies, LLC, on behalf of CWCW. In addition to the two reports, Regional Water Board staff has reviewed information in our case file for the Sites.

Groundwater Monitoring and Remediation Update

On November 9, 2011, the Regional Water Board determined that the petroleum hydrocarbon plume at the CWCW site had migrated downgradient and commingled with the petroleum hydrocarbon plume at the ExxonMobil site. ExxonMobil and CWCW were directed to jointly comply with Regional Water Board requirements to cleanup light nonaqueous phase liquid (LNAPL) and dissolved-phase plume associated with the Sites.

Groundwater monitoring activities have been completed at the Sites for over 20 years. Historical laboratory results for groundwater samples collected at the Sites indicated maximum concentrations of total petroleum hydrocarbons as gasoline (TPHg) of 721,000 micrograms per liter (µg/L), benzene of 40,800 µg/L, methyl tertiary butyl ether (MTBE) of 146,000 µg/L, and tertiary butyl alcohol (TBA) of 47,500 µg/L. Laboratory results for groundwater samples collected in August 2020 indicated maximum concentrations of TPHg of 69,000 µg/L, benzene of 3,600 µg/L, MTBE of 1,600 µg/L, and TBA of 12,000 µg/L. The current petroleum hydrocarbon plume is over 250 feet in length and extends downgradient of the Sites.

LNAPL was initially detected in wells associated with the CWCW site in November 1998 and at the ExxonMobil site in December 1999. LNAPL was last detected in wells associated with the CWCW site during the July 2016 monitoring event and was last detected at the ExxonMobil site in March 2020. Between November 1998 and March 2020 LNAPL was measured in wells associated with the Sites at thicknesses between 0.01 and 4.16 feet. During the August 2020 groundwater monitoring event, LNAPL was only detected in off-site well MW22; however, LNAPL detected in well MW22 analytically does not match LNAPL detected at the Sites and is presumed to be related to a historical UST release at the property located at 9301 West Pico Boulevard. LNAPL recovery operations have removed approximately 16.34 gallons of LNAPL from wells associated with the Sites.

Between April 2001 and March 2004, soil vapor extraction (SVE) remediation was completed at the CWCW site, removing an estimated 64,750 pounds of vapor-phase petroleum hydrocarbons. SVE remediation has been ongoing at the ExxonMobil site since September 2016, removing approximately 3,374 pounds of vapor-phase petroleum hydrocarbons. Current removal rates for the SVE system at the ExxonMobil site are less than 5 pounds per day.

Remedial Action Plan Requirement (Per CCR, Title 23, Chapter 16, §2726)

To expedite the remediation of LNAPL and dissolved-phase petroleum hydrocarbon impacts related to the commingled plume, the Responsible Parties are required to submit a remedial action plan (RAP) to the Regional Water Board by **April 30, 2021**. The RAP must evaluate at least three different remedial technologies to address the remediation of the commingled plume and propose the most effective option(s) to remediate the on-site and off-site impacts in a timely manner.

Continuous Groundwater Monitoring (per CCR, Title 23, Chapter 16, §2726)

The Responsible Parties are required to continue a semiannual groundwater monitoring program at their respective site and must meet the following requirements:

1. All existing groundwater monitoring wells associated with the Sites must be monitored.

2. Groundwater monitoring and submission of semiannual monitoring reports shall be conducted according to the following schedule:

Reporting Period	Report Due Date
January – June	July 15th
July – December	January 15th

3. The semiannual groundwater monitoring report for each site for the reporting period of January 2021 through June 2021 is due to the Regional Water Board by **July 15, 2021**.

General Requirements

4. Groundwater samples must be analyzed for TPHg, total petroleum hydrocarbons as diesel (TPHd) when diesel is identified at the Site, and for benzene, toluene, ethylbenzene, and xylenes (BTEX), naphthalene, and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), TBA, and ethanol. For a waste oil tank, the full suite of aromatic and chlorinated analytes must be tested per EPA Method 8260B, and polynuclear aromatic hydrocarbons (PAHs) must also be tested per EPA Method 8270C. The analytical methods and respective detection limits must conform to the Regional Water Board General Laboratory Testing Guidance (9/2020) (https://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/update_9-2020.pdf). All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

5. The contractor who conducts the environmental work as required in this directive shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically including, but not limited to, environmental, procurement,

and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 6700 et seq. and/or 7800 et seq. implementing regulations for engineering or geological analysis and interpretation for this case. All documents prepared by the contractor that reflect or rely upon engineering or geological interpretations by the contractor shall be signed and stamped by the PG/PE-Civil indicating her/his responsibility for them, as required by the Business and Professions Code.

6. The Responsible Parties are required to obtain all necessary permits from the appropriate agencies and make all required notifications prior to the start of work.

7. Please provide Regional Water Board staff a minimum of 10 days advance notice by email (jamesw.ryan@waterboards.ca.gov) prior to commencing any field work.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State GeoTracker Internet Database

On September 30, 2004, the State Water Resources Control Board (State Water Board) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of CCR, which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells) via the Internet to the State Water Board's GeoTracker database. The regulations and other background information are available at http://geotracker.waterboards.ca.gov.

In accordance with the regulations, the Responsible Parties must upload the following information to the State Water Board's GeoTracker database: reports and work plans (in PDF format), laboratory analytical data (in electronic data format [EDF]), monitoring event information in GEO_WELL format, an updated site map (GEO_MAP) showing any monitoring well locations, boring logs in PDF (GEO_BORE) to be used to link to well locations, monitoring well latitude and longitude (GEO_XY) survey data, and monitoring well elevation data (GEO_Z). Hard copy paper reports, which have already been electronically uploaded to the GeoTracker data base, are no longer required to be submitted to the Regional Water Board.

If you have any questions regarding this matter, please contact me at (213) 576-6715 or at weixing.tong@waterboards.ca.gov, or Mr. James W. Ryan IV at (213) 576-6711 or at jamesw.ryan@waterboards.ca.gov.

Sincerely,

Weixing Tong
Digitally signed by Weixing Tong
Date: 2021.03.02 10:10:57 -08'00'
Water Boards

Weixing Tong, Ph.D., P.G., CH.G.
Senior Engineering Geologist
Chief of Underground Tanks/Los Angeles Coastal Unit

cc: Royce Long, City of Los Angeles Fire Department, CUPA Manager
Eloy Luna, City of Los Angeles Fire Department, Underground Storage Tank Unit
James Anderson, Cardno
Jon Dutton, APEX Companies, LLC

APPENDIX F: NOISE MONITORING DATA AND CALCULATION WORKSHEETS

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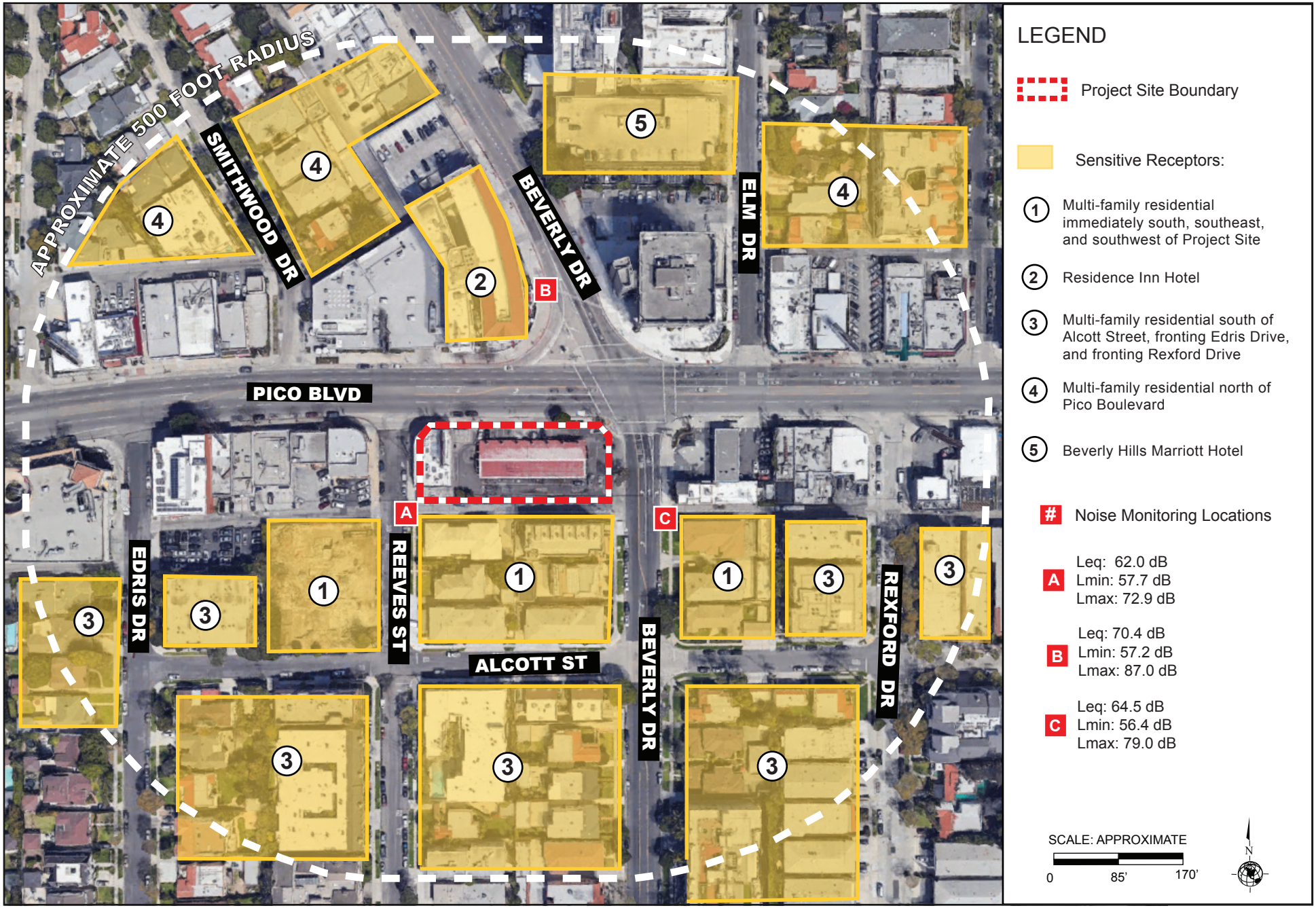


Source: Google Earth, Aerial View, 2019.

PARKER ENVIRONMENTAL CONSULTANTS

Figure 4.2
Noise Monitoring and Sensitive Receptor Location Map

February 13, 2020

Summary

File Name on Meter	831_Data.282
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Rachel Mills-Coyne
Job Description	9500 W. Pico Boulevard

Location A: On the eastern side of Reeves Street, on the southwest corner of the Project Site.

Noise Sources: Minor vehicular use (cars, trucks), construction immediately southwest of Location A for multi-family residential use (no discernible construction noise), minor pedestrian use.

Measurement

Description	
Start	2020-02-13 12:17:54
Stop	2020-02-13 12:32:54
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2020-02-13 09:38:10
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.3 dB

	A	C	Z
Under Range Peak	74.7	71.7	**76.7** dB
Under Range Limit	**26.0**	26.2	31.4 dB
Noise Floor	16.9	17.0	22.1 dB

Results

L_{Aeq}	62.0 dB		
LAE	91.5 dB		
EA	157.281 μPa^2h		
$LZ_{peak\ (max)}$	2020-02-13 12:23:16	96.6 dB	
LAS_{max}	2020-02-13 12:22:06	72.9 dB	
LAS_{min}	2020-02-13 12:21:30	57.7 dB	
SEA	-99.9 dB		
LAS > 65.0 dB (Exceedance Counts / Duration)	14	84.6 s	
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZ_{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZ_{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZ_{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s	

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	62.0	62.0	62.0	62.0

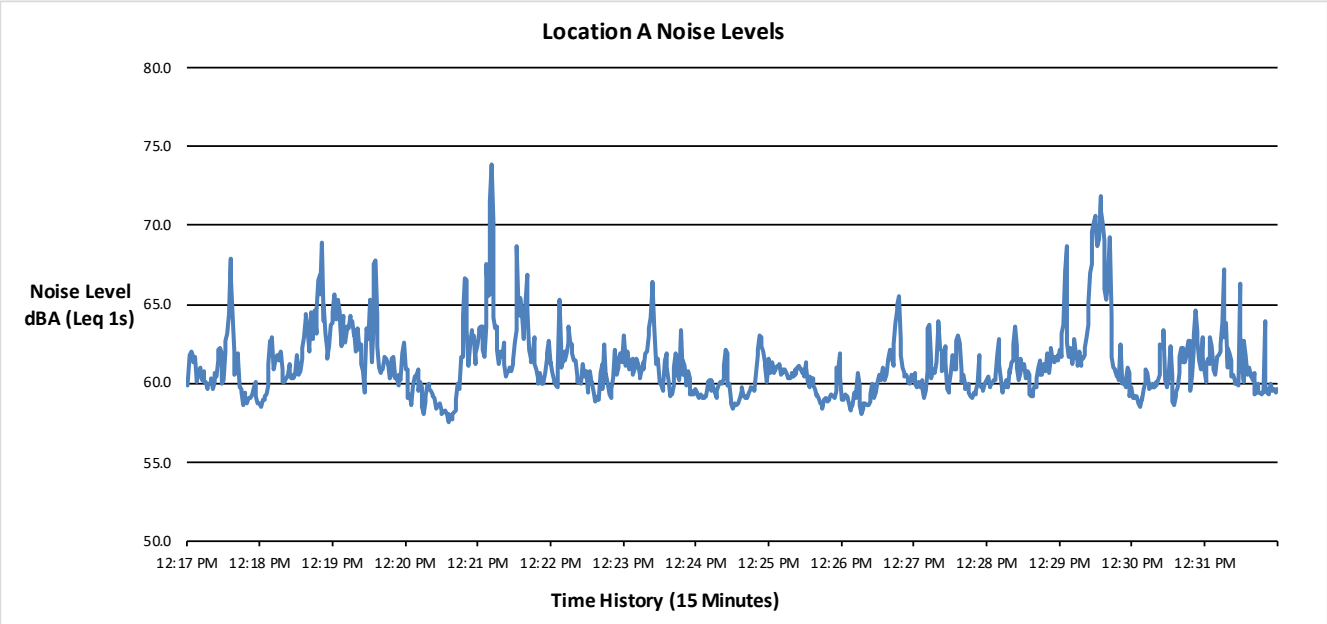
LC_{eq}	70.9 dB
LA_{eq}	62.0 dB
LC_{eq} - LA_{eq}	9.0 dB
LAI_{eq}	63.1 dB
LA_{eq}	62.0 dB
LAI_{eq} - LA_{eq}	1.2 dB

February 13, 2020

	A	
	dB	Time Stamp
L_{eq}	62.0	
$L_{S(max)}$	72.9	2020/02/13 12:22:06
$L_{F(max)}$	74.6	2020/02/13 12:22:06
$L_{I(max)}$	75.9	2020/02/13 12:19:46
$L_{S(min)}$	57.7	2020/02/13 12:21:30
$L_{F(min)}$	57.2	2020/02/13 12:21:30
$L_{I(min)}$	57.4	2020/02/13 12:21:30
$L_{Peak(max)}$	88.1	2020/02/13 12:19:46

# Overloads	0
Overload Duration	0.0 s

Statistics	
LAS5.00	65.5 dB
LAS10.00	63.8 dB
LAS33.30	61.6 dB
LAS50.00	60.8 dB
LAS66.60	60.2 dB
LAS90.00	59.2 dB



9500 W. Pico Boulevard Project
Noise Monitoring Location A

PARKER ENVIRONMENTAL CONSULTANTS

February 13, 2020

Summary

File Name on Meter	831_Data.283
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Rachel Mills-Coyne
Job Description	9500 W. Pico Boulevard

Location B: On the western side of Beverly Drive, north of the Project Site.
Noise Sources: Moderate vehicle use (cars, buses, delivery trucks, trucks), moderate pedestrian use. Peaks and noise levels above 75 dBA from sirens (at beginning) and from car horns.

Measurement

Description	
Start	2020-02-13 12:39:33
Stop	2020-02-13 12:54:33
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2020-02-13 09:38:10
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.3 dB

	A	C	Z
Under Range Peak	74.7	71.7	**76.7** dB
Under Range Limit	**26.0**	26.2	31.4 dB
Noise Floor	16.9	17.0	22.1 dB

Results

LAeq	70.4 dB		
LAE	99.9 dB		
EA	1.095 mPa²h		
LZpeak (max)	2020-02-13 12:39:52	99.2 dB	
LASmax	2020-02-13 12:39:45	87.0 dB	
LASmin	2020-02-13 12:43:55	57.2 dB	
SEA	-99.9 dB		
LAS > 65.0 dB (Exceedance Counts / Duration)	27	719.2 s	
LAS > 85.0 dB (Exceedance Counts / Duration)	2	6.6 s	
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s	

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	70.4	70.4	70.4	70.4

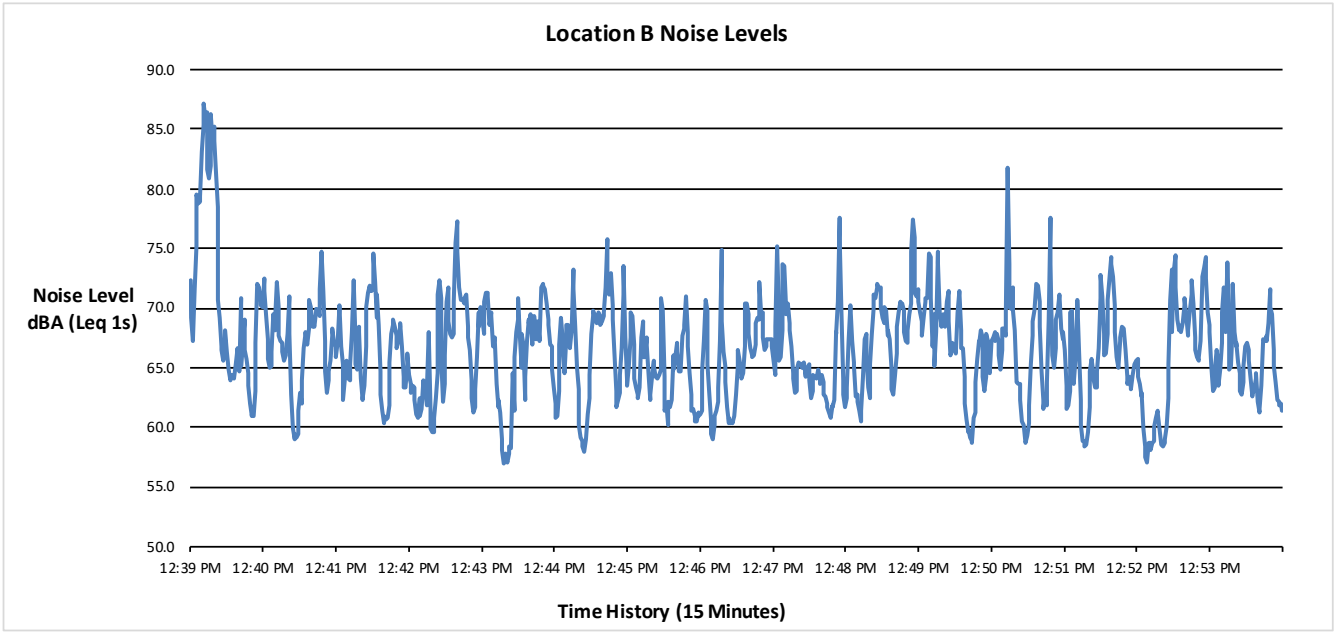
LCeq	75.7 dB
LAeq	70.4 dB
LCeq - LAeq	5.3 dB
LAleq	72.4 dB
LAeq	70.4 dB
LAleq - LAeq	2.0 dB

February 13, 2020

	A	
	dB	Time Stamp
L_{eq}	70.4	
$L_{S(max)}$	87.0	2020/02/13 12:39:45
$L_{F(max)}$	89.0	2020/02/13 12:39:45
$L_{I(max)}$	90.7	2020/02/13 12:39:45
$L_{S(min)}$	57.2	2020/02/13 12:43:55
$L_{F(min)}$	56.1	2020/02/13 12:43:52
$L_{I(min)}$	56.8	2020/02/13 12:43:55
$L_{Peak(max)}$	98.1	2020/02/13 12:39:44

# Overloads	0
Overload Duration	0.0 s

Statistics	
LAS5.00	73.4 dB
LAS10.00	71.6 dB
LAS33.30	68.5 dB
LAS50.00	67.0 dB
LAS66.60	65.0 dB
LAS90.00	61.4 dB



February 13, 2020

Summary

File Name on Meter	831_Data.281
Serial Number	0003748
Model	Model 831
Firmware Version	2.311
User	Rachel Mills-Coyne
Job Description	9500 W. Pico Boulevard

Location C: On the eastern side of Beverly Drive, directly southeast of the Project Site.
Noise Sources: Moderate vehicle use (cars, delivery trucks, trucks), minor pedestrian use. Peaks and noise levels above 75 dBA caused by sirens and cars.

Measurement

Description	
Start	2020-02-13 11:56:39
Stop	2020-02-13 12:11:39
Duration	00:15:00.0
Run Time	00:15:00.0
Pause	00:00:00.0
Pre Calibration	2020-02-13 09:38:10
Post Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	Z Weighting
Detector	Slow
Preamp	PRM831
Microphone Correction	Off
Integration Method	Linear
Gain	0.0 dB
Overload	142.3 dB

	A	C	Z
Under Range Peak	74.7	71.7	**76.7** dB
Under Range Limit	**26.0**	26.2	31.4 dB
Noise Floor	16.9	17.0	22.1 dB

Results

LAeq	64.5 dB		
LAE	94.0 dB		
EA	282.126 µPa²h		
LZpeak (max)	2020-02-13 12:07:01	97.0 dB	
LASmax	2020-02-13 12:04:40	79.0 dB	
LASmin	2020-02-13 12:08:44	56.4 dB	
SEA	-99.9 dB		
LAS > 65.0 dB (Exceedance Counts / Duration)	20	313.2 s	
LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZpeak > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZpeak > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s	
LZpeak > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s	

Community Noise	**Ldn**	**LDay 07:00-22:00**	**Lden**	**LDay 07:00-19:00**
	64.5	64.5	64.5	64.5

LCeq	75.1 dB
LAeq	64.5 dB
LCeq - LAeq	10.5 dB
LAleq	66.2 dB
LAeq	64.5 dB
LAleq - LAeq	1.7 dB

February 13, 2020

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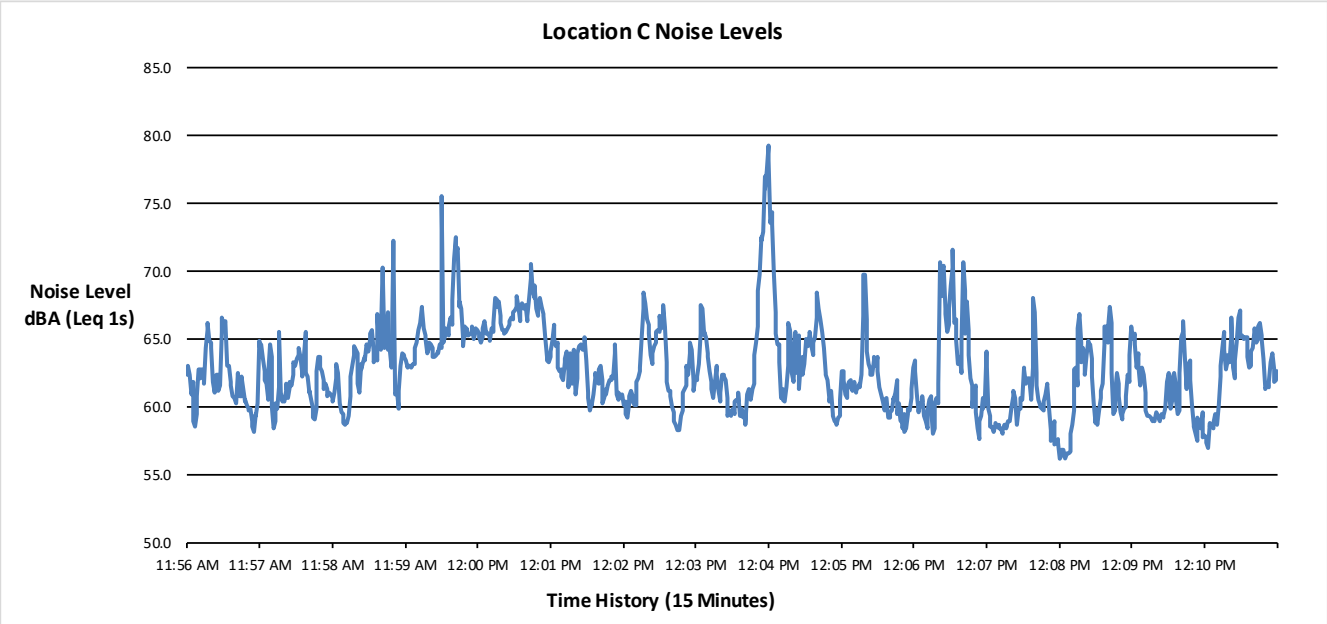
	A	
	dB	Time Stamp
L_{eq}	64.5	
$L_{S(max)}$	79.0	2020/02/13 12:04:40
$L_{F(max)}$	81.0	2020/02/13 12:04:39
$L_{I(max)}$	82.5	2020/02/13 12:07:01
$L_{S(min)}$	56.4	2020/02/13 12:08:44
$L_{F(min)}$	55.9	2020/02/13 12:08:40
$L_{I(min)}$	56.0	2020/02/13 12:08:44
$L_{Peak(max)}$	97.6	2020/02/13 12:07:01

# Overloads	0
Overload Duration	0.0 s

Statistics	
LAS5.00	67.9 dB
LAS10.00	66.8 dB
LAS33.30	64.1 dB
LAS50.00	62.6 dB
LAS66.60	61.3 dB
LAS90.00	59.2 dB



Report date: 5/5/2020_revised 06/29/21
Project: 9500 Pico Boulevard
Phase: Demolition / Site Clearing

RECEPTOR #1 Multi-Family Residences to the south, southwest, and southeast of the Project Site

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences south, SW, and SE of Project Site	Residential	62

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Barrier Estimated Shielding (dBA)	Without Barrier Calculated (dBA) *Lmax	Without Barrier Calculated (dBA) Leq	With Barrier Estimated Shielding (dBA)	With Barrier Calculated (dBA) *Lmax	With Barrier Calculated (dBA) Leq
Concrete/Industrial Saw	No	20	90	90	25	75	0	86.5	79.5	20	66.5	59.5
Dozer	No	40	85	82	25	75	0	78.5	74.5	20	61.5	57.5
							Construction Noise Level (dBA Leq)		80.7		Results	61.6
							Noise Level Above Ambient		18.7		Noise Level Above Ambient	-0.4

RECEPTOR #2 Residence Inn Hotel at 1177 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residence Inn Hotel	Hotel	70.4

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Barrier Estimated Shielding Shielding (dBA)	Without Barrier Calculated (dBA) *Lmax	Without Barrier Calculated (dBA) Leq	With Barrier Estimated Shielding Shielding (dBA)	With Barrier Calculated (dBA) *Lmax	With Barrier Calculated (dBA) Leq
Concrete/Industrial Saw	No	20	90	90	110	160	0	79.9	72.9	20	59.9	52.9
Dozer	No	40	85	82	110	160	0	71.9	67.9	20	54.9	50.9
							Construction Noise Level (dBA Leq)		74.1		Results	55.0
							Noise Level Above Ambient		3.7		Noise Level Above Ambient	-15.4

RECEPTOR #3 Multi-family residences further south, east, and west fronting Alcott Street, Edris Drive, and Rexford Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences further south, east, and west of Project Site	Residential	64.5

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Without Barrier Estimated Shielding Shielding (dBA)	Without Barrier Calculated (dBA) *Lmax	Without Barrier Calculated (dBA) Leq	With Barrier Estimated Shielding Shielding (dBA)	With Barrier Calculated (dBA) *Lmax	With Barrier Calculated (dBA) Leq
Concrete/Industrial Saw	No	20	90	90	225	340	10	63.3	56.4	20	53.3	46.4
Dozer	No	40	85	82	225	340	10	55.3	51.4	20	48.3	44.4
							Construction Noise Level (dBA Leq)		57.6		Results	48.5
							Noise Level Above Ambient		-6.9		Noise Level Above Ambient	-16.0

RECEPTOR #4 Multi-family residences north of Pico Boulevard

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of Pico Blvd	Residential	70.4

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Without Barrier Estimated Shielding Shielding (dBA)	Without Barrier Calculated (dBA) *Lmax	Without Barrier Calculated (dBA) Leq	With Barrier Estimated Shielding Shielding (dBA)	With Barrier Calculated (dBA) *Lmax	With Barrier Calculated (dBA) Leq
Concrete/Industrial Saw	No	20	90	90	250	300	10	64.4	57.4	20	54.4	47.4
Dozer	No	40	85	82	250	300	10	56.4	52.5	20	49.4	45.5
							Construction Noise Level (dBA Leq)		58.6		Results	49.6
							Noise Level Above Ambient		-11.8		Noise Level Above Ambient	-20.8

RECEPTOR #5 Beverly Hills Marriott Hotel at 1150 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Beverly Hills Marriott Hotel	Hotel	70.4

Equipment Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Without Barrier Estimated Shielding Shielding (dBA)	Without Barrier Calculated (dBA) *Lmax	Without Barrier Calculated (dBA) Leq	With Barrier Estimated Shielding Shielding (dBA)	With Barrier Calculated (dBA) *Lmax	With Barrier Calculated (dBA) Leq
Concrete/Industrial Saw	No	20	90	90	350	400	10	61.9	54.9	20	51.9	44.9
Dozer	No	40	85	82	350	400	10	53.9	50.0	20	46.9	43.0
							Construction Noise Level (dBA Leq)		56.1		Results	47.1
							Noise Level Above Ambient		-14.3		Noise Level Above Ambient	-23.3

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 5/5/2020_revised 06/29/21
Project: 9500 Pico Boulevard
Phase: Grading

RECEPTOR #1 Multi-Family Residences to the south, southwest, and southeast of the Project Site

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences south, SW, and SE of Project Site	Residential	62

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	NA	25	75	0	81.5	77.5	20	61.5	57.5
Tractor/Backhoe	No	40	85	82	25	75	0	81.5	77.5	20	61.5	57.5
							Construction Noise Level (dBA Leq)		80.5	Results		60.5
							Noise Level Above Ambient		18.5	Noise Level Above Ambient		-1.5

RECEPTOR #2 Residence Inn Hotel at 1177 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residence Inn Hotel	Hotel	70.4

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	NA	110	160	0	74.9	70.9	20	54.9	50.9
Tractor/Backhoe	No	40	85	82	110	160	0	74.9	70.9	20	54.9	50.9
							Construction Noise Level (dBA Leq)		73.9	Results		53.9
							Noise Level Above Ambient		3.5	Noise Level Above Ambient		-16.5

RECEPTOR #3 Multi-family residences further south, east, and west fronting Alcott Street, Edris Drive, and Rexford Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences further south, east, and west of Project Site	Residential	64.5

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	NA	225	340	10	58.3	54.4	20	48.3	44.4
Dozer	No	40	85	82	225	340	10	58.3	54.4	20	48.3	44.4
							Construction Noise Level (dBA Leq)		57.4	Results		47.4
							Noise Level Above Ambient		-7.1	Noise Level Above Ambient		-17.1

RECEPTOR #4 Multi-family residences north of Pico Boulevard

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of Pico Blvd	Residential	70.4

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	NA	250	300	10	59.4	55.5	20	49.4	45.5
Dozer	No	40	85	82	250	300	10	59.4	55.5	20	49.4	45.5
							Construction Noise Level (dBA Leq)		58.5	Results		48.5
							Noise Level Above Ambient		-11.9	Noise Level Above Ambient		-21.9

RECEPTOR #5 Beverly Hills Marriott Hotel at 1150 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Beverly Hills Marriott Hotel	Hotel	70.4

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	NA	350	400	10	56.9	53.0	20	46.9	43.0
Dozer	No	40	85	82	350	400	10	56.9	53.0	20	46.9	43.0
							Construction Noise Level (dBA Leq)		56.0	Results		46.0
							Noise Level Above Ambient		-14.4	Noise Level Above Ambient		-24.4

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 5/5/2020_revised 06/29/21
Project: 9500 Pico Boulevard
Phase: Building Construction

RECEPTOR #1 Multi-Family Residences to the south, southwest, and southeast of the Project Site

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences south, SW, and SE of Project Site	Residential	62

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Crane	No	16	85	81	25	75	0	77.5	69.5	20	57.5	49.5
Generator	No	50	82	81	25	75	0	77.5	74.5	20	57.5	54.5
							Construction Noise Level (dBA Leq)		75.7		Results	55.7
							Noise Level Above Ambient		13.7	Noise Level Above Ambient		-6.3

RECEPTOR #2 Residence Inn Hotel at 1177 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residence Inn Hotel	Hotel	70.4

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Crane	No	16	85	81	110	160	0	70.9	62.9	20	50.9	42.9
Generator	No	50	82	81	110	160	0	70.9	67.9	20	50.9	47.9
							Construction Noise Level (dBA Leq)		69.1		Results	49.1
							Noise Level Above Ambient		-1.3	Noise Level Above Ambient		-21.3

RECEPTOR #3 Multi-family residences further south, east, and west fronting Alcott Street, Edris Drive, and Rexford Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences further south, east, and west of Project Site	Residential	64.5

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Crane	No	16	85	81	225	340	10	54.3	46.4	20	44.3	36.4
Generator	No	50	82	81	225	340	10	54.3	51.3	20	44.3	41.3
							Construction Noise Level (dBA Leq)		52.5		Results	42.5
							Noise Level Above Ambient		-12.0	Noise Level Above Ambient		-22.0

RECEPTOR #4 Multi-family residences north of Pico Boulevard

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of Pico Blvd	Residential	70.4

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Crane	No	16	85	81	250	300	10	55.4	47.5	20	45.4	37.5
Generator	No	50	82	81	250	300	10	55.4	52.4	20	45.4	42.4
							Construction Noise Level (dBA Leq)		53.6		Results	43.6
							Noise Level Above Ambient		-16.8	Noise Level Above Ambient		-26.8

RECEPTOR #5 Beverly Hills Marriott Hotel at 1150 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Beverly Hills Marriott Hotel	Hotel	70.4

Equipment							Without Barrier			With Barrier		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Crane	No	16	85	81	350	400	10	52.9	45.0	20	42.9	35.0
Generator	No	50	82	81	350	400	10	52.9	49.9	20	42.9	39.9
							Construction Noise Level (dBA Leq)		51.1		Results	41.1
							Noise Level Above Ambient		-19.3	Noise Level Above Ambient		-29.3

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

PARKER ENVIRONMENTAL CONSULTANTS

Report date: 5/5/2020_Revised 06/29/21
Project: 9500 Pico Boulevard
Phase: Architectural Coating

RECEPTOR #1 Multi-Family Residences to the south, southwest, and southeast of the Project Site

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences south, SW, and SE of Project Site	Residential	62

Equipment							Without Barrier			With Barrier		
							Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	50	80	78	25	75	0	74.5	71.5	20	54.5	51.5
Air Compressor	No	50	80	78	25	75	0	74.5	71.5	20	54.5	51.5
						Construction Noise Level (dBA Leq)			74.5		Results	54.5
						Noise Level Above Ambient			12.5		Noise Level Above Ambient	-7.5

RECEPTOR #2 Residence Inn Hotel at 1177 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residence Inn Hotel	Hotel	70.4

Equipment							Without Barrier			With Barrier		
							Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Shielding (dBA)	*Lmax	Leq	Shielding (dBA)	*Lmax	Leq
Air Compressor	No	50	80	78	110	160	0	67.9	64.9	20	47.9	44.9
Air Compressor	No	50	80	78	110	160	0	67.9	64.9	20	47.9	44.9
						Construction Noise Level (dBA Leq)			67.9		Results	47.9
						Noise Level Above Ambient			-2.5		Noise Level Above Ambient	-22.5

RECEPTOR #3 Multi-family residences further south, east, and west fronting Alcott Street, Edris Drive, and Rexford Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residences further south, east, and west of Project Site	Residential	64.5

Equipment							Without Barrier			With Barrier		
							Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Shielding (dBA)	*Lmax	Leq	Shielding (dBA)	*Lmax	Leq
Air Compressor	No	50	80	78	225	340	10	51.3	48.3	20	41.3	38.3
Air Compressor	No	50	80	78	225	340	10	51.3	48.3	20	41.3	38.3
						Construction Noise Level (dBA Leq)			51.3		Results	41.3
						Noise Level Above Ambient			-13.2		Noise Level Above Ambient	-23.2

RECEPTOR #4 Multi-family residences north of Pico Boulevard

Description	Land Use	Ambient/Baseline (dBA) Daytime
Residential north of Pico Blvd	Residential	70.4

Equipment							Without Barrier			With Barrier		
							Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Distance to Centerline of Project Site (Feet)	Shielding (dBA)	*Lmax	Leq	Shielding (dBA)	*Lmax	Leq
Air Compressor	No	50	80	78	250	300	10	52.4	49.4	20	42.4	39.4
Air Compressor	No	50	80	78	250	300	10	52.4	49.4	20	42.4	39.4
						Construction Noise Level (dBA Leq)			52.4		Results	42.4
						Noise Level Above Ambient			-18.0		Noise Level Above Ambient	-28.0

RECEPTOR #5 Beverly Hills Marriott Hotel at 1150 S. Beverly Drive

Description	Land Use	Ambient/Baseline (dBA) Daytime
Beverly Hills Marriott Hotel	Hotel	70.4

Equipment							Without Barrier			With Barrier		
							Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Project Site (Feet)	Receptor Distance to Centerline of Project Site (Feet)	Shielding (dBA)	*Lmax	Leq	Shielding (dBA)	*Lmax	Leq
Air Compressor	No	50	80	78	350	400	10	49.9	46.9	20	39.9	36.9
Air Compressor	No	50	80	78	350	400	10	49.9	46.9	20	39.9	36.9
						Construction Noise Level (dBA Leq)			49.9		Results	39.9
						Noise Level Above Ambient			-20.5		Noise Level Above Ambient	-30.5

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.
2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.
3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Construction Noise Impact Summary Without Barrier

Address	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase				Construction Noise Threshold (dBA Leq)**	Noise Impact Above Threshold
		Demo	Grading	Building	Architectural Coating		
RECEPTOR #1 Multi-Family Residences to the south, southwest, and southeast of the Project Site	62.00	80.7	80.5	75.7	74.5	67.0	13.7
RECEPTOR #2 Residence Inn Hotel at 1177 S. Beverly Drive	70.40	74.1	73.9	69.1	67.9	75.4	-1.3
RECEPTOR #3 Multi-family residences further south, east, and west fronting Alcott Street, Edris Drive, and Rexford Drive	64.50	57.6	57.4	52.5	51.3	69.5	0.0
RECEPTOR #4 Multi-family residences north of Pico Boulevard	70.40	58.6	58.5	53.6	52.4	75.4	0.0
RECEPTOR #5 Beverly Hills Marriott Hotel at 1150 S. Beverly Drive	70.40	56.1	56.0	51.1	49.9	75.4	0.0

** Significance criteria is based on a 5- dBA noise increase above ambient threshold .

Construction Noise Impact Summary With Barrier

Address	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase				Construction Noise Threshold (dBA Leq)**	Noise Impact Above Threshold
		Demo	Grading	Building	Architectural Coating		
RECEPTOR #1 Multi-Family Residences to the south, southwest, and southeast of the Project Site	62.00	61.6	60.5	55.7	54.5	67.0	0.0
RECEPTOR #2 Residence Inn Hotel at 1177 S. Beverly Drive	70.40	55.0	53.9	49.1	47.9	75.4	0.0
RECEPTOR #3 Multi-family residences further south, east, and west fronting Alcott Street, Edris Drive, and Rexford Drive	64.50	48.5	47.4	42.5	41.3	69.5	0.0
RECEPTOR #4 Multi-family residences north of Pico Boulevard	70.40	49.6	48.5	43.6	42.4	75.4	0.0
RECEPTOR #5 Beverly Hills Marriott Hotel at 1150 S. Beverly Drive	70.40	47.1	46.0	41.1	39.9	75.4	0.0

** Significance criteria is based on a 5- dBA noise increase above ambient threshold .

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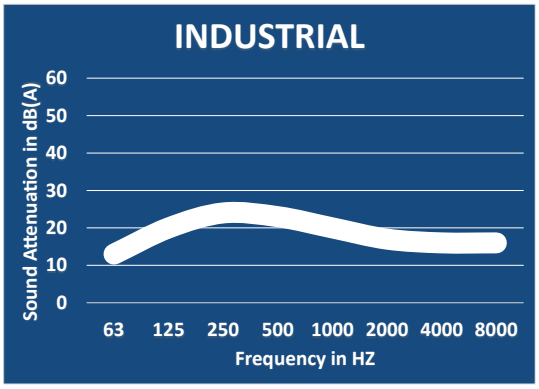
www.nettinc.com sales@nettinc.com +1 (905) 672-5453

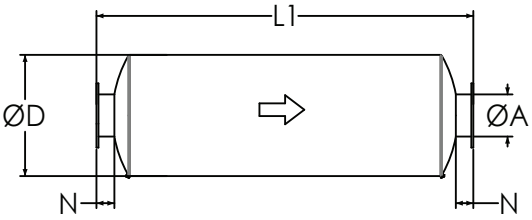
Industrial Grade Silencers

Model NTIN-C (Cylindrical), 15-20 dBA

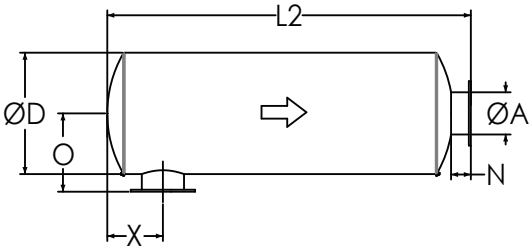
TYPICAL ATTENUATION CURVE



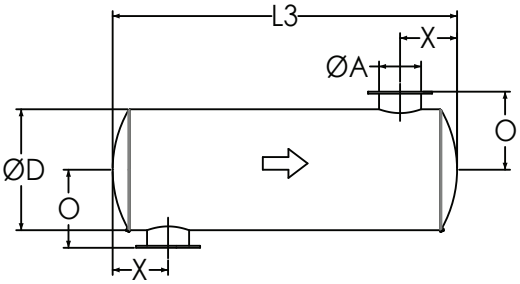
TYPICAL CONFIGURATIONS



END IN END OUT (EI-EO)



SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Industrial Grade Silencers are designed to achieve maximum performance with the least amount of backpressure.
The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

PRODUCT DIMENSIONS (in)

Model*	A	D	L1	L2	L3	X**	X	N	O
	Outlet	Dia	EI-EO	SI-EO	SI-SO	Min	Max	Nipple	O
NTIN-C1	1	4	20	18	16	3	7	2	4
NTIN-C1.5	1.5	6	22	20	18	3	8	2	5
NTIN-C2	2	6	22	19	16	3	8	3	6
NTIN-C2.5	2.5	6	24	21	18	4	9	3	6
NTIN-C3	3	8	26	23	20	5	10	3	7
NTIN-C3.5	3.5	9	28	25	22	5	11	3	8
NTIN-C4	4	10	32	29	26	5	12	3	8
NTIN-C5	5	12	36	33	30	6	14	3	9
NTIN-C6	6	14	40	36	32	7	16	4	11
NTIN-C8	8	16	50	46	42	8	21	4	12
NTIN-C10	10	20	52	48	44	11	21	4	14
NTIN-C12	12	24	62	58	54	12	26	4	16
NTIN-C14	14	30	74	69	64	15	31	5	20
NTIN-C16	16	36	82	77	72	18	35	5	23
NTIN-C18	18	40	94	89	84	18	42	5	25
NTIN-C20	20	40	110	105	100	19	52	5	25
NTIN-C22	22	48	118	113	108	22	56	5	29
NTIN-C24	24	48	130	125	120	24	62	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

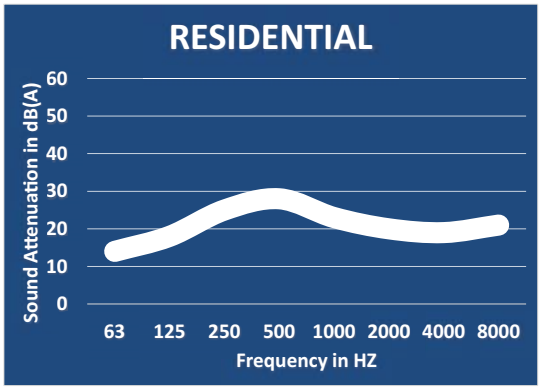
** Standard inlet/outlet position.

NETT TECHNOLOGIES INC.
www.nettinc.com sales@nettinc.com +1 (905) 672-5453

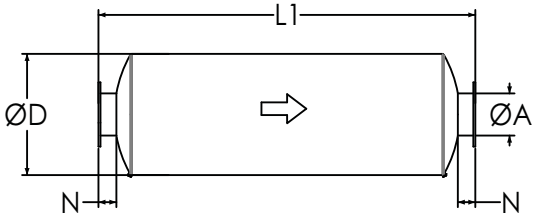
Residential Grade Silencers

Model NTRS-C (Cylindrical), 20-25 dBA

TYPICAL ATTENUATION CURVE



TYPICAL CONFIGURATIONS



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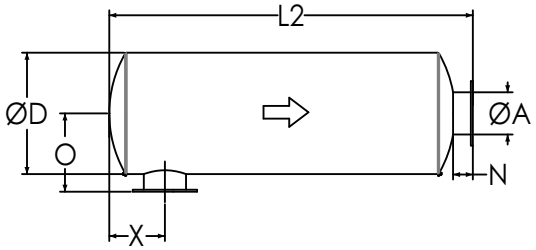
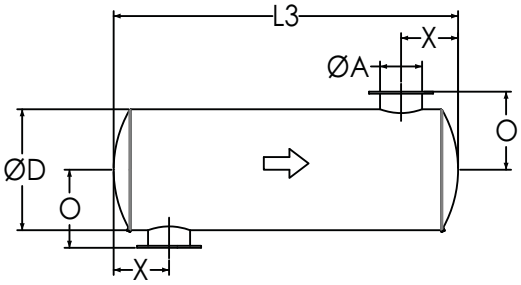


SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Residential Grade Silencers are designed to achieve maximum performance with the least amount of backpressure. The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are medium-low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

PRODUCT DIMENSIONS (in)

Model*	A	D	L1	L2	L3	X**	X	N	O
	Outlet	Dia	EI-EO	SI-EO	SI-SO	Min	Max	Nipple	O
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NTRS-C1.5	1.5	6	28	26	24	3	12	2	5
NTRS-C2	2	6	28	25	22	4	12	3	6
NTRS-C2.5	2.5	6	32	29	26	4	14	3	6
NTRS-C3	3	6	34	31	28	5	15	3	6
NTRS-C3.5	3.5	9	36	33	30	5	16	3	8
NTRS-C4	4	10	40	37	34	5	17	3	8
NTRS-C5	5	12	42	39	36	6	18	3	9
NTRS-C6	6	14	44	40	36	7	19	4	11
NTRS-C8	8	16	56	52	48	9	24	4	12
NTRS-C10	10	20	58	54	50	11	24	4	14
NTRS-C12	12	24	70	66	62	13	31	4	16
NTRS-C14	14	30	80	75	70	17	35	5	20
NTRS-C16	16	36	90	85	80	17	40	5	23
NTRS-C18	18	40	102	97	92	18	47	5	25
NTRS-C20	20	42	108	103	98	21	50	5	26
NTRS-C22	22	48	116	111	106	23	54	5	29
NTRS-C24	24	48	130	125	120	26	61	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

** Standard inlet/outlet position.

Acoustical Surfaces, Inc.

SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION CONTROL SPECIALISTS

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Email: sales@acousticalsurfaces.com
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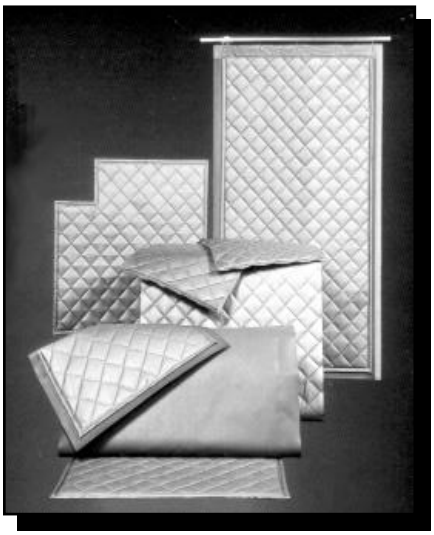
We Identify and S.T.O.P. Your Noise Problems



QUILTED CURTAIN S.T.O.P.

Absorptive/Noise Barrier Quilted Curtains

- ***For Unusual Conditions***
- ***Cost Effective***
- ***Water & Chemical Resistant***
- ***Exterior Applications***

MATERIAL: Foam or fiberglass core, faced with quilted aluminized fabric.

PATTERN: Quilted pattern.

FEATURES: Effective and durable absorber with mass loaded vinyl barrier option.

APPLICATIONS: Effective solution to a wide range of noise control problems. Machinery and work area enclosures.

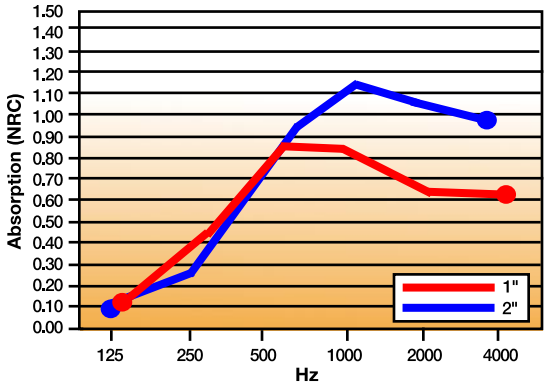
THICKNESS: 1" & 2".

NOM SIZES: BSC-25 Curtain (Quilting on both sides) standard: 48" wide and Lengths up to 25'.
BBC-13 Curtain (Quilting on one side) standard: 54" wide and Lengths up to 25'. Custom sizes also available.

COLOR: Silver (Other colors available upon request).

FLAMMABILITY: ASTM E-84, Class A. Flame Spread: 23, Smoke Developed: 30.

INSTALLATION: Hook and loop fasteners, grommet hangers, curtain support hardware.



CURTAIN S.T.O.P. Sound Transmission Loss - ASTM E90 /a/ /b/

Frequency	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	STC
BSC-25 w/ 1 lb. Barrier	12	10	27	40	44	43	29
BSC-25 w/ 2 lb. Barrier	19	22	28	40	56	61	33
BBC-13 w/ 1 lb. Barrier	11	10	24	30	35	35	27
BBC-13 w/ 2 lb. Barrier	19	22	28	40	56	61	33

CURTAIN S.T.O.P. Sound Absorption Coefficients

Frequency	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
1" Fiberglass	.12	.47	.85	.84	.64	.62	.70
2" Fiberglass	.19	.99	.96	.80	.57	.33	.85

/a/ Sound transmission loss is the decibel reduction achieved at different frequencies. Construction noise occurs throughout the frequency spectrum. An example of high frequency noise is the whining sound from a concrete saw or jackhammering, low frequency noise can be usually attributed to equipment such as the humming of a generator.
/b/ Sound Transmission Class (STC) is the integer rating of how well a material attenuates airborne sound. It is however a rough idea of sound reduction versus the transmission loss calculated at different frequencies.

Acoustical Surfaces, Inc.

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We Identify and S.T.O.P. Your Noise Problems

Echo Barrier™

The Industry's First Reusable, Indoor/ Outdoor Noise Barrier/Absorber

- Superior acoustic performance
- Industrial durability
- Simple and quick installation system
- Lightweight for easy handling
- Unique roll-up design for compact storage and transportation
- Double or triple up for noise 'hot spots'
- Ability to add branding or messages
- Range of accessories available
- Weatherproof – absorbs sound but not water
- Fire retardant
- 1 person can do the job of 2 or 3 people

Why is it all too often we see construction sites with fencing but no regard for sound issues created from the construction that is taking place? This is due to the fact that there has not been an efficient means of treating this type of noise that was cost effective ***until now.***

Echo Barrier temporary fencing is a reusable, outdoor noise barrier. Designed to fit on all types of temporary fencing. Echo Barrier absorbs sound while remaining quick to install, light to carry and tough to last.

BENEFITS: Echo Barrier can help reduce noise complaints, enhance your company reputation, extend site operating hours, reduce project timescales & costs, and improve working conditions.

APPLICATIONS: Echo Barrier works great for construction & demolition sites; rail maintenance & replacement; music, sports and other public events; road construction; utility/maintenance sites; loading and unloading areas; outdoor gun ranges.

DIMENSIONS: 6.56' × 4.49'.

WEIGHT: 13 lbs.

ACOUSTIC PERFORMANCE: 10-20dB noise reduction (greater if barrier is doubled up).

INSTALLATION: The Echo Barrier is easily installed using our quick hook system and specially designed elastic ties.

Echo Barrier Transmission Loss Field Data							
	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
Single Layer	6	12	16	23	28	30	30
Double Layer	7	19	24	28	32	31	32

• Soundproofing Products • Sonex™ Ceiling & Wall Panels • Sound Control Curtains • Equipment Enclosures • Acoustical Baffles & Banners • Solid Wood & Veneer Acoustical Ceiling & Wall Systems • Professional Audio Acoustics • Vibration & Damping Control • Fire Retardant Acoustics • Hearing Protection • Moisture & Impact Resistant Products • Floor Impact Noise Reduction • Sound Absorbers • Noise Barriers • Fabric Wrapped Wall Panels • Acoustical Foam (Egg Crate) • Acoustical Sealants & Adhesives • Outdoor Noise Control • Assistive Listening Devices • OSHA, FDA, ADA Compliance • On-Site Acoustical Analysis • Acoustical Design & Consulting • Large Inventory • Fast Shipment • No Project too Large or Small • Major Credit Cards Accepted

APPENDIX G.1: TRANSPORTATION STUDY

Crain & Associates,
Trip Generation Assessment for the 9500 W. Pico Boulevard Mixed-Use Project,
City of Los Angeles,
August 14, 2020.

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300 Corporate Pointe, Suite 470, Culver City, CA 90230
T: (310) 473-6508 | www.crainandassociates.com

Email Transmittal

August 14, 2020

Mr. Pedro B. Ayala
Transportation Engineering Associate III
West LA / Coastal Development Review
City of Los Angeles Department of Transportation
7166 W. Manchester Boulevard
Los Angeles, CA 90045

Re: Trip Generation Assessment for the 9500 W. Pico Boulevard Mixed-Use Project, City of Los Angeles

Dear Pedro,

9500 Pico, LLC is proposing to develop a residential project at 9500 W. Pico Boulevard in the Pico-Robertson community of the City of Los Angeles (the "City"). The project would consist of the construction of a new six-story development, with 108 multifamily residential dwelling units, including 13 units set aside for low-income households, and up to 4,500 square feet of commercial space (the "Project"). As shown in Figure 1, Project Site Location Map, the Project site is located in the West Los Angeles Community Plan area on the block bounded by Pico Boulevard to the north, an alley to the south, Reeves Street to the west, and Beverly Drive to the east. The area surrounding the Project site is primarily developed with commercial uses to the east, west, and north and multifamily residential uses to the south. The Project site is located one block south of the City of Beverly Hills. In order to determine the level of transportation analysis required for the Project, a trip generation assessment has been performed and is presented in this technical letter.

PROJECT DESCRIPTION

The conceptual site plan is shown in Figure 2. The proposed Project would consist of a six-story residential development. Parking for the Project would be provided within a two-level subterranean parking garage. The residential units would be located on the second through sixth levels of the building. The proposed mix of units would consist of studio, one-bedroom, two-bedroom, and three-bedroom styles. The commercial component of the Project would be located on the ground floor, near the intersection of Beverly Drive & Pico Boulevard. The ground floor would also feature residential amenities, including a pedestrian plaza near the northeast corner of the Project site.

The Project site is currently developed with two commercial buildings: (1) an approximately 7,236 square-foot, two-story office building located at 9524 W. Pico Boulevard and (2) an approximately 7,247 square-foot car wash facility located at 9500 W. Pico Boulevard. The existing car wash facility houses one drive-through tunnel. The site will be vacated and both existing buildings will be demolished to accommodate construction of the Project. The Project is anticipated to be constructed and operational in 2022.

Project access/egress would be provided via a full-access driveway along Beverly Drive. The driveway would intersect the west side of Beverly Drive, near the southeast corner of the Project site. The driveway would provide access to the residential parking spaces on the two parking levels. The Project would provide a total of up to 134 parking spaces (60 standard spaces, 56 compact spaces, 12 tandem spaces, and six Americans with Disabilities Act [ADA] accessible spaces). The Project would also provide up to 81 long-term and ten short-term bicycle parking spaces. Long-term bicycle parking would be located on the lower level of the Project's parking garage, along the southern edge of the site. Short-term bicycle parking would be provided at the ground level along Pico Boulevard. The overall Project parking supply will meet or exceed the City's Municipal Code off-street parking requirements.

TRANSPORTATION ASSESSMENT SCREENING CRITERIA

In July 2019, the City of Los Angeles Department of Transportation (LADOT) updated the City's Transportation Assessment Guidelines (the "TAG") to conform to the requirements of Senate Bill 743 (SB 743). The TAG replaced the Transportation Impact Study Guidelines (December 2016) and shifted the performance metric for evaluating transportation impacts under the California Environmental Quality Act (CEQA) from level of service (LOS) to vehicle miles traveled (VMT) for studies completed within the City. Per the TAG, a Transportation Assessment (TA) is required when a project is likely to add 250 or more daily vehicle trips to the local street system. This trip generation assessment has been conducted to determine if the Project would generate 250 or more net daily vehicle trips and would, thereby, require the preparation of a TA.

The City has updated the TAG to ensure compliance with Section 15064.3, subdivision (b)(1) of the CEQA Guidelines, which asks if a development project would result in a substantial increase in VMT. The TAG sets the following criterion for determining significant transportation impacts based on VMT:

> *For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?*

To assist in determining which development projects would conflict with CEQA Guidelines section 15064.3, subdivision (b)(1), the TAG establishes two screening criteria to evaluate whether further analysis of a land use project's impact based on VMT is required. Both of the following criteria must be met in order to require further analysis of a land use project's VMT contribution:

1. *The land use project would generate a net increase of 250 or more daily vehicle trips.*
2. *The project would generate a net increase in daily VMT.*

NET PROJECT TRIP GENERATION ASSESSMENT

The net Project trip generation was calculated using two approaches: (1) using the LADOT VMT Calculator Version 1.3 for the daily trip generation, and (2) based on trip generation rates from the Institute of Transportation Engineers (ITE), the LADOT, and the San Diego Association of Governments (SANDAG) for the weekday peak-hour trip generation. The methodology and results of these two approaches are summarized below.

LADOT VMT CALCULATOR

Along with the updated TAG, LADOT developed the VMT Calculator Version 1.3 (the "VMT Calculator"). The VMT Calculator estimates the daily vehicle trips, daily VMT, daily household VMT per capita, and daily work VMT per employee for land use projects. The VMT Calculator utilizes average daily trip generation rates from the ITE Trip Generation Manual (9th Edition, 2012) and empirical trip generation data to determine the base daily trips associated with a land use project. The number of daily trips is further refined using data from the Environmental Protection Agency's Mixed-Use Model and the City's Travel Demand Forecasting Model.

The VMT Calculator was utilized to determine the net daily trip generation for the Project. The VMT Calculator contains a set of land-use categories with trip generation rates and corresponding trip type data that can be chosen as best matching a project's characteristics. For the proposed Project and existing site land uses, the trip generation rates and trip type percentages for the most similar land uses were applied in the VMT Calculator.

As shown in Attachment A, the Housing (Multi-Family), Housing (Affordable Housing – Family), Retail (High-Turnover Sit-Down Restaurant) land use rates were applied to the corresponding proposed Project uses. The Office (General Office) land use rates were applied to the existing office uses. However, the VMT Calculator does not provide trip generation rates for the existing car wash use. Thus, for screening purposes, the custom land use feature was used to estimate the daily trips and daily VMT for the existing car wash use. Data specific to the car wash use were inputted into the VMT Calculator in order to determine the daily VMT contribution of this use. This data included the number of daily trips, the number of employees, and the trip purpose splits for the car wash use. This use was assumed to generate 900 daily trips (calculated using SANDAG trip generation rates, as presented in Attachment 2) and employ approximately 16 workers on any given days. The trip purpose splits that were inputted into the VMT Calculator were taken from Appendix E of the City of Los Angeles VMT Calculator Documentation (November 2019), which presents the land use trip purpose assumptions for the various land use rates within the VMT Calculator. The trip purpose splits for the car wash land use were assumed to correspond with the trip purpose splits for the Auto Repair land use, as this is the most similar land use available in the VMT Calculator. As shown, based on the VMT Calculator, the Project would generate two (2) net daily vehicle trips and -374 net daily VMT (proposed minus existing).

ITE, LADOT, AND SANDAG TRIP GENERATION RATES

Traffic-generating characteristics of many land uses, including the residential and commercial uses proposed for the Project, have been surveyed and documented in studies conducted under the auspices of ITE. This information is available in the manual, Trip Generation, 10th Edition, 2017, published by ITE. The trip generation rates in the ITE manual are nationally recognized, and are used as the basis for most traffic studies conducted in the City of Los Angeles and the surrounding region. In addition, the LADOT has developed affordable housing trip generation rates from vehicle trip count data collected at affordable housing sites in the City in 2016. As the ITE manual does not provide AM peak hour trip generation rates for the car wash use, rates published by SANDAG were employed in the trip generation calculation.

For this analysis, the ITE trip generation rates, the LADOT survey-based trip generation rates, and the SANDAG rates, provided in Attachment 2, were used to determine the weekday AM and PM peak-hour trips generated by the proposed site uses. The rates used to calculate the Project trip generation present a

conservative condition, as these rates do not account for such trip-reducing factors as multi-purpose trips, extensive transit, bicycle, walking trips, or pass-by trips. These factors play a significant role in determining the actual traffic generating characteristics of a particular Project, and therefore, adjustments to the traffic generation estimates were deemed appropriate.

Trip reductions related to the Project are expected to occur as a result of "multi-purpose" or "internal" trips within the site. This type of trip generally occurs at integrated "mixed-use" developments containing a variety of uses. For example, in this case, some of the residents of the building are expected to use the on-site restaurant use, thereby reducing some of the trips that this use would otherwise generate. Thus, the advantages of a mixed-use Project need to be considered for reasonable evaluation of the trip-making potential of such a Project.

The use of alternative modes of transportation that include public transportation, bicycling, and walking is an important consideration in the evaluation of the Project's trip making potential. These modes of transport are not accounted for in the ITE trip generation rates; therefore, appropriate adjustments were made to the Project trip generation to account for these trips.

Trip reduction factors for the Project also account for the presence of "pass-by" trips. These are trips that are due to an intermediate stop at the Project site during an existing or previously planned trip. These intermediate stops may be for a planned purpose (such as a visit to a retail store on the way home from work), or they may be spur-of-the-moment "impulse" trips. Accounting for these adjustments more realistically reflects the fact that some trips related to the Project will be multi-purpose trips and some Project trips are already on the street system for another purpose. These trips, therefore, are not contributing additional traffic to the surrounding roadway network.

The differentiation between pass-by trips versus transit trips is important with regard to the assessment of potential Project traffic impacts at intersections adjacent to the proposed Project site. Per the LADOT traffic study policies and procedures, the pass-by type of trip discount is not appropriate for application to the site driveways or site adjacent intersections. These vehicle trips will eventually travel past the site (and through the site adjacent intersections) and are not "eliminated" due to the existence of the Project. However, the trip ends to and from the site do not represent new vehicle trips at area intersections. Transit trips, on the other hand, do not represent vehicle trips at the Project driveways. While this type of person trip is not "eliminated" by the Project's development, no private vehicle trip is generated as the trip occurs by walking or by transit. Thus, the site will serve the same number of patrons, but generate fewer vehicle trips.

A summary of the "baseline" trip generation adjustment factors are presented in Table 1. It should be noted that unconstrained internal person trip capture rates for trip origins and trip destinations from the ITE *Trip Generation Handbook* (3rd Edition, 2017) were assumed for vehicle trip capture between the proposed and existing project uses. The lower internal trip total from the separate trip origin and trip destination calculations was utilized for each pair of land uses sharing trips.

Table 1
Project Trip Adjustment Factors

	Internal Capture	Transit/Bicycle/ Walk-in Usage	Pass-By Trips
Residential	Per ITE Handbook	10%	0%
Commercial	Per ITE Handbook	10%	20%
Office (to be removed)	n/a	10%	0%
Car Wash (to be removed)	n/a	0%	20%

The results of the Project trip generation calculations, including adjustments for internal capture, transit/bicycle/walk-in, and pass-by trips are summarized in Table 2. As shown in this table, it is estimated that the net Project will generate approximately 23 AM and -7 PM peak-hour trips at area intersections.

Table 2
Project Trip Generation

LU	Use/Description		Size	Units	AM Peak Hour I/B	AM Peak Hour O/B	AM Peak Hour Total	PM Peak Hour I/B	PM Peak Hour O/B	PM Peak Hour Total
PROPOSED USES										
221	Apartment		95	du	9	25	34	26	16	42
	Affordable Units		13	du	3	4	7	3	3	6
932	High-Turnover Sit-Down Restaurant		4.500	ksf	25	20	45	27	17	44
	Subtotal [A]				**37**	**49**	**86**	**56**	**36**	**92**
	Internal Trips [1]									
	Apartment				(1)	(4)	(5)	(3)	(3)	(6)
	Affordable Units				0	(1)	(1)	0	(1)	(1)
	High-Turnover Sit-Down Restaurant				(5)	(1)	(6)	(4)	(3)	(7)
	Subtotal [B]				**(6)**	**(6)**	**(12)**	**(7)**	**(7)**	**(14)**
	Transit/Walk-in Trips									
	Apartment	10%			(1)	(2)	(3)	(2)	(2)	(4)
	Affordable Units	10%			0	(1)	(1)	0	(1)	(1)
	High-Turnover Sit-Down Restaurant	10%			(2)	(2)	(4)	(2)	(2)	(4)
	Subtotal [C]				**(3)**	**(5)**	**(8)**	**(4)**	**(5)**	**(9)**
[D] Driveway/Adj. Int. Trips = [A] + [B] + [C]					**28**	**38**	**66**	**45**	**24**	**69**
	Pass-by Trips									
	Apartment	0%			0	0	0	0	0	0
	Affordable Units	0%			0	0	0	0	0	0
	High-Turnover Sit-Down Restaurant	20%			(4)	(3)	(7)	(4)	(3)	(7)
	Subtotal [E]				**(4)**	**(3)**	**(7)**	**(4)**	**(3)**	**(7)**
[F] Area Intersection Trips (Proposed Uses) = [D]+[E]					**24**	**35**	**59**	**41**	**21**	**62**
EXISTING USES										
710	Office		7.236	ksf	7	1	8	1	7	8
948	Car Wash		1	tunnel	18	18	36	39	39	78
	Subtotal [G]				**25**	**19**	**44**	**40**	**46**	**86**
	Existing Transit/Bicycle/Walk-in Trips									
	Office	10%			(1)	0	(1)	0	(1)	(1)
	Car Wash	0%			0	0	0	0	0	0
	Subtotal [H]				**(1)**	**0**	**(1)**	**0**	**(1)**	**(1)**
[I] Driveway/Adj. Int. Trips = [G] + [H]					**24**	**19**	**43**	**40**	**45**	**85**
	Pass-by Trips									
	Office	0%			0	0	0	0	0	0
	Car Wash	20%			(4)	(3)	(7)	(8)	(8)	(16)
	Subtotal [J]				**(4)**	**(3)**	**(7)**	**(8)**	**(8)**	**(16)**
[K] Area Intersection Trips (Existing Uses) = [I]+[J]					**20**	**16**	**36**	**32**	**37**	**69**
NET PROJECT TRIP GENERATION										
Driveway/Adjacent Intersection Trips = [D] - [I]					**4**	**19**	**23**	**5**	**-21**	**-16**
Area Intersection Trips (Net Project) = [F] - [K]					**4**	**19**	**23**	**9**	**-16**	**-7**

Notes:

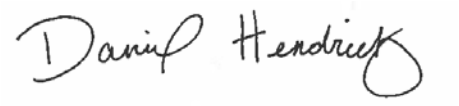
[1] Unconstrained internal person trip capture rates for trip origins and trip destinations from the ITE *Trip Generation Handbook* (3rd Edition, 2017) assumed for vehicle trip capture between the proposed and existing project uses. The lower internal trip total from the separate trip origin and trip destination calculations was utilized for each pair of land uses sharing trips.

PROJECT TRANSPORTATION IMPACTS

Per the TAG, a TA is required when a project is likely to add 250 or more net daily vehicle trips to the local street system. Given that the Project is estimated to generate two (2) net daily vehicle trips on a typical weekday, the Project is not expected to result in significant impacts to the surrounding transportation system. Therefore, neither a TA nor further analysis of transportation impacts is required for the Project.

Please contact me if you have any questions.

Sincerely,



Daniel Hendricks
Associate Transportation Planner

DH
C22693R

FIGURES

1. PROJECT SITE LOCATION MAP
2. CONCEPTUAL PROJECT SITE PLAN

FIGURE 1

7/31/2020

Pico(9500)MiedUse\20200417\SITE VICINITY

PROJECT SITE LOCATION MAP

CRAIN

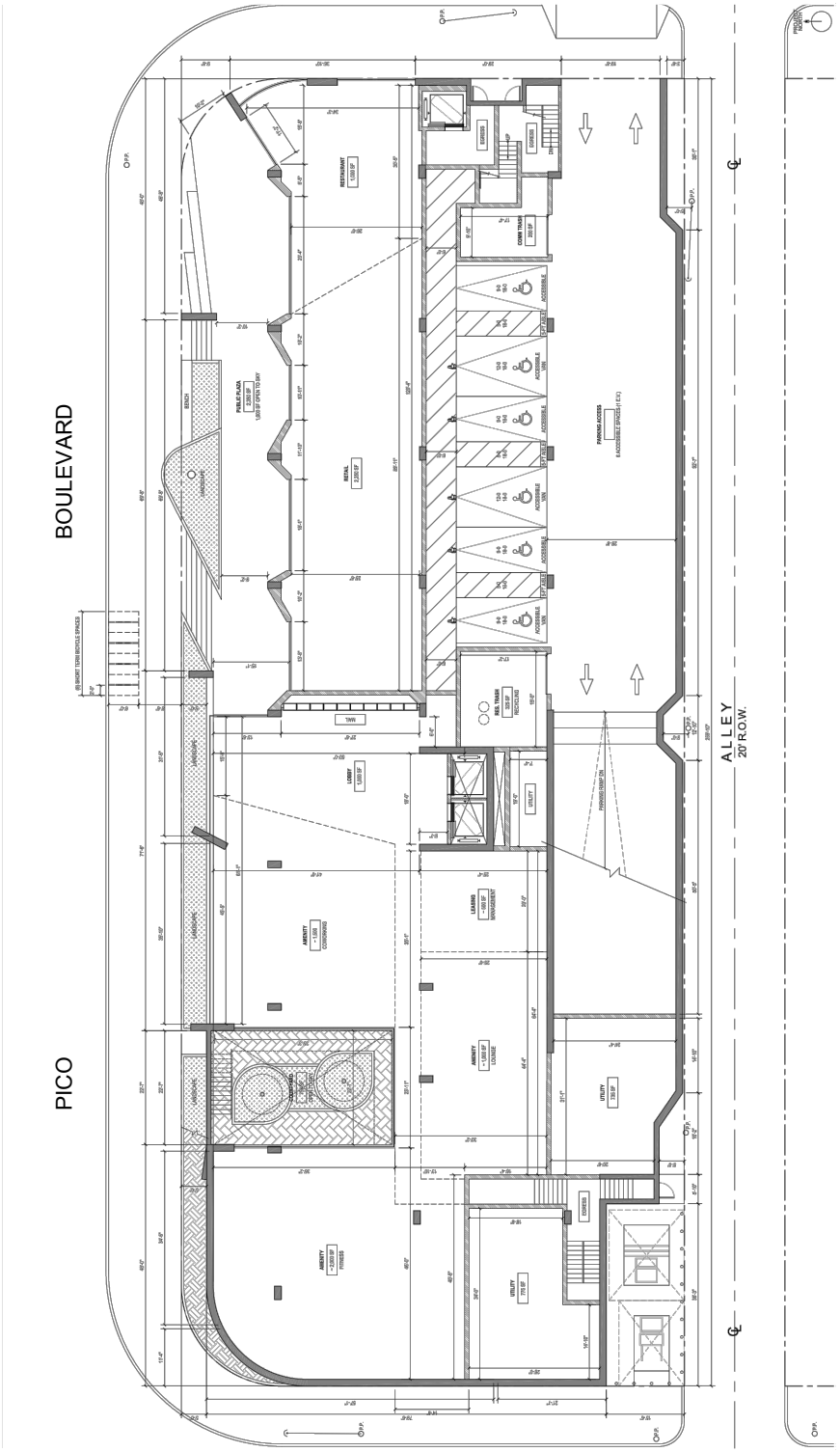


FIGURE 2

7/31/2020

Pico(9500)MixedUse\SITEPLAN

PROJECT SITE PLAN

ATTACHMENT A

VMT CALCULATOR OUTPUT REPORTS

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

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

Project Information

Project: Pico (9500) Mixed-Use

Scenario: With Project

Address: 9500 W PICO BLVD, 90035

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

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Office | General Office	7.236	ksf

Office | General Office	7.236
(custom) Car Wash | Daily	900
(custom) Car Wash | HBW-Attraction Split	5
(custom) Car Wash | HBO-Attraction Split	51
(custom) Car Wash | NHB-Attraction Split	22
(custom) Car Wash | HBW-Production Split	0
(custom) Car Wash | HBO-Production Split	0
(custom) Car Wash | NHB-Production Split	22
(custom) Car Wash | Daily	0

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

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	4.5	ksf

Housing | Multi-Family	95
Retail | High-Turnover Sit-Down Restaurant	4.5
Housing | Affordable Housing - Family	13

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

Project Screening Summary

Existing Land Use	Proposed Project
838 Daily Vehicle Trips	840 Daily Vehicle Trips
5,960 Daily VMT	5,586 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	2 Net Daily Trips
The net increase in daily VMT ≤ 0	-374 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	4.500 ksf

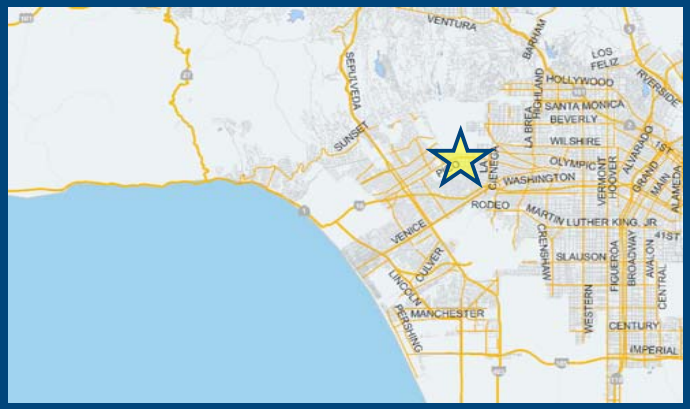
The proposed project is not required to perform VMT analysis.

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: Pico (9500) Mixed-Use
Scenario: With Project
Address: 9500 W PICO BLVD, 90035



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	95	DU
Retail | High-Turnover Sit-Down Restaurant	4.5	ksf
Housing | Affordable Housing - Family	13	DU

TDM Strategies

Select each section to show individual strategies
Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

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

A Parking

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

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

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

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

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

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
840 Daily Vehicle Trips	**840** Daily Vehicle Trips
5,586 Daily VMT	**5,586** Daily VMT
N/A Household VMT per Capita	**N/A** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: N/A Threshold = 7.4 15% Below APC	**Household: N/A** Threshold = 7.4 15% Below APC
Work: N/A Threshold = 11.1 15% Below APC	**Work: N/A** Threshold = 11.1 15% Below APC

Measuring the Miles

7/31/2020

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: July 31, 2020
Project Name: Pico (9500) Mixed-Use
Project Scenario: With Project
Project Address: 9500 W PICO BLVD, 90035

Version 1.3

Project Information			
Land Use Type		**Value**	**Units**
Housing	*Single Family*	*0*	*DU*
	Multi Family	95	DU
	Townhouse	*0*	*DU*
	Hotel	*0*	*Rooms*
	Motel	*0*	*Rooms*
Affordable Housing	Family	13	DU
	Senior	*0*	*DU*
	Special Needs	*0*	*DU*
	Permanent Supportive	*0*	*DU*
Retail	*General Retail*	*0.000*	*ksf*
	Furniture Store	*0.000*	*ksf*
	Pharmacy/Drugstore	*0.000*	*ksf*
	Supermarket	*0.000*	*ksf*
	Bank	*0.000*	*ksf*
	Health Club	*0.000*	*ksf*
	High-Turnover Sit-Down Restaurant	4.500	ksf
	Fast-Food Restaurant	*0.000*	*ksf*
	Quality Restaurant	*0.000*	*ksf*
	Auto Repair	*0.000*	*ksf*
	Home Improvement	*0.000*	*ksf*
	Free-Standing Discount	*0.000*	*ksf*
	Movie Theater	*0*	*Seats*
Office	*General Office*	*0.000*	*ksf*
	Medical Office	*0.000*	*ksf*
Industrial	*Light Industrial*	*0.000*	*ksf*
	Manufacturing	*0.000*	*ksf*
	Warehousing/Self-Storage	*0.000*	*ksf*
School	*University*	*0*	*Students*
	High School	*0*	*Students*
	Middle School	*0*	*Students*
	Elementary	*0*	*Students*
	Private School (K-12)	*0*	*Students*
Other		*0*	*Trips*

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: July 31, 2020
Project Name: Pico (9500) Mixed-Use
Project Scenario: With Project
Project Address: 9500 W PICO BLVD, 90035

Version 1.3

Analysis Results			
Total Employees: 18 Total Population: 255			
Proposed Project		***With Mitigation***	
840	**Daily Vehicle Trips**	**840**	**Daily Vehicle Trips**
5,586	**Daily VMT**	**5,586**	**Daily VMT**
N/A	**Household VMT per Capita**	**N/A**	**Household VMT per Capita**
N/A	**Work VMT per Employee**	**N/A**	**Work VMT per Employee**

Significant VMT Impact?			
APC: West Los Angeles			
Impact Threshold: 15% Below APC Average Household = 7.4 Work = 11.1			
Proposed Project		***With Mitigation***	
VMT Threshold	**Impact**	**VMT Threshold**	**Impact**
Household > 7.4	N/A	Household > 7.4	N/A
Work > 11.1	N/A	Work > 11.1	N/A

TDM Strategy Inputs

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

(cont. on following page)

TDM Strategy Inputs, Cont.

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

(cont. on following page)

TDM Strategy Inputs, Cont.

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

(cont. on following page)

TDM Strategy Inputs, Cont.

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

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: July 31, 2020
Project Name: Pico (9500) Mixed-Use
Project Scenario: With Project
Project Address: 9500 W PICO BLVD, 90035

Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

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

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

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

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*
MAX. TDM EFFECT	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*

= Minimum (X%, 1-[(1-A)*(1-B)…])

where X%=

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

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

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: July 31, 2020
Project Name: Pico (9500) Mixed-Use
Project Scenario: With Project
Project Address: 9500 W PICO BLVD, 90035

Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	96	-15.6%	81	6.6	634	535
Home Based Other Production	266	-28.9%	189	5.1	1,357	964
Non-Home Based Other Production	208	-3.4%	201	7.6	1,581	1,528
Home-Based Work Attraction	26	-30.8%	18	8.2	213	148
Home-Based Other Attraction	318	-23.6%	243	7.3	2,321	1,774
Non-Home Based Other Attraction	113	-4.4%	108	5.9	667	637

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	81	535	0.0%	81	535
Home Based Other Production	0.0%	189	964	0.0%	189	964
Non-Home Based Other Production	0.0%	201	1,528	0.0%	201	1,528
Home-Based Work Attraction	0.0%	18	148	0.0%	18	148
Home-Based Other Attraction	0.0%	243	1,774	0.0%	243	1,774
Non-Home Based Other Attraction	0.0%	108	637	0.0%	108	637

MXD VMT Methodology Per Capita & Per Employee

Total Population: 255
Total Employees: 18
APC: West Los Angeles

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**1,499**	**1,499**
Total Home Based Work Attraction VMT	**148**	**148**
Total Home Based VMT Per Capita	**N/A**	**N/A**
Total Work Based VMT Per Employee	**N/A**	**N/A**

ATTACHMENT B

PROJECT TRIP GENERATION RATES

Attachment 2
Project Trip Generation Rates

LU	Use/Description		ITE		
	Affordable Housing - Family (Outside TPA Area)[1]				
	AM Peak Hour:	T=	0.55	Trips per	dwelling unit
	Inbound		40%		
	Outbound		60%		
	PM Peak Hour:	T=	0.43	Trips per	dwelling unit
	Inbound		55%		
	Outbound		45%		
221	Multifamily Housing (Mid-Rise) - General Urban/Suburban				
	AM Peak Hour:	T=	0.36	Trips per	dwelling unit
	Inbound		26%		
	Outbound		74%		
	PM Peak Hour:	T=	0.44	Trips per	dwelling unit
	Inbound		61%		
	Outbound		39%		
710	General Office - General Urban/Suburban				
	AM Peak Hour:	T=	1.16	Trips per	KSF of Building Area
	Inbound		86%		
	Outbound		14%		
	PM Peak Hour:	T=	1.15	Trips per	KSF of Building Area
	Inbound		16%		
	Outbound		84%		
932	High-Turnover Restaurant - General Urban/Suburban				
	AM Peak Hour:	T=	9.94	Trips per	KSF of Building Area
	Inbound		55%		
	Outbound		45%		
	PM Peak Hour:	T=	9.77	Trips per	KSF of Building Area
	Inbound		62%		
	Outbound		38%		
948	Automated Car Wash				
	Daily: [2]	T=	900	Trips per	Site
	AM Peak Hour: [2]	T=	36	Trips per	Site
	Inbound		50%		
	Outbound		50%		
	PM Peak Hour:	T=	77.5	Trips per	Site
	Inbound		50%		
	Outbound		50%		

Sources:
Trip Generation, 10th Edition, 2017, Institute of Transportation Engineers (ITE).

Notes:
[1] "Affordable Housing- Family" trip generation rate provided by the LADOT Transportation Assessment Guidelines (July 2020). The Outside TPA setting was used for a conservative analysis.
[2] Daily and AM peak hour trip generation rates provided by San Diego Municipal Code Land Development Code Trip Generation Manual, Revised May 2003.

APPENDIX G.2: TRANSPORTATION STUDY

G.2: City of Los Angeles, Department of Transportation,
Inter-Departmental Correspondence to the Department of City Planning,
Trip Generation Assessment for the Proposed Mixed-Use Project
at 9500 West Pico Boulevard (Revised 3rd Version),
DOT Case No. WLA19-108250,
November 30, 2020.

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

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

9500 West Pico Boulevard
DOT Case No. Other WLA19-108250

Date: November 30, 2020

To: Luciralia Ibarra, Senior City Planner
Department of City Planning

From: Hamed Sandoghdar, Transportation Engineer
Department of Transportation

Subject: **TRIP GENERATION ASSESSMENT FOR THE PROPOSED MIXED-USE PROJECT LOCATED AT 9500 WEST PICO BOULEBARD (Revised 3rd version)**

The Department of Transportation (DOT) has completed the review of a trip generation assessment report, prepared by Crain a KOA Corporation Company, dated August 14, 2020 with a subsequent revision dated October 15, 2020, for the proposed mixed-use project located at 9500 West Pico Boulevard. After completing a review of the pertinent data provided in the trip generation report, DOT confirms its concurrence with the conclusion of the analysis that the trip generation by the project does not meet the trip threshold to require a transportation impact analysis. Therefore, DOT will not require the preparation of a transportation assessment for this project. *Please note, DOT has issued two previous assessments for slightly modified versions of this project on January 29, 2020 and July 1, 2020. This assessment is intended to replace the previous versions.*

PROJECT DESCRIPTION

The project proposes the construction of a mixed-use development consisting of a new six-story, 108-Unit multifamily residential apartment building including 13 units reserved for low-income households and up to 4,500 square-feet of ground floor commercial space. The new development will replace two existing commercial buildings consisting of a 7,236 square-feet, two-story office building, and a 7,247 square-feet car wash. The project site will be vacated and both existing buildings will be demolished to accommodate the construction of the project. The project would potentially generate a net increase of 2 net daily vehicle trips, a net increase of 23 AM peak hour trips and a net decrease of -7 PM peak hour trips. The threshold to require a transportation impact analysis is 250 net daily trips. A copy of the VMT Calculator can be found in **Attachment "A".** Vehicular access to a two-level subterranean parking garage would be provided via a full-access driveway on Beverly Drive, as shown in **Attachment "B"** to this report. The project is expected to be completed by 2022.

Please note this DOT determination does not include approval of the project's driveways, internal circulation and parking scheme. Final DOT approval shall be obtained prior to issuance of any building permits. The review and approval should be coordinated with DOT's West LA Development Review Section (7166 W. Manchester Avenue, Room #11 at 213-485-1062). The applicant is also advised to contact BOE for any required highway dedication and physical street improvements for the proposed project.

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

Enclosure

c: Jay Greenstein, Elizabeth Garcia, Council District No. 5
Chuanzhe Song, Esther Serrato DCP
Rudy Guevara, DOT
Mike Patonai, Kevin Azarmahan, BOE
Daniel Hendricks, Crain a KOA Corporation Company

9500 W. Pico Bl.: 108-Unit Apt. & 4,500 sf retail (Other WLA19-108250)

Attachment "A" (1 of 2)

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

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

Project Information

Project: Pico (9500) Mixed-Use

Scenario: With Project

Address: 9500 W PICO BLVD, 90035

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

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Office | General Office	7.236	ksf

Office | General Office	7.236
(custom) Car Wash | Daily	900
(custom) Car Wash | HBW-Attraction Split	5
(custom) Car Wash | HBO-Attraction Split	51
(custom) Car Wash | NHB-Attraction Split	22
(custom) Car Wash | HBW-Production Split	0
(custom) Car Wash | HBO-Production Split	0
(custom) Car Wash | NHB-Production Split	22
(custom) Car Wash | Daily	0

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

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	4.5	ksf

Housing | Multi-Family	95
Retail | High-Turnover Sit-Down Restaurant	4.5
Housing | Affordable Housing - Family	13

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

Project Screening Summary

Existing Land Use	Proposed Project
838 Daily Vehicle Trips	840 Daily Vehicle Trips
5,960 Daily VMT	5,586 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	2 Net Daily Trips
The net increase in daily VMT ≤ 0	-374 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	4.500 ksf

The proposed project is not required to perform VMT analysis.

Measuring the Miles

7/31/2020

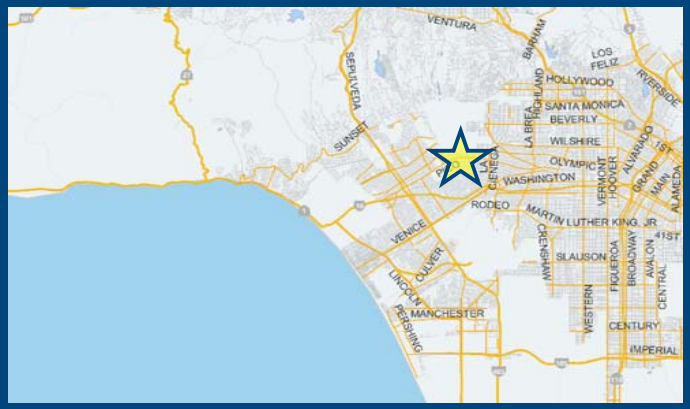
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information

Project: Pico (9500) Mixed-Use

Scenario: With Project

Address: 9500 W PICO BLVD, 90035



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	95	DU
Retail | High-Turnover Sit-Down Restaurant	4.5	ksf
Housing | Affordable Housing - Family	13	DU

TDM Strategies

Select each section to show individual strategies

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

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

A Parking

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

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

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

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

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

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
840 Daily Vehicle Trips	**840** Daily Vehicle Trips
5,586 Daily VMT	**5,586** Daily VMT
N/A Household VMT per Capita	**N/A** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Proposed Project	With Mitigation
Household: N/A Threshold = 7.4 15% Below APC	**Household: N/A** Threshold = 7.4 15% Below APC
Work: N/A Threshold = 11.1 15% Below APC	**Work: N/A** Threshold = 11.1 15% Below APC

Measuring the Miles

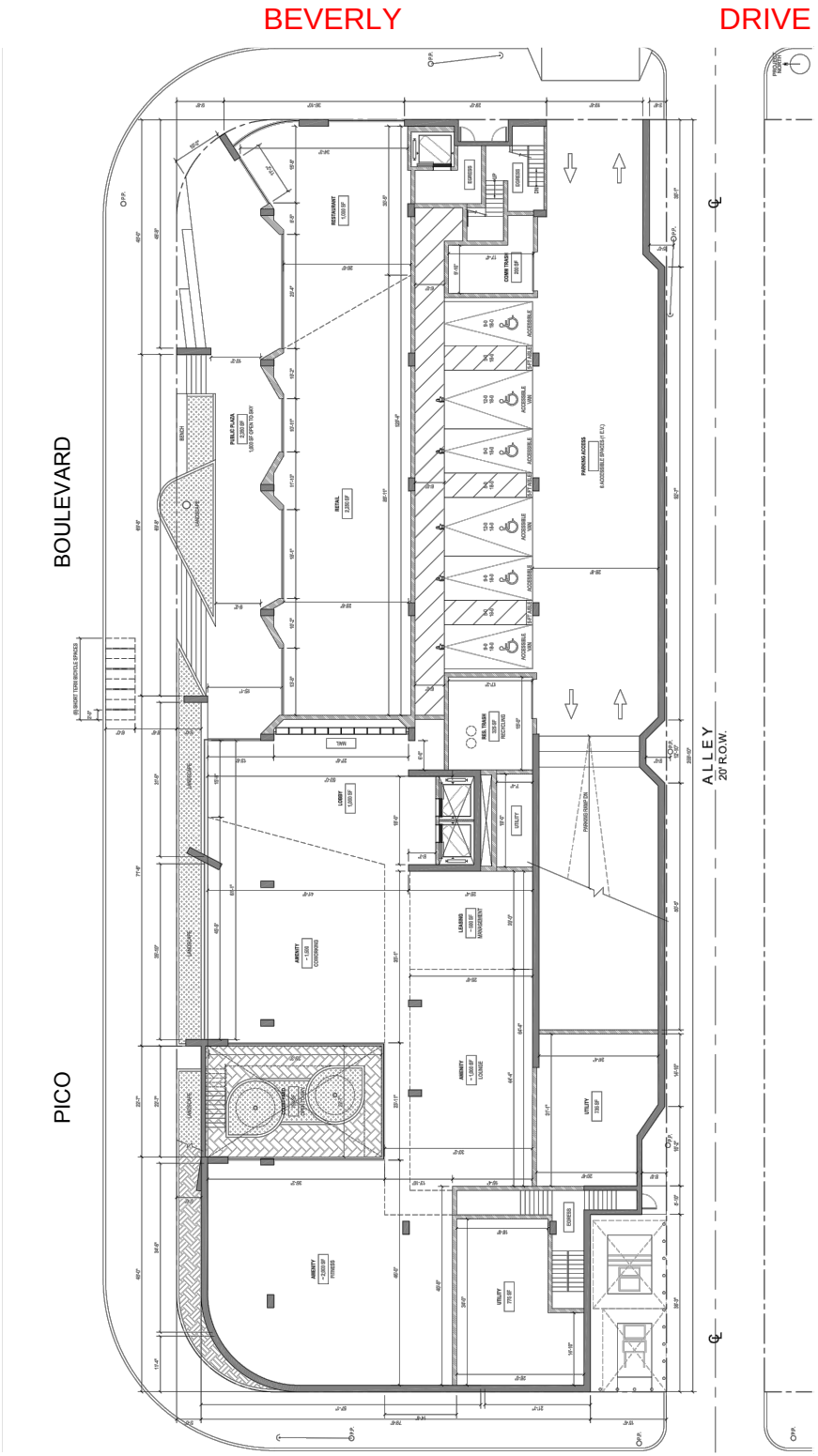


FIGURE 2

7/31/2020

Pico(9500)MixedUse\SITEPLAN

PROJECT SITE PLAN

CRAIN

APPENDIX H: CULTURAL RECORDS SEARCH

H.1: South Central Coastal Information Center,
Records Search Results for the 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF],
October 15, 2019.

H.2: Natural History Museum,
Paleontological Resources for the Proposed 9500 Pico Mixed-Use Project,
Project # ENV-2019-4574-EAF, in the City of Los Angeles,
Los Angeles County, Project Area,
September 19, 2019.

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South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

10/15/2019 SCCIC File #: 20653.6630

Elise Lorenzana-Cronkite
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Re: Record Search Results for 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF]

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Beverly Hills, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Historic Properties Directory (HPD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see note below)	Within project area: 0 Within ½-mile radius: 0
Built-Environment Resources	Within project area: 0 Within ½-mile radius: 6
Reports and Studies	Within project area: 0 Within ½-mile radius: 9
OHP Historic Properties Directory (HPD) 2012	Within project area: 0 Within ¼-mile radius: 0
California Points of Historical Interest (SPHI) 2012	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2012	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2012	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2012	Within project area: 0 Within ¼-mile radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Santa Monica, CA (1902, 1921) 15' USGS historic map indicates that in 1902, there was no visible development within the project area. There were two buildings and one intermittent stream within a ½-mile radius which was located in the historic place name of Rodeo De las Aguas. In 1921, there was still no visible development within the project area. There appeared to be several additional buildings and roads within the project search radius and the intermittent stream is still visible. The previously mentioned buildings from 1902 no longer appear on the map.

RECOMMENDATIONS

The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor during ground-disturbing activities or additional research. Finally, the built-environment resources on the property are 45 years or older, therefore, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Stacy St. James

Isabela Kott
GIS Technician/Staff Researcher

Enclosures:

(X) Invoice #20653.6630

*=When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not yet been studied and that no information regarding the archaeological sensitivity of the property is available. The reported records search result does not preclude the possibility that surface or buried artifacts may be found during a survey of the property or ground-disturbing activities.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

19 September 2019

Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Attn: Elise Lorenzana-Cronkrite, Senior Environmental Planner

re: Paleontological resources for the proposed 9500 Pico Mixed-Use Project, Project # ENV-2019-4574-EAF, in the City of Los Angeles, Los Angeles County, project area

Dear Elise:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed 9500 Pico Mixed-Use Project, Project # ENV-2019-4574-EAF, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to me via e-mail on 5 September 2019. We do not have any vertebrate fossil localities that lie directly within the proposed project area site boundaries, but we do have vertebrate fossil localities nearby from the sedimentary deposits similar to those that occur in the proposed project area.

In the entire proposed project area there are older Quaternary deposits that are nominally marine, possibly referred to the San Pedro Sand. Our closest vertebrate fossil locality in older Quaternary sediments is LACM 5501, just north of due west of the proposed project area south of Olympic Boulevard between Avenue of the Stars and Century Park East, that produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth. Near the intersection of Wilshire Boulevard and Bedford Drive, further north-northwest of the proposed project area, our localities LACM 3355 and 3821 produced specimens of fossil horse, *Equus*, and even-toed ungulates, Artiodactyla, at a depth of 40 feet below the surface. Our locality LACM 5833, west-northwest of the proposed project area south of Wilshire Boulevard between Thayer and Westholme Avenues, produced fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth.

East-northeast of the proposed project area, north of Olympic Boulevard just east of Schumacher Drive, our vertebrate fossil locality LACM 3329 produced fossil specimens of bison, *Bison*, and horse, *Equus*, at a depth of 16 feet below street level during excavation for the North Outfall Sewer. A little further east along Olympic Boulevard near Alvira Street, our vertebrate fossil locality LACM 1238 produced a fossil specimen of mammoth, *Mammuthus*, at a depth of 13 feet below the surface during excavations for flood control. Our older Quaternary localities LACM 7669 and LACM 7670, slightly further east-northeast of the proposed project area along San Vicente Boulevard near the intersections with Wilshire Boulevard and Orange Street respectively, produced fossil specimens of ground sloth, Xenarthra, elephantoid, Proboscidea, and bison, *Bison*, at unstated depth during excavations for the Hollyhills Drain. Just to the west of these latter localities, at the intersection of La Cienga Boulevard and Wilshire Boulevard, our older Quaternary locality LACM 3176 produced fossil specimens of bison, *Bison*, at a depth of 30 feet below the surface. A little further north, to the northeast of the proposed project area along San Vicente Boulevard between Colgate Avenue and Drexel Avenues, our older Quaternary locality LACM 7671 produced fossil specimens of mastodon, *Mammut*. Further along San Vicente Boulevard, near the intersection with 3rd Street, our older Quaternary locality LACM 7672 produced fossil specimens of deer, Cervidae, and elephantoid, Proboscidea, at unstated depth in excavations for the Hollyhills Drain.

Any excavations in the older Quaternary deposits exposed throughout the proposed project area may well encounter significant vertebrate fossil remains. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

APPENDIX I: METHANE REPORT

Brownfield Subslab,
Subsurface Methane Investigation for 9500-9530 W. Pico Boulevard,
Los Angeles, CA 90035,
March 3, 2020.

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J1542rept000

Subsurface Methane Investigation for 9500-9530 W. Pico Boulevard Los Angeles, CA 90035

Prepared for:

Freeman Group Inc.
11150 W. Olympic Boulevard
Suite #500
Los Angeles, CA 90064

Prepared by:

BROWNFIELD SUBSLAB
4007 McCullough Ave., #469 / San Antonio, TX 78212
5655 Lindero Canyon Rd., #106-3 / Westlake Village, CA 91362
tel (818) 597-1448, tel (213) 500-0425

March 3, 2020

Sepich Enterprises, LLC, dba
BROWNFIELD SUBSLAB
SOIL VAPOR MANAGEMENT FOR HABITATION
TX: 4007 McCullough Ave. #469 / San Antonio TX 78212
CA: 5655 Lindero Canyon Road, Suite 106, Westlake Village, CA 91362
tel (213) 500-0425 <jesepich@gmail.com>

Freeman Group Inc. March 3, 2020
11150 W. Olympic Boulevard Suite #500
Los Angeles, CA 90064

Attn: Daniel Shore *<dshore@freemangroup.net>, tel: (310)453-0414*

METHANE SITE INVESTIGATION REPORT FOR NEW APARTMENT BUILDING LOCATED AT 9500-9530 W. PICO BOULEVARD, LOS ANGELES, CA 90035

Brownfield Subslab respectively submits this report outlining the results of our subsurface methane investigation of the above references property. The purpose of the investigation was to determine

- if any levels of methane soil gas exist at the site, and
- if gas control is required, based on City of Los Angeles Department of Building and Safety (LADBS) methane mitigation requirements.

The investigation was conducted on February 18th, February 19th and February 27th 2020.

The subject property is:
- ***new*** apartment building
- in the Methane Zone.

SITE INFORMATION. Construction will include demolishing existing buildings and construction of a new 5 story apartment building, with a parking area extending approximately 20-feet below grade. The total site area is approximately 23,000 square feet.

METHANE EXPLOSIVE LIMITS. Methane soil gas is a safety issue, not a health issue. Methane gas can be explosive when mixed with air at concentrations between approximately 5% up to 15% by volume. The lower number is often referred to as the lower explosive limit (LEL). The larger number is a concentration above which methane will not be combustible in a balance mixture of air, and is often referred to as the upper explosive limit (UEL). For an explosion to happen, methane must be between the LEL and UEL in a confined space, with a source of ignition. The lower explosive limit of methane can also be expressed as 50,000 parts per million by volume (ppmv) which is exactly the same as 5% by volume. Below 50,000 ppmv methane cannot ignite, combust, burn, flash, or explode, regardless of pressure or other conditions. In the soil, methane does not explode or propagate a flame regardless of concentration or oxygen mixture, due to the small dimension of the pore spaces between soil particles, which acts effectively as a flame arrestor.

It is important to note that methane concentrations cannot increase as they travel through the soil, or as they travel from the soil into a building or other confined space. In the absence of pressure in the soil gas, the concentration of soil gas in a building is found to be decreased (attenuated) by a factor of 100 to 1,000 times as compared to the concentration of the gas in the soil. ASTM E2993-16 recognizes this – see the following table.

E2993 – 16

TABLE 1 Suggested Default Decision Matrix for Methane in Soil Gas and Indoor Air

NOTE 1—Table based on Eklund, 2011 (1) and Sepich, 2008 (2)[D] . See also Appendix X2. Table is intended for sites with existing buildings. To address future development, no further action is recommended if the shallow soil gas concentration is <30% and ΔP <500 Pa.

NOTE 2—If the combined soil gas concentrations of methane and carbon dioxide are ≥90%, mitigation should be considered.

NOTE 3—Soil gas outside the building footprint but within a radius of 60 m (200 ft) of the building may be of interest. The total mass of methane present should be considered (that is, concentration × volume).

Shallow Soil Gas Conc.[A]	Indoor Air Concentration			
	No Measurements Available	<0.01% (that is <100 ppm)	0.01 to <1.25%	>1.25%
<1.25% to 5%	No further action	No further action	No further action[B]	Immediately notify authorities, recommend owner/operator evacuate building
>5% to 30%[C]	No further action unless ΔP >500 Pa[B]	No further action unless ΔP >500 Pa[B]	No further action unless ΔP >500 Pa[B]	Immediately notify authorities, recommend owner/operator evacuate building
>30%[C]	Collect indoor air data	Evaluate on case-by-case basis	Evaluate on case-by-case basis	Immediately notify authorities, recommend owner/operator evacuate building

[A] Maximum methane soil gas value for area of building footprint. Shallow soil gas refers to soil gas in the vadose zone within the top 10 m (33 ft) of soil below ground surface.
[B] Landowner or building owner/manager should identify indoor sources and reduce/control emissions. If no sources are found, additional subsurface characterization and continued indoor air monitoring should be considered. ΔP refers to pressure gradients in the subsurface at a depth or interval of 1.5m. For gravel or other highly permeable matrices, use of a more conservative criterion less than 500 Pa (2 in. H_2O) may be appropriate.
[C] The potential for pressure gradients to occur in the future at a given site should be considered.
[D] The boldface numbers in parentheses refer to a list of references at the end of this standard.

The ASTM guidance, in recognition of the fact that methane concentrations cannot increase as the gas might travel from the soil into a building, indicates that no methane mitigation ("no further action") is required when soil gas concentrations are already below the lower explosive limit. Furthermore the ASTM guidance sets forth an arbitrary soil gas level of 300,000 ppm methane for no further action as long as there is not soil gas pressure (meaning less than 2" H2O). For concentrations in the soil over 300,000 ppmv the ASTM guidance recommends that sites be evaluated on a case-by-case basis. But generally it is known that pressure in the soil gas is required to pose risk to a building.

The ASTM standard also notes that the total mass of methane present should be considered (i.e. concentration x volume). In the case of most methane investigations, particularly in the L.A. methane zones it is normal to find a range of methane concentrations on the site, from non-detect to some higher values. This means that the actual volume of methane may be small and in pockets, a condition which does not easily translate into hazardous levels of gas intrusion, particularly in the absence of soil gas pressure.

CITY OF LOS ANGELES METHANE CODE/REGULATIONS. Outlined in the Los Angeles Municipal Code Division 71 of Article 1, Chapter IX are the requirements for the control of methane gas intrusion (see attached Table 1A from Division 71). These

requirements apply to any new construction on the site. Site testing is performed to determine the level of design that is required for the control system. The levels range from the lowest "Level I/II" to the highest "Level V" and are based upon soil gas concentrations and subsurface pressure.

The LADBS "design levels" should not be confused with hazard levels. All design levels I through IV are always safe – no hazard from methane gas; and level V is safe up to levels above 300,000 ppm and with pressure. The following table of administrative gas levels is notated based upon known science of methane soil gas.

LADBS Methane "Design Levels"	Concentration Range (parts per million by volume)	Comment
Level 1	0 to 100 ppmv	always safe
Level 2	101 to 1,000 ppmv	always safe
Level 3	1001 to 5,000 ppmv	always safe
Level 4	5,001 to 12,500 ppmv	always safe
Level 5	➢ 12,500 ppmv	always safe up to 50,000 ppm.
Note (not part of LADBS code)	➢ *12,500 to 300,000 ppmv*	*always safe up to 300,000 ppm with no pressure.*
Note (not part of LADBS code)	➢ *300,000 ppmv*	*evaluate higher concentrations case-by-case*

Also, for new work at existing development only, the City may allow that new improvements with value less than 10% of existing improvements may be done to older codes; that new improvements more than 10% but less than 50% value may be done to new code while leaving existing improvements at old code; and if new improvements have valuation greater than 50% of existing improvements that all new and old work must be brought to new code. However since methane is a life-safety issue it is common to involve the entire building in the methane mitigation system, regardless of the value of improvements, when high levels of methane are found in the testing. The methane code does not set forth clear requirements for existing buildings. Variances may be used to identify the specific methane mitigation scheme for new improvements at existing development, when appropriate.

SHALLOW AND MULTIPLE-DEPTH GAS PROBE TESTING. LADBS methane test programs must include installing a minimum of two "shallow" (single completion) and two "multi-depth" probes (triple completion / nested) at a site no matter how small the site area. The shallow probes must be four to five feet in depth below the lowest proposed building foundation; and the deeper probes must be triple completion at depths of 5 feet, 10 feet and 20 feet below the lowest proposed building foundation, with an exception that testing not be done below groundwater. For larger sites a minimum of one shallow probe per 10,000 square feet of site or fraction thereof, plus one deep probe per 20,000 square feet of site

or fraction thereof, must be tested. No gas probes are to be installed closer than 12 inches above ground water table.

THIS PROJECT		
Total Site Area **23,000 s.f.**	**Required**	**Installed**
No. of Shallow Gas Probes	**3**	**3**
No. of Multi-Depth Probes	**2**	**2**

* single depth probes were installed at 20'.

For sites with existing buildings it is customary to install probes in yard areas rather than through the floors of buildings (see Field Data Sheet 1 of 2). It is problematic to utilize conventional drilling equipment inside of structures due to issues such as limited access, limited vertical clearance, limited bearing capacity, and destructive testing repairs.

GROUNDWATER. If groundwater is not encountered at the site during drilling, historical depths are researched on an online database of observation wells to determine if any special requirements are warranted[1]. The wells near the site are researched on the Water Replenishment District of Southern California online database for historical groundwater levels.

DRILLING EQUIPMENT. Brownfield Subslab utilized a direct push drill rig to install the soil gas probes at the project site. Once the hole was constructed a ¼ inch polyethylene tube was installed with a porous probe tip at the end. Probe tip ends are placed towards the bottom of the borehole, in the middle of a six inch layer of sand. The bore holes are sealed at the top with a hydrated bentonite clay plug. For multi-depth probes, a bentonite clay layer is installed between each of the probe sampling end sand layers (see attached sketch of probe installation).

TESTING EQUIPMENT. An Eagle RKI gas detector, calibrated for methane, was used to measure combustible gas in the probes. The instrument is capable of measuring methane in percent l.e.l. and percent by volume; oxygen in percent; and carbon dioxide in ppm and percent by volume. The instrument was calibrated with a standard mixture containing 50% l.e.l. methane, 10% v/v CO_2 and 20.9% v/v O_2.

The pressures in the probes were measured with a Dwyer Magnehelic Differential Pressure Gauge with a scale ranging from -0.1 to 0.1 inch of water (H_2O).

RESULTS OF TESTING. The attached LADBS Form 1 shows the results of testing performed at the project site.

- The highest gas concentration found was: >50,250 ppm.
- The maximum pressure found was: zero inches of water.

[1] Water Replenishment District of Southern California <www.wrd.org>

Based on the testing performed at the project site, the risk from methane soil gas may be evaluated.

RISK. At the concentrations and pressures of methane gas found during the testing, the actual risk based upon methane science was as follows:

X	There was no methane risk at the site.
	There was moderate methane risk at the site.
	There was high methane risk at the site.

RECOMMENDATIONS. **N**ew slab on grade areas and new utility work must be protected per Level V, < 2" H_2O, of the City of Los Angeles Department of Building and Safety (LADBS), including a subslab membrane and venting system with vertical vent risers, utility seals and warning signage. The system will also include gas detectors with battery backup, additional vent risers/extraction system and audio/visual alarms.

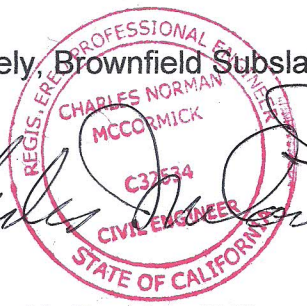
Note: the above recommendations assume the project is to be plan checked through the City of Los Angeles Department of Building and Safety (LADBS). For projects plan checked through the Office of State Architect, the State of California Department of Toxic Substances Control is the reviewing agency for methane, and their requirements may be different from LADBS requirements.

VARIANCES. Requests for modifications (RFM) of methane requirements with the city are sometimes made, and are case by case basis. Brownfield Subslab will provide a recommendation to pursue a RFM if the project site meets city guidelines for a modified control system. Based upon available information, this project does not appear to benefit from the variance process.

LIMITATIONS. This report is based upon the facts described or appended herein; has been prepared under the supervision and direction of the undersigned *(telephone 818-597-1448, email (yogendarn@gmail.com)* using currently accepted practices and principles; and is for use only by or as authorized by Freeman Group Inc., in relation to the subject project.

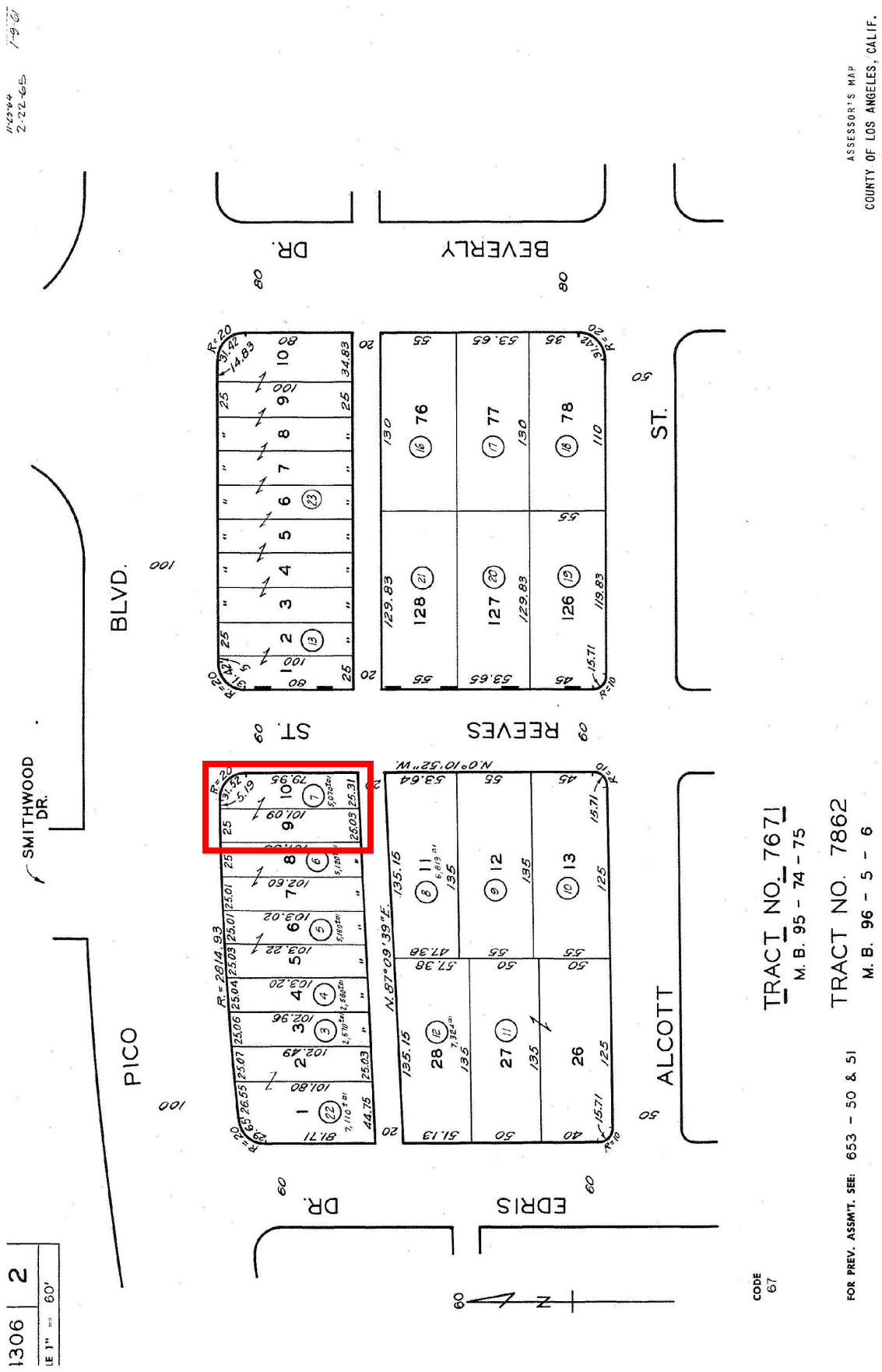
CERTIFICATION. The undersigned is a registered professional in the State of California, with experience in subsurface gas mitigation.

Sincerely, Brownfield Subslab



Charles McCormick, P.E.

ATTACHMENTS:
- *Assessor Parcel Map*
- *Parcel Profile Report*
- *Methane Zone Map*
- *Field Data Sheets including Methane Probe Location Map*
- *Soil Gas Probe Sketch*
- *Form 1 – Certified Report*
- *Table 1 – Mitigation Requirements – Table 71- Table 1 – Mitigation Requirements – Table 71*


ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.
1306 2
1" = 60'
SMITHWOOD DR.
PICO BLVD.
ST.
REEVES
BEVERLY DR.
ALCOTT
EDRIS DR.
TRACT NO. 7671
M. B. 95 - 74 - 75
TRACT NO. 7862
M. B. 96 - 5 - 6
FOR PREV. ASSM'T. SEE: 653 - 50 & 51
CODE 67
N
ASSESSOR PARCEL MAP

Los Angeles Department of Building and Safety

Parcel Profile - Report Date: 2/26/2020 10:53:23 AM

JOB ADDRESS(ES)

9500 W PICO BLVD, LOS ANGELES, CA 90035

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Tract:	TR 7671
Block:	
Lot:	10
Arb:	NO
Modifier:	NO
Map Reference Number for Tract Recordation:	M B 95-74/75
Parcel Identification Number:	132A167 238 (/OnlineServices/PermitReport/PermitResultsbyPin?pin=132A167%20%20%20238)

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	NO
Area Planning Commission:	West Los Angeles
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Certified Neighborhood Council:	South Robertson
Community Redevelopment Area:	NO
Council District:	5
District Map:	132A167
Flood Hazard Zone:	NO
Hillside Grading Area:	YES
Hillside Ordinance Area:	NO
LA Preliminary Fault Study Area: (/OnlineServices/PermitReport/DisplayPDF?path=LAPFRSA.pdf)	NO
Planning Area / Community Name:	West Los Angeles
Zone(s):	C4-1VL-O

3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

500 Foot School Zone:	NO
Airport Hazard Area:	NO
Alley:	NO
Building and Safety Branch Office:	WLA
Building Line Setback:	NO
Census Tract:	2691.00
City Street R/W:	NO
City Walk R/W:	NO
Coastal Zone Conservation Act:	NO
Community Design Overlay District:	NO
Community Noise Equiv. Level:	NO
Compacted Filled Ground:	NO
Division of Land:	NO
Division of Land Exemption:	NO
Earthquake-Induced Landslide Area:	NO
Earthquake-Induced Liquefaction Area:	NO
Easement:	NO
Energy Zone:	9
Environmentally Sensitive Area:	NO
Fire District:	2

PARCEL PROFILE REPORT PAGE 1 OF 2

Front Yard Setback:	NO
Future Street:	NO
GPI Plan Route Office:	NO
High Wind Area:	NO
Highway Dedication:	NO
Hillside Street:	NO
Lot Cut Date:	NO
Lot Size:	NO
Lot Type:	NO
Methane Hazard Site:	Methane Zone
Nat. Water Course:	NO
Near Source Zone Distance:	1.4
Oil Well Area:	NO
Parcel Area (sqft):	3402.90
Parcel Map Exemption:	NO
Parking District:	NO
Parking Layout:	NO
Private Street:	NO
Read Yard Setback:	NO
Side Yard Setbacic	NO
Thomas Brothers Map Grid:	632-G4
Vacated Street/Alley:	NO
Vehicular Access Waived:	NO

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Affidavit:	AFF-15103
City Planning Case(s):	CPC-1959-10775
	CPC-1976-26111
	CPC-1984-156-ZC
	CPC-2018-7546-CPU
DTRM:	DIR-2019-4573-TOC-SPR
Ordinance:	ORD-117157
	ORD-129279
	ORD-149411
	ORD-159783
	ORD-183497

5. OTHER PARCEL RELATED INFORMATION:

PARCEL PROFILE REPORT PAGE 2 OF 2

LOS ANGELES
NavigateLA
Table of Contents
Available Parcel Reports
Parcel Profile Report (BAS)
Parcel Profile Report (DCP)
Parcel Activity Report (BAS)
Parcel DFIRM Flood Zone Report
Parcel Description Report
Public Services Report
Parcel Sewer Wye Report
County Assessor Report
"U": Unassigned Number
Methane Zone
W PICO BLVD
S BEVERLY DR
ALCOTT ST
REEVES ST
REXFORD DR
SMITHWOOD DR
Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS

METHANE MAP

Sepich Enterprises, LLC, dba

BROWNFIELD SUBSLAB

SOIL VAPOR MANAGEMENT FOR HABITATION

TX: 4007 McCullough Ave. #469 / San Antonio TX 78212/ tel (213)500-0425

CA: 5655 Lindero Canyon Road, Suite #106-3, Westlake Village, CA 91362 / tel (818)597-1448,

sheet 1 of 3

DAILY FIELD REPORT

INSPECTION OF SOIL VAPOR MITIGATION SYSTEM

JOB # / NAME 9500-9530 W Pico Blvd. Los Angeles CA 90035

J1535

DATE: 02/18/2020

TIME IN: 06:00

TIME OUT: 09:00

TRAVEL TIME 1.5 hrs

CLIMATIC CONDITIONS

	barometer	wind	temperature		humidity
■ bright	■ rising	■ still	❍ < 32F	■ 71-85	❍ dry
❍ fog	❍ falling	❍ breezy	❍ 33-55	❍ 86-100	■ moderate
❍ cloudy		❍ strong	❍ 56-70	❍ > 100F	❍ high
❍ rain					

ACTIVITY	INSPECTION ITEM(S)		PERSONS ON SITE
❍ scoping	❍ fdn. preparation	❍ sumps	
❍ meeting	❍ dewatering	❍ probes	Chafic - BFSS
❍ field	❍ drainage	❍ gas detectors	
❍ exploration	❍ subslab venting	❍ alarms	
❍ installation	❍ subgrade prep.	❍ telemeter	
❍ monitoring	❍ cushion	❍ fans	
❍ design	❍ membrane	❍ _____	
❍ plan check	❍ smoke test	❍ _____	
❍ inspection	❍ protection	❍ _____	
❍ cut membrane coupon	❍ vent riser	❍ _____	
❍ measure membrane thickness	❍ signage	❍ _____	
❍ repair coupon	❍ vent riser top-out	❍ partial	
❍ _____	❍ elevator pit	❍ final	

NOTES:

3 probes installed at a depth of 25'.

2 probes installed at a depth of 25, 30 and 33' (refusal at around 34').

NOTES:

■ notify contractor to call 48 hours in advance for re-inspection

_____ _____

inspector's signature *verified by*

FIELD DATA SHEET 1 of 7

BROWNFIELD SUBSLAB WESTLAKE VILLAGE, CALIFORNIA (818) 597-1448 / SAN ANTONIO, TEXAS <jlesepich@gmail.com> (213) 500-0425

LOS ANGELES METHANE MONITORING

Job #: J1542

Project Name: J1542

Field Tech: Chafic Ghraizi

Address: 9500-9530 W Pico Blvd. Los Angeles CA 90035

Initials: CG

Date: 02/18/2020

Time In: 06:00

Time Out:

CLIMATIC CONDITIONS

	wind	temperature	humidity
● bright			
○ fog	● still	○ <32 F	● 71-85	○ dry
○ cloudy	○ breezy	○ 33-55	○ 86-100	● moderate
○ rain	○ strong	○ 56-70	○ >100F	○ high

Barometric Pressure: 29.98 [or check online]

Drill Method: Push Probe

Recent Grading? ○ yes ● no

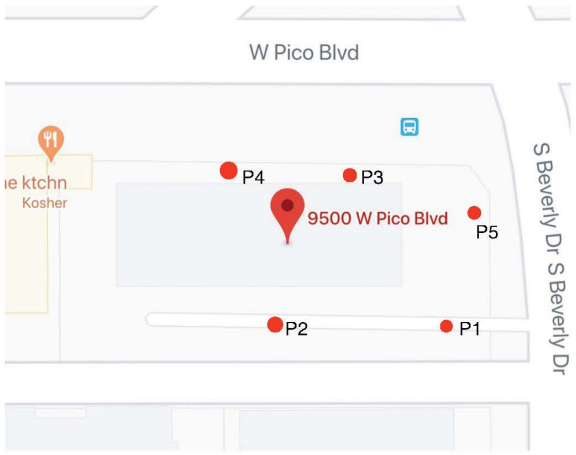
INSTRUMENT CALIBRATION

Instrument: RKI Eagle Date: 02/18/20 Initials: CG

	PPM CH4	% LEL CH4	% CH4	% CO2	% O2
CALIBRATION GAS	25000			10.0	AIR
INITIAL READING	25250			9.8	20.9
READING AFTER ✱CALIBRATION	25000			9.9	20.9
READING AFTER PROBE TESTING	25000			9.9	20.9

✱SHOULD BE SAME AS CALIBRATION GAS

SKETCH OF SITE (OR ATTACH SKETCH) SHOW NORTH ARROW AND PROBE LOCATIONS & NUMBER'S



Sheet 2 of 3

Field Tech Signature:

FIELD DATA SHEET 2 of 7

LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2008-101

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address: 9500-9530 W Pico Blvd. Los Angeles CA 90035

Description of Gas Analysis Instrument(s):

Instrument Name and Model: ■ RKI Eagle 4-Gas Instrument Accuracy: ± 5 ppmv.

☐ Other_____ Instrument Accuracy: ± _____ ppmv.

City of Los Angeles Testing License #: TA24795

Date	Time	Probe Set #	Probe Depth (ft)	Concentration			CO_2 %V	O_2 %V	Pressure (in H_2O)	Description/Probe Location
				ppm	%LEL	%V				
02/18/20	06:00	1	25	50250 over			6.1	9.2	0	
		2	25	0			2.0	16.9	0	
		2	30	0			2.1	16.2	0	
		2	32	0			1.0	18.7	0	
		3	25	0			0.9	19.3	0	
		3	30	0			0.5	18.8	0	
		3	32	0			0.8	19.7	0	
		4	25	50250 over			5.5	11.1	0	
		5	25	0			1.3	18.4	0	
			Reading stabilized after 2 minutes of purging.							

* non-detect is reported as 0.0, instrument detection limit is 5 ppmv

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equalaccess toits programs, services and activities. For efficient handling of informationinternally and inthe internet, conversion tothis new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

FIELD DATA SHEET 3 of 7

Sepich Enterprises, LLC, dba

BROWNFIELD SUBSLAB

SOIL VAPOR MANAGEMENT FOR HABITATION

TX: 4007 McCullough Ave. #469 / San Antonio TX 78212/ tel (213)500-0425

CA: 5655 Lindero Canyon Road, Suite #106-3, Westlake Village, CA 91362 / tel (818)597-1448,

sheet 1 of 2

DAILY FIELD REPORT

INSPECTION OF SOIL VAPOR MITIGATION SYSTEM

JOB # / NAME 9500-9530 W Pico Blvd. Los Angeles CA 90035

J1535

DATE: 02/19/2020

TIME IN: 10:00

TIME OUT: 11:00

TRAVEL TIME 1.5 hrs

CLIMATIC CONDITIONS

	barometer	wind	temperature		humidity
■ bright	■ rising	■ still	❍ < 32F	■ 71-85	❍ dry
❍ fog	❍ falling	❍ breezy	❍ 33-55	❍ 86-100	■ moderate
❍ cloudy		❍ strong	❍ 56-70	❍ > 100F	❍ high
❍ rain					

ACTIVITY	INSPECTION ITEM(S)		PERSONS ON SITE
❍ scoping	❍ fdn. preparation	❍ sumps	
❍ meeting	❍ dewatering	❍ probes	Chafic - BFSS
❍ field	❍ drainage	❍ gas detectors	
❍ exploration	❍ subslab venting	❍ alarms	
❍ installation	❍ subgrade prep.	❍ telemeter	
❍ monitoring	❍ cushion	❍ fans	
❍ design	❍ membrane	❍ _____	
❍ plan check	❍ smoke test	❍ _____	
❍ inspection	❍ protection	❍ _____	
❍ cut membrane coupon	❍ vent riser	❍ _____	
❍ measure membrane thickness	❍ signage	❍ _____	
❍ repair coupon	❍ vent riser top-out	❍ partial	
❍ _____	❍ elevator pit	❍ final	

NOTES:

2nd day monitoring.

NOTES:

■ notify contractor to call 48 hours in advance for re-inspection

_____ _____

inspector's signature *verified by*

FIELD DATA SHEET 4 of 7

LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2008-101

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address: 9500-9530 W Pico Blvd. Los Angeles CA 90035

Description of Gas Analysis Instrument(s):

Instrument Name and Model: ■ RKI Eagle 4-Gas Instrument Accuracy: ± 5 ppmv.

☐ Other_____ Instrument Accuracy: ± _____ ppmv.

City of Los Angeles Testing License #: TA24795

Date	Time	Probe Set #	Probe Depth (ft)	Concentration			CO_2 %V	O_2 %V	Pressure (in H_2O)	Description/Probe Location
				ppm	%LEL	%V				
02/19/20	10:00	1	25	50250 over			7.1	8.1	0	
		1	25	0			2.3	17.2	0	
		1	30	0			2.0	17.0	0	
		2	32	0			1.2	19.0	0	
		3	25	0			0.5	19.1	0	
		3	30	0			0.7	19.2	0	
		3	32	0			0.9	19.3	0	
		4	25	50250 over			6.6	9.0	0	
		5	25	0			1.7	17.7	0	
			Reading stabilized after 2 minutes of purging.							

* non-detect is reported as 0.0, instrument detection limit is 5 ppmv

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FIELD DATA SHEET 5 of 7

Sepich Enterprises, LLC, dba

BROWNFIELD SUBSLAB

SOIL VAPOR MANAGEMENT FOR HABITATION

TX: 4007 McCullough Ave. #469 / San Antonio TX 78212/ tel (213)500-0425

CA: 5655 Lindero Canyon Road, Suite #106-3, Westlake Village, CA 91362 / tel (818)597-1448,

sheet 1 of 2

DAILY FIELD REPORT

INSPECTION OF SOIL VAPOR MITIGATION SYSTEM

JOB # / NAME 9500-9530 W Pico Blvd. Los Angeles CA 90035

J1535

DATE: 02/27/2020

TIME IN: 06:30

TIME OUT:

TRAVEL TIME 1.5 hrs

CLIMATIC CONDITIONS

	barometer	wind	temperature		humidity
■ bright	■ rising	■ still	❍ < 32F	■ 71-85	❍ dry
❍ fog	❍ falling	❍ breezy	❍ 33-55	❍ 86-100	■ moderate
❍ cloudy		❍ strong	❍ 56-70	❍ > 100F	❍ high
❍ rain					

ACTIVITY	INSPECTION ITEM(S)		PERSONS ON SITE
❍ scoping	❍ fdn. preparation	❍ sumps	
❍ meeting	❍ dewatering	❍ probes	Chafic - BFSS
❍ field	❍ drainage	❍ gas detectors	
❍ exploration	❍ subslab venting	❍ alarms	
❍ installation	❍ subgrade prep.	❍ telemeter	
❍ monitoring	❍ cushion	❍ fans	
❍ design	❍ membrane	❍ _____	
❍ plan check	❍ smoke test	❍ _____	
❍ inspection	❍ protection	❍ _____	
❍ cut membrane coupon	❍ vent riser	❍ _____	
❍ measure membrane thickness	❍ signage	❍ _____	
❍ repair coupon	❍ vent riser top-out	❍ partial	
❍ _____	❍ elevator pit	❍ final	

NOTES:

3rd day monitoring.

NOTES:

■ notify contractor to call 48 hours in advance for re-inspection

_____ _____

inspector's signature *verified by*

FIELD DATA SHEET 6 of 7

LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2008-101

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address: 9500-9530 W Pico Blvd. Los Angeles CA 90035

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☐ Other_____ Instrument Accuracy: ± _____ ppmv.

City of Los Angeles Testing License #: TA24795

Date	Time	Probe Set #	Probe Depth (ft)	Concentration			CO_2 %V	O_2 %V	Pressure (in H_2O)	Description/Probe Location
				ppm	%LEL	%V				
02/27/20	06:30	1	25	50250 over			9.2	6.7	0	
		1	25	0			2.5	16.4	0	
		1	30	0			1.2	16.7	0	
		2	32	0			1.4	17.7	0	
		3	25	0			1.2	18.1	0	
		3	30	0			1.1	17.7	0	
		3	32	0			1.2	18.0	0	
		4	25	50250 over			7.7	8.2	0	
		5	25	0			1.4	16.8	0	
			Reading stabilized after 2 minutes of purging.							

* non-detect is reported as 0.0, instrument detection limit is 5 ppmv

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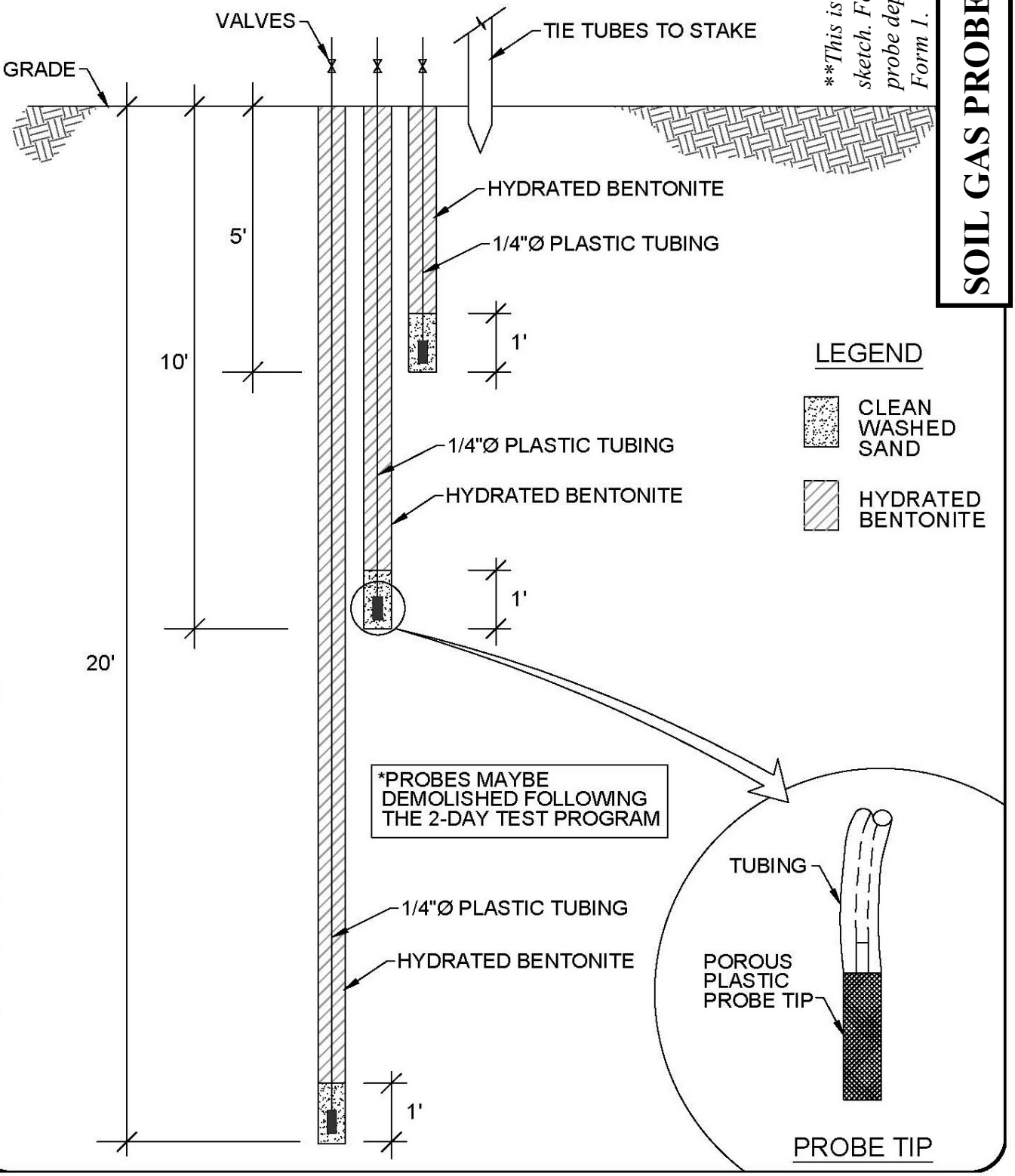
FIELD DATA SHEET 7 of 7

TEMPORARY METHANE TEST PROBES*

SOIL GAS PROBE SKETCH**

***This is a generic sketch. For actual probe depths see Form 1.*



BROWNFIELD SUBSLAB WESTLAKE VILLAGE, CALIFORNIA / SAN ANTONIO, TEXAS <jesepich@gmail.com> (213) 500-0425
SOIL VAPOR MANAGEMENT FOR HABITATION

Job #: J1542

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2014-101

FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Site Address: 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035
Legal Description: Tract: 7671 Lot: 10 Block: __
Building Use: multi-family residence

Name of Architect, Engineer, or Geologist:
Charles McCormick

Mailing Address:
Brownfield Subslab
4007 McCullough Ave #469
San Antonio, Texas, 78212

Telephone: (818)597-1448

Name of Testing Laboratory:
Brownfield Subslab
City Test Lab License #: TA24795
Telephone: (818) 597-1448

Architect's, Engineer's or Geologist's Stamp:

REGISTERED PROFESSIONAL ENGINEER
CHARLES NORMAN MCCORMICK
CIVIL ENGINEER
STATE OF CALIFORNIA
3/5/2020

Signed & Dated: *I hereby certify that I have tested the above site for the purpose of methane mitigation and that all procedures were conducted by a City of Los Angeles licensed testing agency in conformity with the requirements of the LADBS Information Bulletin P/BC 2014-101. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the architect, engineer* or geologist whose signature is affixed thereon.

Required Data:

- Project is in the (Methane Zone) or (Methane Buffer Zone).
- Depth of ground water observed during testing: n/a feet below the ground surface.
- Depth of Historical High Ground Water Table Elevation*: 8+/- feet below the ground service.****
  *(*at closest well WRD #103030, south of site)*
- Design Methane Concentration**: >50,250 parts per million in volume (ppmv).
- Design Methane Pressure***: 0.0 inches of water column.

Site Design Level: (~~Level I~~, ~~Level II~~, ~~Level III~~, ~~Level IV~~, **Level V**) with 0.0 inches of water column.

De-watering:

- De-watering ☐ is / ☐ is not required per Section 7104.3.7.
- Pump discharge rate n/a cubic feet per minute per reference geology or soil report: n/a dated n/a.

Additional Investigation:

- Additional investigation ☐ was / ☐ was not conducted.

Latest Grading on Site:

- Date of last grading on site ☐ **was**/ ~~☐ was not~~ / more than 30 days before Site Testing.
- See Attached explanation of the effect on soil gas survey results by grading operations.

Notes: * Historical High Ground Water Table Elevation shall mean the highest recorded elevation of ground water table based on historical records and field investigations as determined by the engineer for the methane mitigation system.
** Design Methane Concentration shall mean the highest recorded measured methane concentration from either Shallow Soil Gas Test or any Gas Probe Set on the site.
*** Design Methane Pressure shall mean the highest total pressure measured from any Gas Probe Set on the site.
****G.W. was not found during testing. Geotechnical report should be considered for historical high g.w.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

FORM 1 – CERTIFIED REPORT PAGE 1 OF 2

LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2014-101

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address: 9500-9530 W. Pico Boulevard, Los Angeles, CA 90035

Description of Gas Analysis Instrument(s):

Instrument Name and Model: ☐ RKI Eagle 4-Gas Instrument Accuracy: ± 5 ppmv.

☐ Other _____ Instrument Accuracy: ± _____ ppmv.

City of Los Angeles Testing License #: TA248424

Date	Time	Probe Set #	Probe Depth (ft)	Concentration			CO_2 %V	O_2 %V	Pressure (in H_2O)	Description/Probe Location
				ppm	%LEL	%V				
2/18/20	6:00am	P-1	25	>50,250			6.1	9.2	0.0	SE corner of lot
		P-2	25	0.0	0.0	0.0	2.0	16.9	0.0	SW corner of lot
			30	0.0	0.0	0.0	2.1	16.2	0.0	SW corner of lot
			32	0.0	0.0	0.0	1.0	18.7	0.0	SW corner of lot
		P-3	25	0.0	0.0	0.0	0.9	19.3	0.0	NE corner of lot
			30	0.0	0.0	0.0	0.5	18.8	0.0	NE corner of lot
			32	0.0	0.0	0.0	0.8	19.7	0.0	NE corner of lot
		P-4	25	>50,250			5.5	11.1	0.0	NW corner of lot
		P-5	25	0.0	0.0	0.0	1.3	18.4	0.0	East end of site
2/19/20	10:00am	P-1	25	>50,250			7.1	8.1	0.0	SE corner of lot
		P-2	25	0.0	0.0	0.0	2.3	17.2	0.0	SW corner of lot
			30	0.0	0.0	0.0	2.0	17.0	0.0	SW corner of lot
			32	0.0	0.0	0.0	1.2	19.0	0.0	SW corner of lot
		P-3	25	0.0	0.0	0.0	0.5	19.1	0.0	NE corner of lot
			30	0.0	0.0	0.0	0.7	19.2	0.0	NE corner of lot
			32	0.0	0.0	0.0	0.9	19.3	0.0	NE corner of lot
		P-4	25	>50,250			6.6	9.0	0.0	NW corner of lot
		P-5	25	0.0	0.0	0.0	1.7	17.7	0.0	East end of site
2/18/20	6:30am	P-1	25	>50,250			9.2	6.7	0.0	SE corner of lot
		P-2	25	0.0	0.0	0.0	2.5	16.4	0.0	SW corner of lot
			30	0.0	0.0	0.0	1.2	16.7	0.0	SW corner of lot
			32	0.0	0.0	0.0	1.4	17.7	0.0	SW corner of lot
		P-3	25	0.0	0.0	0.0	1.2	18.1	0.0	NE corner of lot
			30	0.0	0.0	0.0	1.1	17.7	0.0	NE corner of lot
			32	0.0	0.0	0.0	1.2	18.0	0.0	NE corner of lot
		P-4	25	>50,250			7.7	8.2	0.0	NW corner of lot
		P-5	25	0.0	0.0	0.0	1.4	16.8	0.0	East end of site
Refusal at 34 feet										
Methane Mitigation is Required										

* non-detect is reported as 0.0, instrument detection limit is 5 ppmv

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

REGISTERED PROFESSIONAL ENGINEER
CHARLES NORMAN MCCORMICK
C32534
CIVIL ENGINEER
STATE OF CALIFORNIA

FORM 1 – CERTIFIED REPORT PAGE 2 OF 2

TABLE 71. MINIMUM METHANE MITIGATION REQUIREMENTS.

Site Design Level			LEVEL I		LEVEL II		LEVEL III		LEVEL IV		LEVEL V
Design Methane Concentration (ppmv)			0-100		101-1,000		1,001-5,000		5,001-12,500		>12,500
Design Methane Pressure (inches of water pressure)			• 2	>2	• 2	>2	• 2	>2	• 2	>2	All Pressures
PASSIVE SYSTEM	De-watering System [1]		X	X	X	X	X	X	X	X	X
	Sub-Slab Vent System	Perforated Horizontal Pipes	X	X	X	X	X	X	X	X	X
		Gravel Blanket Thickness Under Impervious Membrane	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Gravel Thickness Surrounding Perforated Horizontal Pipes	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Vent Risers	X	X	X	X	X	X	X	X	X
	Impervious Membrane		X	X	X	X	X	X	X	X	X
ACTIVE SYSTEM	Sub-Slab System	Pressure Sensors Below Impervious Membrane								X	X
		Mechanical Extraction System [2]								X	X
	Lowest Occupied Space System	Gas Detection System [3]		X		X	X	X	X	X	X
		Mechanical Ventilation [3,4,5]		X		X	X	X	X	X	X
		Alarm System		X		X	X	X	X	X	X
	Control Panel			X		X	X	X	X	X	X
MISC. SYSTEM	Trench Dam		X	X	X	X	X	X	X	X	X
	Conduit or Cable Seal Fitting		X	X	X	X	X	X	X	X	X
	Additional Vent Risers[6]										X

X = Indicates a Required Mitigation Component

1. See Section 91.7104.3.7 for exception. *
2. The Mechanical Extraction System shall be capable of providing an equivalent of a complete change of air every 20 minutes of the total volume of the Gravel Blanket.
3. See Section 91.7104.3.1 for Narrow Buildings.

TABLE 1 – MITIGATION REQUIREMENTS – TABLE 71

APPENDIX J: TREE REPORT

Courtland Studio, LLC, Landscape Architecture,
Trees at 9500 Pico Boulevard, Los Angeles, CA 90035,
February 18, 2020.

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COURTLAND STUDIO, LLC
LANDSCAPE ARCHITECTURE
13351-D RIVERSIDE DRIVE #445
SHERMAN OAKS, CA 91423
T: 818-788-9382
LICENSED LANDSCAPE ARCHITECT #3620 EXP 2/28/2021

February 18, 2020

Daniel Shore
FREEMAN GROUP, INC.
11150 W. Olympic Blvd, Suite 975
Los Angeles, California 90064

RE: Trees at 9500 Pico Blvd. Los Angeles, CA 90035

Dear Daniel:

This letter is regarding the property 9500 Pico Blvd. Los Angeles, CA 90035.

EXISTING SITE CONDITIONS

On the site, there is a commercial carwash and a two story office building.

There are no native trees that are protected by the LAMC Protected Tree Ordinance No. 177404 (There are no California native oaks, Western sycamore/ *Platanus racemosa*, California black walnut/ *Juglans californica*, or California bay/ *Umbellularia californica*) on the property and there are no trees with a diameter greater than 8" on the property.

There are two street trees on Pico Blvd. and one street tree on Beverly Drive along the property boundaries of the site. If these trees are removed, they will need to be replaced on a 2:1 basis and an application with the Urban Forestry Division will need to be submitted.

ADJACENT PROPERTIES

There are no protected trees on adjacent properties that will be impacted by construction on this site.

Should you have any questions, please feel free to contact me at 818-788-9382.

Sincerely yours,

Paul Lewis

APPENDIX K: UTILITIES AND SERVICE RESPONSE LETTERS

K.1: Los Angeles Department of Water and Power,
Water and Electricity Connection Services Request, 9500 Pico Mixed-Use Project,
March 30, 2020.

K.2: City of Los Angeles, Bureau of Sanitation,
9500 Pico Mixed-Use Project – Request for Wastewater Services Information,
February 12, 2020.

K.3: Los Angeles Police Department,
The 9500 Pico Mixed-Use Project [ENV-2019-4574-EAF],
March 20, 2020.

K.4: Los Angeles Unified School District, Facilities Services Division,
9500-9530 Pico Mixed-Use Project, 9500 West Pico Boulevard, Los Angeles, CA 90035,
April 10, 2020.

K.5: Los Angeles Public Library,
9500 Pico Boulevard Mixed Use Project, Request for Information,
Los Angeles Public Library Response,
April 8, 2020.

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LA DWP Los Angeles Department of Water & Power

CUSTOMERS FIRST

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Board of Commissioners
Mel Levine, President
Cynthia McClain-Hill, Vice President
Jill Banks Barad
Nicole Neeman Brady
Susana Reyes
Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

March 30, 2020

Elise Lorenzana-Cronkrite
Parker Environmental Associates
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Lorenzana-Cronkrite,

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
9500 Pico Mixed-Use Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated February 10, 2020 requesting LADWP's ability to provide water and electric services for the 9500 Pico Mixed-Use Project (Project) (Thomas Brothers Map, Page 632, G4).

The Project is the 9500 Pico Mixed-Use Project and is located at 9500-9530 West Pico Boulevard, Los Angeles, CA 90035. The project site is bounded by Pico Boulevard to the north, Reeves Street to the west, Beverly Drive to the east, and an alleyway and multi-family buildings to the south.

The Project Site is 0.59 acres and is currently developed with commercial structures, which will be demolished and removed as a part of the Project. The Project is a six-story mixed-use building, including 108 units (11 of which are affordable housing units) and 4,500 square feet of ground-floor restaurant space. Two levels of subterranean parking with a total of 100 parking spaces will be provided beneath the proposed building.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed Project. Regarding water needs for the proposed Project, this letter does not constitute a response to a Water Supply Assessment (WSA) pursuant to California State Water Code Sections 10910-10915 for development projects to determine the availability of long-term water supply. Depending on the Project scope, a WSA by the water supply agency may need to be requested by the California Environmental Quality Act (CEQA) Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report (EIR).

If a Lead Agency determines that the proposed Project parameters (e.g., development details such as type, square footage, anticipated water demand, population increase, etc.)

are such that they are subject to state law requiring a WSA, a separate request must be made in writing and sent to:

Mr. Richard Harasick
Senior Assistant General Manager – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012

If you have any further questions regarding the water supply assessment process, please contact Mr. Delon Kwan, of the Water Resources Group, at (213) 367-2166 or by e-mail at Delon.Kwan@ladwp.com,

Below you will find some information about water needs.

Water Needs

As the Project proceeds further in the design phase, we recommend the Project applicant or designated Project Management Engineer contact Mr. Hugo Torres, of the Water Resources Group, at (213) 367-2130 or by e-mail at Hugo.Torres@ladwp.com to make arrangements for water supply service needs.

The following responses are provided regarding impacts to water service.

1. Please describe sizes and capacities of existing water mains that would serve the Project Site and surrounding area (e.g., along _____). Please include a map illustrating your description.

   Existing water mains: 8" AC pipe in Beverly Dr, 6" AC pipes in Pico Boulevard and Reeves Street shown on the attached water service maps 132-165, 168.

2. Are there any existing water service problems/deficiencies in the Project area?

   There are no known water service problems/deficiencies.

3. If water service problems/deficiencies exist, how would they affect the proposed project and how would you suggest those effects be mitigated by the project developer?

   The Water System Operations (WSO) should be able to provide the domestic needs of the project from the existing water system. The WSO cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination has been made, LADWP will assess the need for additional facilities, if needed.

4. Would there be a disruption in water service in the project area when "hooking-up" the proposed project? If so, about how long would the disruption last?

   Water services are usually "hot tapped" to avoid any disruptions in water services. Disruptions to the property are controlled by the Developer in that they will "hook-up" to our meter after the service is installed.

   "Hooking-up" rarely results in disruption in water service within the proposed project. In special instances, where the main needs to be isolated in order to install the service, a typical disruption may last for a few hours.

5. Would DWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area?

   LADWP should be able to provide the domestic needs of the project from the existing water system. LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.

6. If the answer to questions five is "no", what new infrastructure or upgrades to infrastructure would be needed to meet the proposed project's demand for water?

   LADWP should be able to provide the domestic needs of the project from the existing water system. LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.

7. Would the DWP be able to accommodate the proposed project's demand for water service with existing water supplies?

   The Water System Operations (WSO) should be able to provide the domestic needs of the project from the existing water system. The WSO cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination has been made, LADWP will assess the need for additional facilities, if needed.

8. Would the water pressure and supply in the project area be adequate to meet the Los Angeles Fire Department's fire flow and residual water pressure requirements with implementation of the proposed project?

   The private engineer shall request from the Los Angeles Fire Department (LAFD) the required fire flow requirements for the project. Please contact the Hydrant and Access Unit of the LAFD at (213)482-6543. The LADWP will then determine

whether the existing system is capable of meeting these requirements. Water main replacement may be required if fire flow requirements cannot be met.

The water pressure and water supply in the Project area met the Los Angeles Department of Building and Safety (LADBS) and LAFD requirements at the time it was constructed. However, with implementation of the proposed Project, upgrades to the existing water system may be required to meet the current LADBS and LAFD requirements for specific projects.

To determine the residual pressure, applicant/owner must apply for a Service Advisory Request (SAR/Fire Flow Report). The applicant/owner must know what the fire demand is prior to applying for a SAR. Based on the fire service demand, existing water facilities may need to be upgraded. Applications and information can be found on our website at:

https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-customerservice/c-cs-waterservices/c-cs-ws-waterpressure

9. In order to assess the proposed project's future consumption of water, please provide your recommended rates.
   Land Use = _____gallons / dwelling unit (DU) / day

   For estimating a project's indoor water demand, we use applicable sewer generation factors (sgf). Please refer to the current factors at the following link: http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf

   For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

   If the proposed project scope includes cooling tower(s), consult a mechanical engineer to estimate the cooling water demand.

   Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, to lower the net additional water demand for the proposed project.

Power Needs

It should be noted that the Project Applicant may be financially responsible for some of infrastructure improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed Project.

As the Project proceeds further, please contact one of our Engineering Offices, as listed on Pages 1-4 of the Electric Service Requirements (available on-line at www.ladwp.com) for dealing with power services and infrastructure needs.

1. Please describe the sizes and voltages of existing electrical distribution lines that would serve the project site and the surrounding area (e.g., along _____). Please include a map illustrating your description

   - **There are four underground 34.5kV circuits that run adjacent to the project site along Pico Boulevard.**
   - **There is one underground 4.8kV circuit that runs adjacent to the project site along Reeves Street and the alley in the rear of the property.**
   - **There is one overhead 4.8kV circuit that runs adjacent to the project site along Reeves Street and the alley in the rear of the property.**

   LADWP does not release/provide electrical distribution maps.

2. Are there any existing electricity service problems/deficiencies in the project area?

   No; however, the cumulative effect of this and other new and added loads in the area may require near term and/or future additions to distribution system capacity. The project would require on-site transformation facility.

3. If electricity service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?

   This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future. This Project will require on-site transformation and may require underground line extension on public streets.

4. Would there be a disruption in electrical service in the project area when "hooking-up" the proposed project? If so, about how long would the disruption last?

   This cannot be answered without determining the method and voltage of service. If the connection of the project necessitates a disruption, certain procedures and processes will be followed to limit the disruption to a small area.

5. Would the DWP be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area?

   This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future.

6. If the answer to question five is "no," what new infrastructure would be needed to meet the proposed project's demand for electricity?

   This Project will require on-site transformation and may require underground line extension on public streets.

7. Would the DWP be able to accommodate the proposed project's demand for electricity with existing electricity supplies?

   Electric Service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at https://www.ladwp.com under Commercial/Customer Service/Electric Services/Codes & Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system.

   LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model; the McGraw Hill Construction report identifies all large projects. In planning sufficient future resources, LADWP's Power Integrated Resource Plan incorporates the estimated power requirement for the proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs.

8. In order to assess the proposed project's future consumption of electricity, please provide us with you recommended rates.

   - Land Use: _____ Kilowatt-hour / unit / year

   LADWP does not provide consumption rates.

Water Conservation

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (WCTAP, https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afrLoop=3392823718109) for commercial, industrial, institutional and multi-family residential customers up to $250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at Mark.Gentili@ladwp.com. See the following link for LADWP water conservation rebate

information on our website: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation

Energy Efficiency

LADWP suggests consideration and incorporation of energy- efficient design measures (enclosed) for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs to reduce peak electrical demand and energy costs. For further information please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939 or by e-mail at Lucia.Alvelais@ladwp.com. See the following link for LADWP energy efficiency rebate information on our website: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-energyefficiencyandrebates

Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Arash Saidi is the Solar Energy Program Manager and can be reached at (213) 367-4886 or by e-mail at Arash.Saidi@ladwp.com.

For more information about the Solar Programs, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program. To begin the process of integrating a net-metered solar system, please visit this website: www.ladwp.com/NEM.

For more information on other rebates and programs, please visit the LADWP website:https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-savemoney/c-sm-rebatesandprograms

Electric Vehicle Transportation

LADWP is encouraging the installation of convenient electric vehicle (EV) charging stations for the home, workplace, and public charging to support the adoption of EVs in the City of Los Angeles. Mr. Yamen Nanne is the Electric Vehicle Program Manager and can be reached at (213) 367-2585 or via email at Yamen.Nanne@ladwp.com.

For more information on LADWP EV discount rates and charging incentives for residential and business customers, please visit the website: www.ladwp.com/ev. If you would like a Customer Service Representative to answer your questions or review your account and help you decide on the best option, please call us at 1-866-484-0433 or email us at PluginLA@ladwp.com.

Please include LADWP in your mailing list and address it to the attention of Mr. Charles C. Holloway in Room 1044 for review of the environmental document for the proposed Project.

Mr. Charles C. Holloway
Manager of Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, CA 90012

If there are any additional questions on this utility services request, please contact Ms. Kathryn Laudeman of the Environmental Assessment Group at (213) 367-6376.

Sincerely,

Charles C. Holloway
Manager of Environmental Planning and Assessment

KL:aeh
Enclosures
c: Ms. Lucia Alvelais
Mr. Richard Harasick
Mr. Chuck Holloway
Mr. Delon Kwan
Ms. Kathryn Laudeman
Mr. Arash Saidi
Mr. Yamen Nanne
Mr. Mark Gentili

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2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

February 12, 2020

Ms. Elise Lorenzana-Cronkrite
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Lorenzana-Cronkrite,

9500 PICO MIXED-USE PROJECT - REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your February 10, 2020 letter requesting a review of your proposed mixed-use project located at 9500 – 9530 W. Pico Boulevard, Los Angeles, CA 90035. The project will consist of 108 residential units and restaurant. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Residential: Studio Units	75/DU	35	2625
Residential: 1-Bedroom Units	110/DU	51	5610
Residential: 2-Bedroom Units	150/DU	16	2400
Residential: 3-Bedroom Units	190/DU	6	1140
Restaurant	30 GPD / seat	200 seats	6000
Total			**17,775**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Reeves St Alley. The sewage from the existing 8-inch line feeds into an 18-inch line on Cashio St before discharging into a 42-inch sewer line on Shenandoah St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line and the 12-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	REEVES ST ALLEY	*	593,587GPD
12	PICO BLVD	*	1.17 MGD
18	CASHIO ST	15	3.94 MGD
42	SHENANDOAH ST	39	11.29 MGD

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-away to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of $1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to 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. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: gc

Attachment: Figure 1 - Sewer Map

c: Kosta Kaporis, LASAN
Cyrous Gilani, LASAN
Christopher DeMonbrun, LASAN

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
9500 Pico Mixed-Use Project
Sewer Map

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police

ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-6000
TDD: (877) 275-5273
Ref #:1.18.2

March 20, 2020

Elise Lorenzana-Cronkrite
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Santa Clarita, CA 91355

Dear Elise Lorenzana-Cronkrite: [ENV-2019-4574-EAF]

The proposed, "9500 Pico Mixed-Use Project," located at 9500-9530 West Pico Boulevard, Los Angeles CA. 90035, is located in Reporting District 0857. This "RD" falls within the geographical boundaries of the Los Angeles Police Department's West Los Angeles Division. A project of this size could have a minor impact on police services within West Los Angeles Division's, Community area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Outreach and Development Division, Crime Prevention Through Environmental Design Officer (CPTED), James Nichols at e-mail address: CPTED@lapd.online.

Upon completion of the project, you are encouraged to provide the Commanding Officer of West Los Angeles Community Police Station with a diagram copy of each portion of the property. The West Los Angeles Community Police Station's Commanding Officer is Captain Jonathan Tom. West Los Angeles Division is located at 1663 Butler Avenue Los Angeles, CA. 90025 (RD 0853). Captain Tom's phone number is (310) 444-0710. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Officer James Nichols at the LAPD Community Outreach and Development Division, (213) 486-6000.

Respectfully,

MICHEL R. MOORE
Chief of Police

AARON C. PONCE, Captain
Commanding Officer
Community Outreach and Development Division

Enclosure

The following report was prepared for The 9500 Pico Mixed-Use Project:

The 9500 Pico Mixed-Use Project located at 9500-9530 West Pico Boulevard Los Angeles CA., is approximately 4.3 miles at 14 minutes from the West Los Angeles Community Police Station. This time and distance was calculated from a departure point starting from the West Los Angeles Police Station. This arrival time was also configured utilizing some traffic delays, but estimated times of arrival can vary depending on divisional call load, traffic delays and type of call.

The Reporting District for West Los Angeles Police Station is RD 0853. Their Phone number is (310) 444-0701.

Divisional Geographics / Demographics:

West Los Angeles Community Police Station's Geographical Patrol Area is approximately 65.14 square miles and consists of 58 Reporting Districts. The service boundaries for West Los Angeles Area are as follows:

To the West is South Centinela Avenue, Olympic Boulevard, South Centinela Avenue, City of Santa Monica Boundary, Montana Avenue, South 26th Street, City of Santa Monica Boundary, The Pacific Ocean and Los Angeles County boundary.

To the North is Owen Brown Road and Mulholland Drive.

To the East is LAPD Hollywood Division boundary (land area, having no streets), Briarcrest Road, City of Beverly Hills boundary, Loma Vista Drive, Cherokee Lane, City of Beverly Hills boundary, Monte Cielo Drive, Lago Vista Drive, City of Beverly Hills boundary, Whitworth Drive, Robertson Boulevard, Gregory Way, South Le Doux Road and La Cienega Boulevard.

To the South is Culver City Boundary, National Boulevard and South Centinela Avenue.

The proposed 9500 Pico Mixed-Use Project is located in RD 0857. The boundaries for RD 0857 are Roxbury Drive, Costello Place, South Costello Avenue, Pico Boulevard, Beverwil Drive and The City of Beverly Hills Boundary to the West.

To the North is Whitworth Drive.

To the East is South Crest Drive, West Pico Boulevard, South Crest Drive, Alcott Street, South Durango Avenue, Airdrome Street and South Canfield Avenue.

To the South is Monte Mar Drive.

West Los Angeles Division has approximately 233 sworn personnel and 10 civilian support staff. West Los Angeles Division is a culturally diverse community with a residential population of over 288,000 people. The officer to resident ratio is 1 officer to every 1,236 residents (1236:1). This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

Divisional Support and Communication:

There are many specialized support units, divisions and services available to West LA Division within the LAPD. These services are available to supplement the division's policing. In using the available resources, the Los Angeles Police Department can meet the demands for police services for the 9500 Pico Mixed-Use Project.

West Los Angeles Community Police Station's emergency response system is directly linked to the Los Angeles Police Departments' Communication Dispatch Center. Communication Division has the responsibility to staff and answer telephone calls for service on a 24- hour basis. This includes 911 emergency calls (police, fire and medical). Communication Division's main protocol is to handle and dispatch police calls for service in the City of Los Angeles.

Divisional Response Times:

According to the Los Angeles Police Department's Computer Statistics (CompStats) Division, the average police response time to emergency, high priority calls in the West Los Angeles Area (Code 3 calls) as of March 14th 2020 was 6.3 minutes with a dispatch median time of 1.4 minutes. The medium high priority response time (Code 2) as of March 14th 2020 was 18.5 minutes with a dispatch median time of 3.7 minutes. Low priority, non-emergency response time as of March 14th 2020 was 34.8 minutes with a dispatch median time of 10.2 minutes.

These response times were taken from the statistics submitted by West Los Angeles Division for a 4 week period between February 16th 2020 through March 14th 2020.

During this 4 week period, West Los Angeles Division answered 326 emergency calls for service, 1,104 medium high priority calls and 1,909 low priority calls. The response times stated are adequate performance times for this police division.

Statistics:

The following are one month crime statistics for RD 0857 and five year crime statistics for West Los Angeles Division (WLA) for the years 2016- 2020:

West LA Division Crime YTD and 5 year totals	**2020**	**2019**	**2018**	**2017**	**2016**	**Crime in RD 0857 02-16-2020 / 03-14-2020**
Violent Crime	98	538	652	539	548	0
Property Crime	915	4765	5479	4919	4915	0
Homicide	1	1	2	2	1	0
Rape	8	54	63	94	86	0
Robbery	42	200	288	223	206	0
Aggravated Assault	47	283	299	220	255	0
Burglary	178	1077	1453	1177	999	0
Motor Vehicle Theft	85	400	481	494	479	0
Burglary Theft From Vehicle	293	1511	1735	1601	1632	0
Personal/Other Theft	359	1777	1810	1647	1805	0
Child/Spousal Abuse	47	332	316	301	280	0

3 Month Crime 2020	***Violent Crime***	***Property Crime***	***Homicide***	***Rape***	***Robbery***	***Aggravated Assault***
JAN	40	397	1	3	20	16
FEB	42	314	0	3	19	20
MAR	40	326	0	2	18	20

3 Month Crime 2020	***Burglary***	***Motor Vehicle Theft***	***Burglary Theft From Vehicle***	***Personal/Other Theft***	***Simple Assault***
JAN	64	29	131	173	21
FEB	60	37	108	109	13
MAR	62	45	105	114	16

12 Month Crime 2019 WLA	Violent Crime	Property Crime	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Motor Vehicle Theft	Burglary Theft From Vehicle	Personal / Other Theft
JAN	38	386	1	1	13	23	120	34	108	124
FEB	38	362	0	2	18	18	86	37	119	124
MAR	32	313	0	3	10	19	52	38	107	116
APR	27	360	0	0	14	13	83	25	121	131
MAY	37	369	0	3	13	21	86	23	135	125
JUN	37	368	0	2	15	20	88	31	117	132
JUL	40	352	0	4	15	21	74	41	117	120
AUG	41	322	0	3	17	21	65	25	105	127
SEP	46	330	0	1	19	26	67	26	116	121
OCT	47	361	0	7	19	21	60	28	126	147
NOV	40	385	0	7	12	21	103	23	111	148
DEC	51	316	0	5	19	27	73	34	96	113

2019 City Wide Crime Statistics	Violent Crimes	Property Crimes	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Motor Vehicle Theft	Burglary Theft From Vehicle	Personal Other Theft	Child / Spousal Abuse
JAN	1906	6804	16	88	734	1068	1049	1249	2255	2251	1045
FEB	2029	7214	16	98	753	1162	1052	1217	2351	2594	1128
MAR	2190	7116	27	97	743	1323	955	1203	2334	2624	1172
APR	2089	6384	19	84	712	1274	984	1076	2076	2248	1151
MAY	2216	7091	22	114	738	1342	977	1100	2368	2646	1237
JUN	2375	7054	21	131	731	1492	982	1099	2372	2601	1340
JUL	2275	6461	23	109	697	1446	891	1089	2121	2360	1226
AUG	2246	7004	25	109	721	1391	941	1182	2320	2561	1379
SEP	2040	6287	16	86	709	1229	903	1042	2113	2229	1174
OCT	2183	6991	22	113	773	1275	929	1218	2370	2474	1212
NOV	2010	7134	13	101	711	1185	1032	1223	2426	2453	1151
DEC	2094	6952	16	79	758	1241	986	1308	2392	2266	1137

6 Month Crime 2018 WLA	Violent Crime	Property Crime	Homicide	Rape	Robbery	Aggravated Assault
JAN	44	375	0	12	11	21
FEB	53	389	0	0	27	26
MAR	35	324	0	2	19	14
APR	45	391	0	3	22	20
MAY	50	420	0	5	18	27
JUN	36	345	0	6	14	16

6 Month Crime 2018 WLA	Violent Crimes	Property Crimes	Homicide	Rape	Robbery	Aggravated Assault
JUL	57	399	1	5	29	22
AUG	43	391	0	6	21	16
SEP	46	410	0	2	19	25
OCT	53	497	0	4	28	21
NOV	45	451	0	3	21	21
DEC	54	419	0	2	25	27

6 Month Crime 2018 WLA	Burglary	Motor Vehicle Theft	Burglary Theft from Vehicle	Personal / Other Theft	Simple Assault	
JAN	91	29	131	124	20	
FEB	101	38	109	141	16	
MAR	81	38	115	90	15	
APR	90	40	134	127	23	
MAY	104	35	158	123	28	
JUN	75	31	124	115	21	

6 Month Crime 2018 WLA	Burglary	Burglary Theft From Vehicle	Motor Vehicle Theft	Personal / Other Theft	Simple Assault	
JUL	103	25	149	122	28	
AUG	113	41	112	125	21	
SEP	113	41	115	141	16	
OCT	157	44	148	148	21	
NOV	138	31	149	133	18	
DEC	129	37	119	134	28	

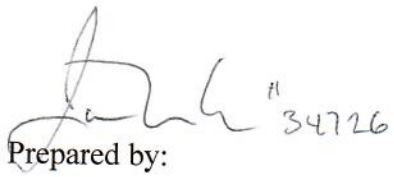
There are no Planned improvements to the police protection facility in the service area of the project site.

There are no special police protection requirements due to the specific attributes of the project site.

The 9500 Pico Mixed-Use Project individually or combined with other projects, will not result in the need for new or altered police facilities.

This concludes the 9500 Pico Mixed-Use Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to CPTED@lapd.online for the fastest response time.

Thank You,



Prepared by:

James Nichols, CPD
Los Angeles Police Department
Community Outreach and Development Division
Crime Prevention Through Environmental Design Section
E-mail: CPTED@lapd.online
213-486-6000

LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

DATE: April 10, 2020

TO: Elise Lorenzana-Cronkrite
23822 Valencia Boulevard, Suite 301
Santa Clarita, CA 91355

FROM: Vince Maffei, Interim Director
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: ***9500-9530 PICO MIXED-USE PROJECT,*** *9500 West Pico Boulevard, Los Angeles, CA 90035. The project is planned to construct 108 residential units: 35 studios, 51 1-bedroom units, 16 2-bedroom units, 6 3-bedroom units. Of the 108 units, 11 units would be provided as affordable housing units.*

Included please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the project address. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

Please note that no new school construction is planned and the data in this report *already take into account*: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at http://www.laschools.org/new-site/. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at http://rsi.lausd.net/ResidentSchoolIdentifier/.

The Developer Fee Justification Study with student generation rates can be found online at https://achieve.lausd.net/domain/921.

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Questions: 1-2 Please see LAUSD Schools Enrollments and Capacities Report details;

Question: 3 Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 if more information regarding fees and student generation rates is needed.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT
   Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,

Vince Maffei, Interim Director

PROJECT SERVED: 9500 PICO MIXED-USE PROJECT, 9500 West Pico Boulevard, Los Angeles, CA 90035. The project is planned to construct 108 residential units: 35 studios, 51 1-bedroom units, 16 2-bedroom units, 6 3-bedroom units. Of the 108 units, 11 units would be provided as affordable housing units.

SCHOOL YEAR: 2017-2018

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	**Current seating overage/(shortage)**	Overcrowded **Now**?	Projected Enrollment	**Projected seating overage/(shortage)**	Overcrowding Projected in **Future**?
1274001	Canfield Ave El	389	259	364	130	**No**	300	89	**No**
1834001	Palms MS	1433	1208	1358	225	**No**	1090	343	**No**
1868601	Hamilton SH	2978	2772	2655	206	**No**	2494	484	**No**

Schools Planned to Relieve Known Overcrowding

NONE

see next page

NOTES:

[1] School's ID code.

[2] School's name

[3] School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for magnet programs.

[4] The total number of students living in the school's attendance area and who are eligible to attend the school at the start of the reported school year, plus students enrolled at any on-site magnet centers.

[5] The number of students actually attending the school at the start of the reported school year, including magnet students.

[6] Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).

[7] Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
-There is a seating shortage.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.

[8] Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school as of the start of the school year. Includes magnet students.

[9] Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).

[10] Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
-There is a seating shortage in the future.
-There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.

° Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.

* Enrollment is by application only.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business **S**ervices **D**ivision

LOC. CODE: 2740 **COST CENTER:** 1274001

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR CANFIELD AVENUE SCHOOL EFFECTIVE JULY 1, 1994.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective September 1, 1977.

This is an official copy for your file.

(GRADES K - 5)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WHITWORTH DRIVE * BEDFORD STREET TO PICO BOULEVARD * BEDFORD STREET (BOTH SIDES) * 18TH STREET * ROBERTSON BOULEVARD * SAWYER STREET * BAGLEY AVENUE * BOLTON ROAD * CASTLE HEIGHTS AVENUE * SAWYER STREET AND EXTENSION * MONTE MAR DRIVE AND EXTENSION (BOTH SIDES EXCLUDED) * MOTOR AVENUE * PICO BOULEVARD * HEATH AVENUE AND EXTENSION INCLUDING BOTH SIDES OF HILLGREEN DRIVE.

For assistance, please call Demographic and Boundary Unit, Business Services Division, at (213)742-7596.

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION:
School
Heritage School
Pupil Statistics
Transportation Branch
Demographic and Boundary Unit
School Traffic and Safety Education Section
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8340 **COST CENTER:** 1834001

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR PALMS MIDDLE SCHOOL EFFECTIVE JULY 1, 2011 (UPDATE 7-1-2017).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

PICO BOULEVARD * HEATH AVENUE AND EXTENSION (INCLUDING BOTH SIDES OF HILLGREEN DRIVE) * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WETHERLY DRIVE * PICO BOULEVARD * CANFIELD AVENUE * AIRDROME STREET * CANFIELD AVENUE * MONTE MAR DRIVE * HILLSBORO AVENUE * SAWYER STREET * ROBERTSON BOULEVARD * CATTARAUGUS AVENUE * VENICE BOULEVARD * MELVIL STREET * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * SEPULVEDA BOULEVARD * NATIONAL BOULEVARD * WESTWOOD BOULEVARD.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities **S**ervices **D**ivision

LOC. CODE: 8686 **COST CENTER:** 1868601

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR ALEXANDER HAMILTON HIGH SCHOOL EFFECTIVE JULY 1, 2007 (UPDATED 7-1-2008) (CLARIFIED 7-1-2013).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2007 (updated 7-1-2008). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 9 - 12)

PICO BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WHITWORTH DRIVE * BEDFORD STREET * PICO BOULEVARD * FAIRFAX AVENUE * AIRDROME STREET * VENICE BOULEVARD * HAUSER BOULEVARD AND EXTENSION * METROPOLITAN TRANSIT AUTHORITY RAILWAY RIGHT-OF-WAY (EXPO LINE) * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * OVERLAND AVENUE * SANTA MONICA FREEWAY * WESTWOOD BOULEVARD.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION:
School
Transportation Branch
Master Planning and Demographics
Office of Environmental Health and Safety
Department of Transportation, City of L. A.

9500 Pico Boulevard Mixed Use Project
Request for Information
Los Angeles Public Library Response
April 8 2020

This Project would be served by the following branch libraries:

1. Location Name and Address

   Robertson Branch Library
   719 S. Robertson Blvd
   Los Angeles 90035

   Size of facility in Square feet

   9,035

   Staffing level

   9.0 FTE

   Volunteers

   36

   Collection size

   49,722

   Annual Circulation

   12,964

   Service Population

   46,710

The branch has a community room that is used by the community for public programs. This library has a small collection in Farsi and Hebrew as well as materials in English and Spanish

2. Location Name and address

   Fairfax Branch Library
   161 S. Gardner Av
   Los Angeles 90036

   Size of facility in Square feet

   12,500

   Collection size

   38,082

Annual Circulation

11,865

Staffing level

11.0 FTE

Volunteers

43

Service Population

73,190

The branch has a community room that is used by the community for public programs. This library has an extensive collection of materials related to the Jewish Community and culture in Los Angeles and the Holocaust.. The branch also has materials in English and Spanish.

3. Location Name and address

Baldwin Hills Branch Library
2906 S. La Brea Av
Los Angeles 90016

Size of facility in Square feet

12,000

Collection size

32,975

Annual Circulation

116,711

Staffing level

9.0 FTE

Volunteers

48

Service Population

68,927

The branch has a community room that is used by the community for public programs. This library has materials in English and Spanish. They also have a substantial collection of Jazz CDs.

4 .Location Name and Address

Palms- Rancho Park Branch Library
2920 Overland Av
Los Angeles90064

Size of facility in Square feet

10,500

Collection size

54,847

Annual Circulation

15,907

Staffing level

11.5 FTE

Volunteers

79

Service Population

65,731

The branch has a community room that is used by the community for public programs. This library has an Adult Persian language collection, a children's multi-language collection (Mandarin, French, Hebrew and Japanese) as well as materials in English and Spanish.

The City of Los Angeles makes no predictions on future population statistics

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:

Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Public Computer

There are no current plans to build new libraries that would serve this project area.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities — 12,500 Square feet for community with less than 45,000 population and 14,500 square feet for community with more than 45,000 population and up to 20,000 square feet for a Regional branch. It also recommends that

when a community reaches a population of 90,000, an additional branch library should be considered for the area.

While this branch currently meets the project area's demand for library service, any increase in the residential and/or commuter-adjusted population that is in close proximity to a library has a direct impact on library services with increased demands for library staffing, materials, computers, facility use and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of $200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers, other library materials and building repair and maintenance. It is recommended that mitigation fees be paid for by the developer.

APPENDIX L: QUALITATIVE HEALTH RISK ASSESSMENT

Ardent Environmental Group, Inc.,
Qualitative Health Risk Assessment,
9500 Pico Boulevard, Los Angeles, California,
March 25, 2021.

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ARDENT
ENVIRONMENTAL GROUP, INC.

March 25, 2021
Project No. 101223001

Mr. Scott Denham
Freeman Group, Inc.
11150 West Olympic Boulevard, Suite 975
Los Angeles, California 90064

Subject: Qualitative Health Risk Assessment
9500 Pico Boulevard
Los Angeles, California

Dear Mr. Denham:

This letter presents the results of a qualitative health risk assessment completed for the property located at 9500 Pico Boulevard in the city of Los Angeles, California (site; Figure 1). Work was conducted in general accordance with the proposal dated March 3, 2021 between Freeman Group, Inc. (Freeman) and Ardent Environmental Group, Inc. (Ardent).

The site has historically been used as a gasoline station, and more recently as a car wash (Figure 2). Soil and groundwater contamination were discovered associated with the fueling system of the car wash, and soil remediation was completed under the direction of the California Regional Water Quality Control Board, Los Angeles Region (LARWQCB; File No. 900640107). Following in-situ soil remediation activities, the LARWQCB issued a no further action (NFA) letter for soil. Groundwater characterization and possible remediation is on-going. The site is also located in an oil field, although no oil wells have been drilled on- or within close proximity to the site. Due to the oil production activities in the site vicinity, elevated methane gas has been reported at the site.

The site is planned to be redeveloped with a six-story mixed use residential and commercial building that will include a two-story subterranean parking structure (Figure 3). Since residual contaminants will remain after construction, Freeman Group, Inc. has requested Ardent to assess whether a human health risk is present to future occupants or workers due to residual soil contamination and/or whether a possible vapor intrusion issue is present due to off-gassing chemicals from soil and groundwater.

OBJECTIVES

The objectives of the work described herein were to evaluate the concentrations of existing contaminants to assess whether a human health risk was present to future occupants or workers due to dermal contact and/or possible vapor intrusion.

HISTORICAL LAND USE AND PREVIOUS INVESTIGATIONS

The following presents the historical land use and the results of previous investigations associated with the petroleum hydrocarbon impacted soil and groundwater as a result of the car wash operations and the results of the methane gas investigations associated with the oil field activities. Also presented below is the description of a recent request by the LARWQCB to complete a soil vapor intrusion study.

Historical Land Use

From at least 1923 through 1937, the site was vacant land. From approximately 1938 through 1952, a gasoline station occupied the eastern portion of the site and commercial/residential buildings occupied the western portion of the property. In 1953, the eastern portion of the site was redeveloped with a car wash. In 1964, the on-site buildings were razed and the site was vacant. In 1965, the entire site was redeveloped with the existing car wash facility which utilized underground storage tanks (USTs) for fueling purposes.

Petroleum Hydrocarbon Impacted Soil and Groundwater

In 1994, three USTs and fuel dispensers associated with the car wash facility were removed under the direction and oversight of the City of Los Angeles Fire Department (LAFD). Laboratory results of confirmation soil samples indicated elevated concentrations of total petroleum hydrocarbons as gasoline (TPHg) and volatile organic compounds (VOCs; namely benzene, toluene, ethylbenzene [BTEX], and fuel oxygenates). In later years, the case was transferred to the LARWQCB and further site characterization was completed. Soil remediation began in 2001 utilizing in-situ soil vapor extraction (SVE). After reaching asymptotic conditions of effluent vapor concentrations, confirmation soil samples were collected from four borings in 2003. Laboratory results of confirmation soil samples indicated no detectable concentrations of TPHg and VOCs in two of the four borings. Laboratory results of soil samples collected from the remaining soil borings still indicated elevated concentrations of petroleum hydrocarbons in a limited area of the site. Based on

this information, the SVE system operations were focused on the remaining area of contamination and the system stayed active through 2004.

In 2008, confirmation soil samples were again collected from one soil boring located in the remediated area. Laboratory results indicated no detectable to low concentrations of VOCs. Since the SVE system had dramatically reduced the concentrations of TPHg and VOCs in soils and had reached asymptotic conditions, the LARWQCB approved completion of soil remediation and issued a NFA letter for soil on September 17, 2008. A copy of the closure letter is provided in Attachment A.

Since regulatory screening levels have changed since 2008, Ardent reviewed the residual concentrations identified in the confirmation soil boring with current regulatory guidelines. The remaining concentrations of VOCs were well below the federal Environmental Protection Agency (EPA) Regional Screening Levels and the California Department of Toxic Substances Control (DTSC) Screening Levels for the protection of human health through dermal contact, inhalation, and ingestion at residential and industrial/commercial properties. The remaining TPHg concentrations, up to 270 milligrams per kilogram (mg/kg), were also reported below the EPA and DTSC screening levels for industrial/commercial land use of 420 and 500 mg/kg, respectively.

With the exception of two soil samples collected at 25 and 60 feet below the ground surface (bgs; at 270 and 110 mg/kg, respectively), the remaining soil samples indicated no detectable to low concentrations of TPHg, well below the EPA and DTSC screening levels for residential properties of 82 and 97 mg/kg, respectively. Although the concentrations of residual contaminants slightly exceed the residential screening levels, these soils will not be encountered during or after construction activities.

Groundwater has been reported at a depth of approximately 59 to 63 feet bgs and flows in an east to northeasterly direction (Figure 4). Impacted groundwater from the site has migrated in an easterly direction and has commingled with contaminants from an off-site, downgradient gasoline station located immediately east of the site (Figure 4). Since contaminants have migrated away from the site, the LARWQCB approved the abandonment of all on-site groundwater monitoring wells. Further groundwater assessment and/or remediation is planned to be completed in conjunction with the off-site responsible

party at a later date. The off-site groundwater plume is not considered an environmental concern to the redevelopment activity.

Methane Gas Investigations

The site lies within the Beverly Hills Oil Field and within the Methane Zone as defined by the City of Los Angeles Department of Building and Safety (LADBS). A methane gas investigation completed at the site by Brownfield Subslab in February 2020 indicated elevated concentrations of methane (greater than 50,250 parts per million [ppm]). Since concentrations exceed the lower explosive limit (LEL) of 50,000 ppm for methane gas, the site will be redeveloped with an active sub-slab methane gas mitigation system as per the requirements of the LADBS.

Soil Vapor Intrusion Assessment

It should be noted that the LARWQCB recently issued a letter requiring a soil vapor assessment, due to the site now being planned for mixed use including commercial and residential (LARWQCB, 2021). As presented below, the proposed building is panned to be constructed with an active depressurization system beneath the foundation due to elevated methane gas and a subterranean ventilated parking structure. Based on these vapor mitigation systems, the exposure route of possible vapor intrusion from off-gassing contaminated soil or groundwater, if any, has been eliminated. Therefore, vapor intrusion is not considered a concern at the site. To meet the LARWQCB requirement, soil gas sampling is planned to be completed to determine baseline conditions. The concentrations will be presented to the LARWQCB, along with a detailed description of the soil gas depressurization and parking structure ventilation systems, and a recommendation for no further work.

PROPOSED VAPOR CONTROLS

As mentioned above, two vapor control systems will be utilized in the proposed building designs. To fulfill the LADBS requirements, the proposed building will be constructed with an active methane mitigation system. This system will include an impermeable vapor barrier beneath the subterranean parking structure to prevent methane gas from migrating into the site building. Below the vapor barrier, perforated horizontal pipes will be set midway within an 8-inch bed of gravel. A blower will be installed to provide a depressurization system beneath the building pad to evacuate air from the gravel zone and horizontal pipes at a rate of at least three

volumes per hour. The evacuated air will be conveyed by piping to ventilation ports at the top of the building.

In addition, the subterranean parking structure will be constructed with a ventilation system that will include exhaust fans as well as fresh air intake fans designed to protect occupants from inhalation of vehicle exhaust. In accordance with the LADBS requirements, the ventilation system will ensure at least four air exchange rates per hour for the lowest level of the parking structure. Additionally, the second level of the parking structure will be ventilated at a rate of approximately two air exchanges per hour in compliance with the California Mechanical Code requirements for parking garages.

QUALITATIVE HUMAN HEALTH RISK ASSESSMENT

The qualitative human health risk assessment was completed to evaluate the human health risks of residual contaminants to the future occupants of the building through dermal contact and possible vapor intrusion. This assessment takes into account the design of the on-site building, required vapor control systems, and concentrations and types of chemicals remaining.

Since the concentrations of remaining TPHg and VOCs that will be encountered during excavation activities are well below the state and federal screening levels for dermal contact, inhalation, and ingestion for industrial/commercial land use, no human health risks are present for construction workers. For precautionary measures, a Soil Management Plan (SMP) will be prepared to monitor excavated soils and manage possible impacted soils which might be encountered during excavation (i.e. soils that are stained and/or odorous, or show elevated concentrations of VOC emissions using field instruments). Any soil showing signs of possible contamination will be segregated for appropriate off-site disposal.

Although there are concentrations of petroleum hydrocarbons in soil remaining at 25 feet bgs slightly exceeding the human health screening levels for dermal contact, inhalation, and ingestion at residential properties, these concentrations are well below the industrial/commercial screening levels. Since these materials are located approximately 5 feet beneath the proposed floor of the parking structure, there is a low likelihood that future contact with these materials, either by industrial/commercial workers or residents, will occur.

There is also a low likelihood that residual vapor phase contaminants would pose a human health risk to workers or occupants through possible vapor intrusion post development. The methane gas vapor control system is designed to mitigate explosive levels of methane gas (i.e. concentrations exceeding 50,000 ppm), which are much higher than possible hazardous indoor air concentrations from VOCs due to vapor intrusion. The active vapor control system would also act as a depressurization system, mitigating soil gas accumulation beneath the building pad through subsurface piping to the atmosphere. In addition, the ventilation system associated with the parking structure is designed to relieve toxic exhaust fumes from automobiles and providing a safe environment for tenants. Again, exhaust fumes are expected to contain much higher concentrations of VOCs than those due to possible vapor intrusion.

Residual concentrations of VOCs in soil vapor, if present, would be much lower than the measured methane gas concentrations and expected exhaust fumes that the ventilation systems are designed to mitigate. The use of the proposed ventilation systems would eliminate any exposure route of VOCs to occupants of the site. Based on this information, there would be no human health risk to workers or future occupants of the site through possible vapor intrusion.

CONCLUSIONS AND RECOMMENDATIONS

Based on the residual concentrations present in soil and groundwater beneath the site and proposed ventilation design, there is no direct contact or exposure route to future occupants or construction workers through dermal contact or possible vapor intrusion, and therefore, no human health risk is present. Ardent has no recommendations for further work or additional mitigation measures for the site.

If you have any questions or comments regarding this report, please call the undersigned at your convenience.

Sincerely,
Ardent Environmental Group, Inc.

Matthew Penksaw

Matthew Penksaw
Staff Scientist

Paul A. Roberts, P.G.
Principal Geologist

PROFESSIONAL GEOLOGIST
PAUL A. ROBERTS
No. 6897
Exp. 01-22
STATE OF CALIFORNIA

PAR/MP/aw

Attachments: Figure 1 – Site Location Map
Figure 2 – Existing Site Plan
Figure 3 – Planned Lower Level of Subterranean Parking Structure
Figure 4 – Benzene Isoconcentration in Groundwater Zone A (65 Feet)
Attachment A – Agency No Further Action Letter

Distribution: (1) Addressee

ARDENT
ENVIRONMENTAL GROUP, INC.

REFERENCES

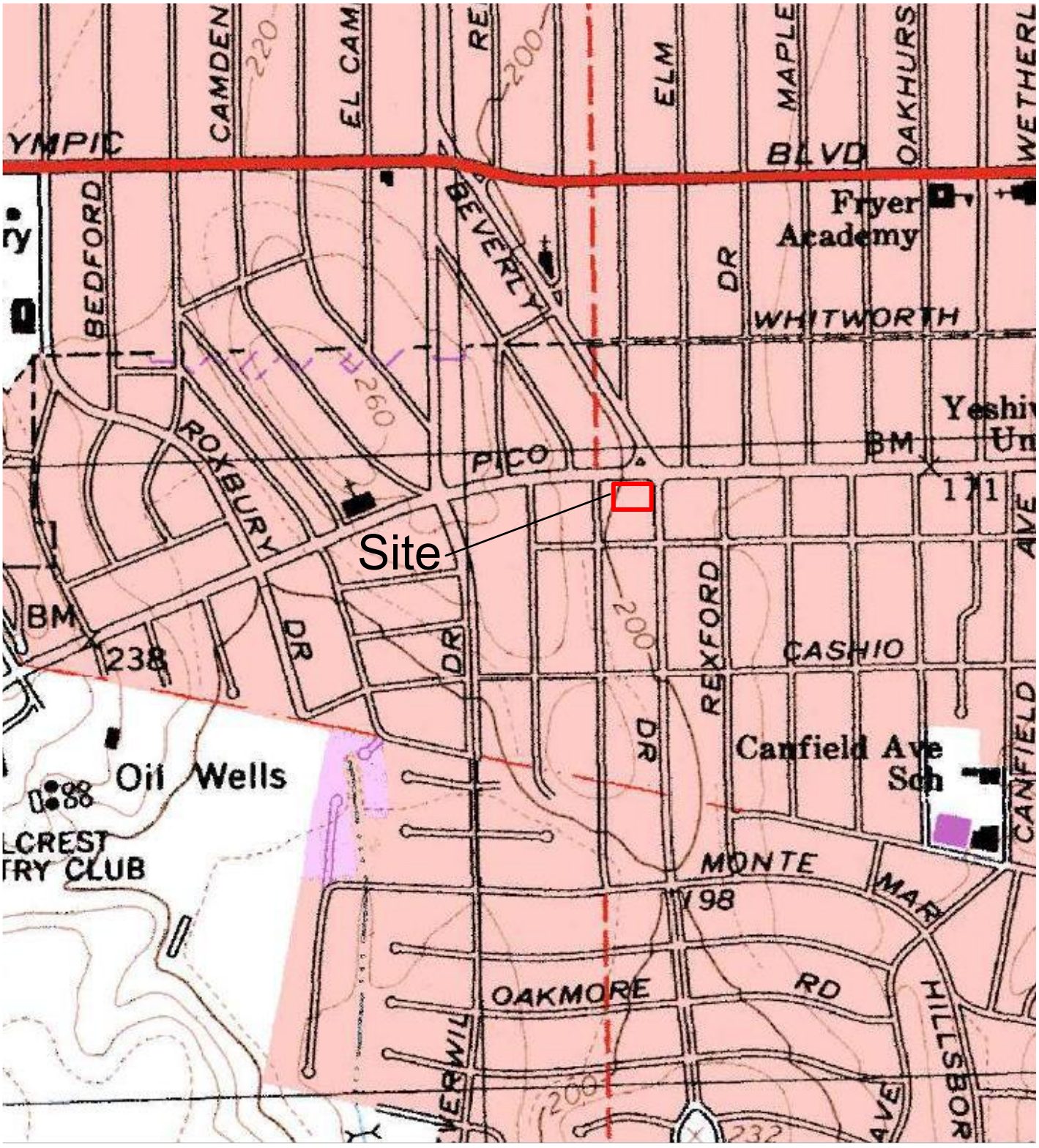
Brownfield Subslab, 2020, Subsurface Methane Investigation, 9500-9530 West Pico Boulevard, Los Angeles, California: Report prepared for Freeman Group Inc., Los Angeles, California, dated March 3.

California Regional Water Quality Control Board, Los Angeles Region (LARWQCB), 2008, Underground Storage Tank Program – Directive to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release Pursuant to Health and Safety Code Section 25296.10 and Title 23, California Code of Regulations, Section 2720-2727 Groundwater Remediation Century West Car Wash, 9500 West Pico Boulevard, Los Angeles (File No. #900640107) (USTCF #9208): Letter issued to Mr. Gordon Solomon of Century West Car Wash, Los Angeles, California, dated September 17.

California Regional Water Quality Control Board, Los Angeles Region (LARWQCB), 2021, Underground Storage Tank Program – Soil Vapor Assessment Work Plan Requirement, Century West Car Wash, 9500 West Pico Boulevard, Los Angeles (File No. #900640107) (USTCF #9208): Letter issued to Mr. Gordon Solomon of Century West Car Wash, Los Angeles, California, dated March 5.

Los Angeles Department of Building and Safety (LADBS), 2004, Building Code Ordinance No. 175790, dated March 24.

The Source Group, Inc., 2008, Combined Soil Confirmation Boring, Well Installation and Destruction, and 1st Half 2008 Groundwater Monitoring and Status Report, Century West Car Wash, 9500 West Pico Boulevard, Los Angeles: Report prepared for California Regional Water Quality Control Board, Los Angeles Region, Los Angeles, California, dated July 31.

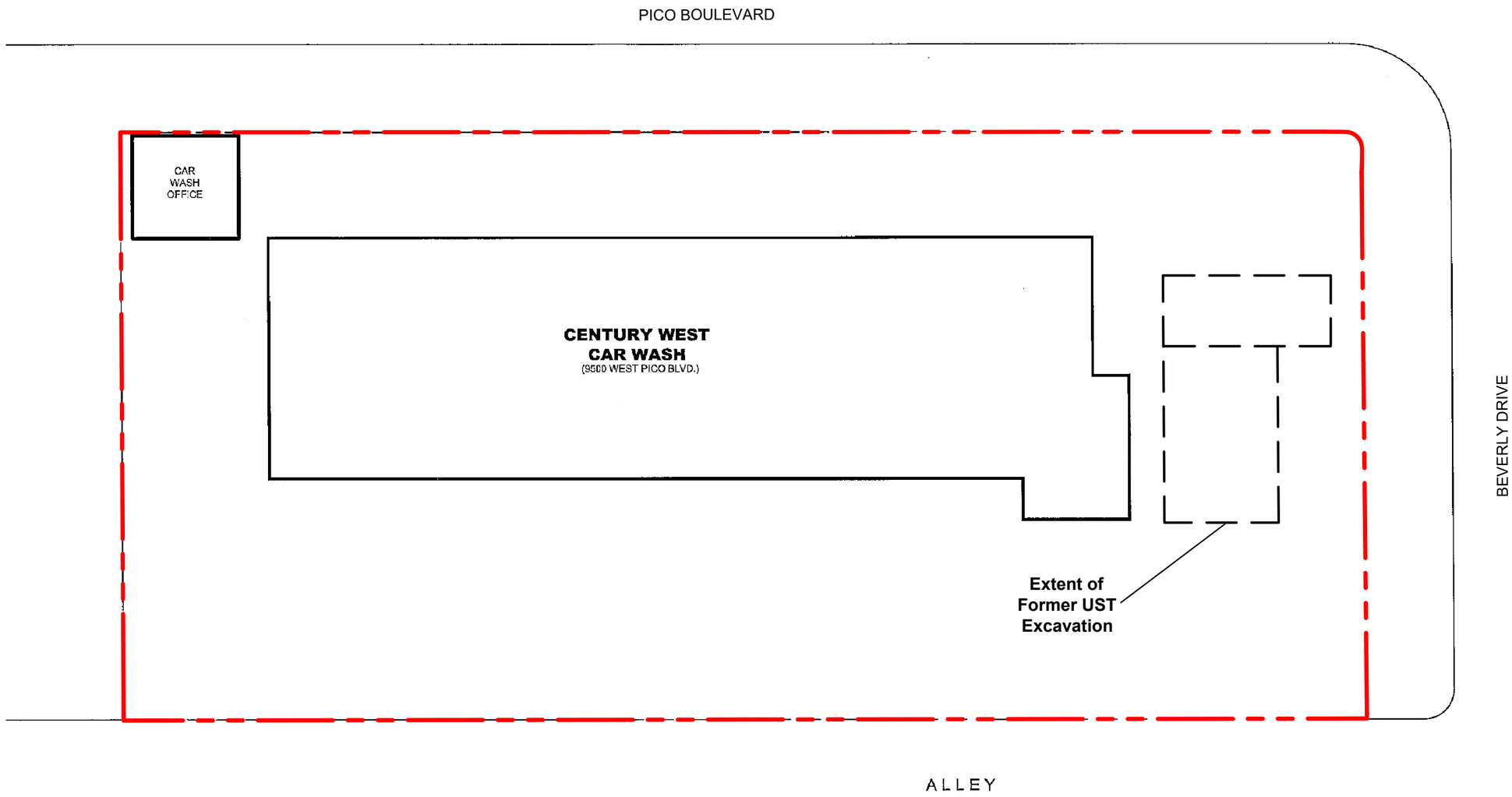


Source: United States Geological Survey (USGS) 7.5 minute series, Beverly Hills, California, Topographic Quadrangle Map dated 1995

N

No Scale
Dimensions, Directions, and Locations are Approximate

ARDENT ENVIRONMENTAL GROUP, INC.	PROJECT NO. **101223001**	SITE LOCATION MAP	FIGURE **1**
	DATE **03/21**	9500 PICO BOULEVARD LOS ANGELES, CALIFORNIA	



LEGEND

Approximate Site Boundary

UST — Underground Storage Tank

N

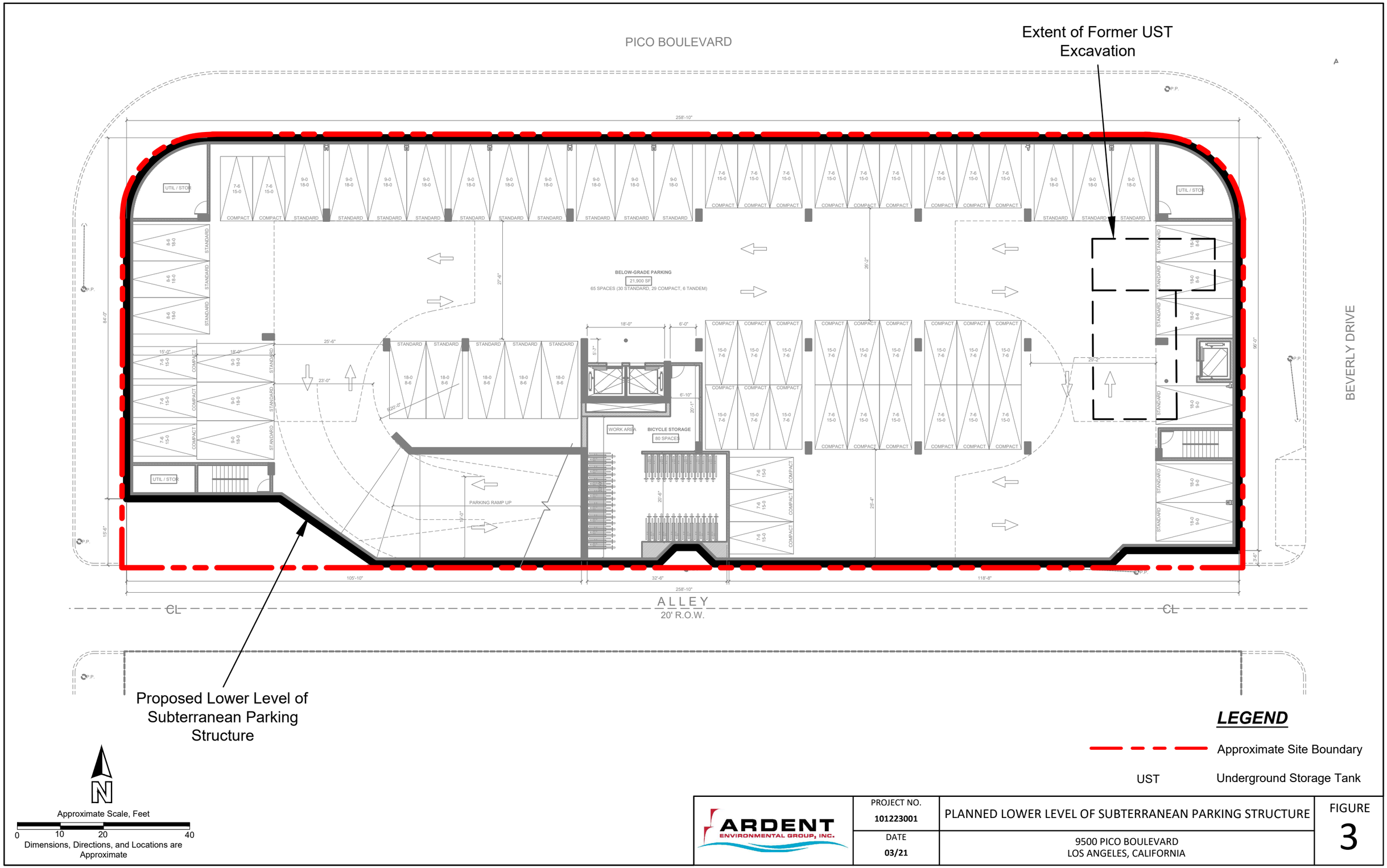
Approximate Scale, Feet

0 10 20 40

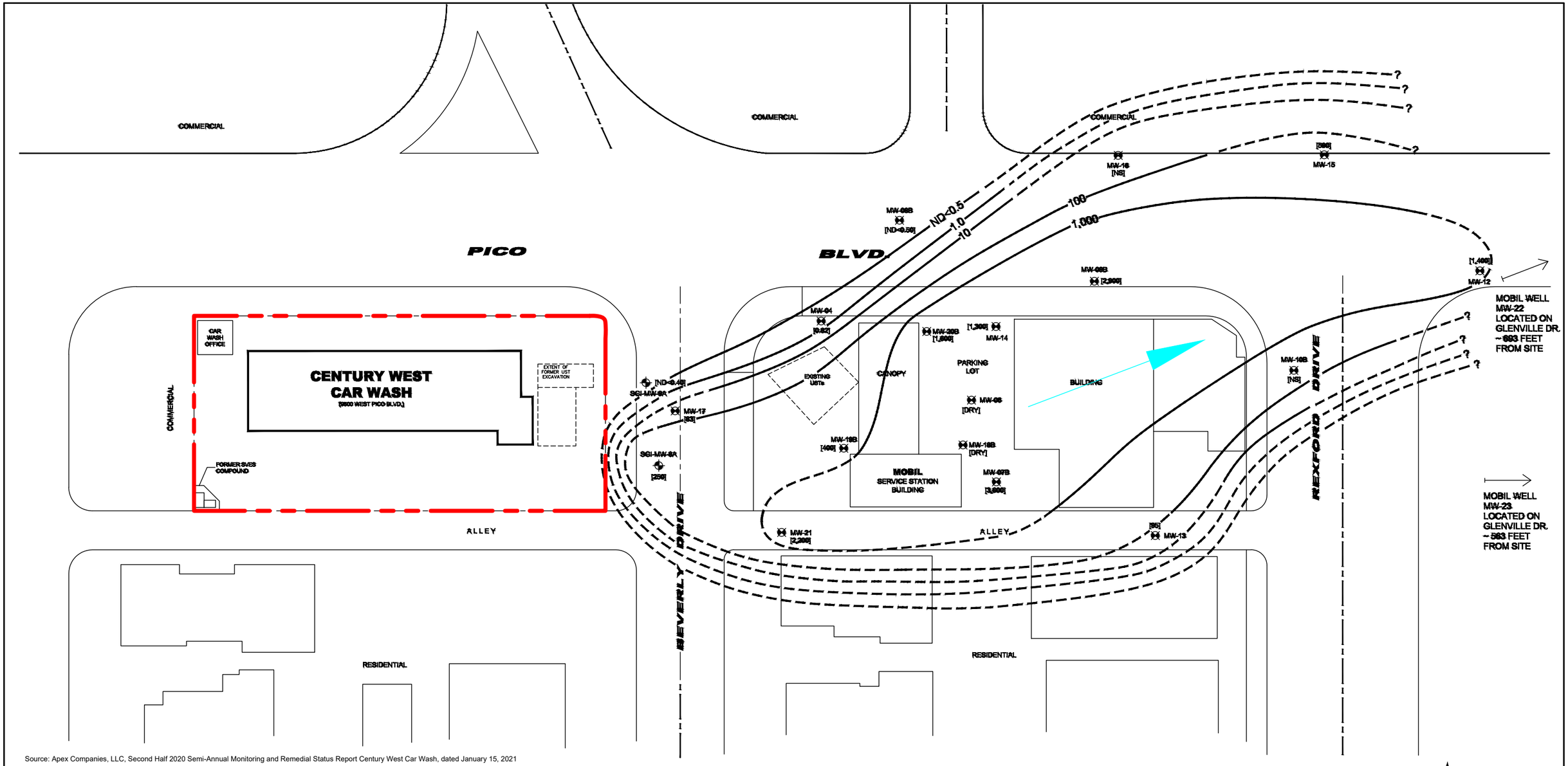
Dimensions, Directions, and Locations are Approximate

ARDENT ENVIRONMENTAL GROUP, INC.

PROJECT NO. 101223001	EXISTING SITE PLAN	FIGURE 2
DATE 03/21	9500 PICO BOULEVARD LOS ANGELES, CALIFORNIA	



ARDENT ENVIRONMENTAL GROUP, INC.	PROJECT NO. 101223001	PLANNED LOWER LEVEL OF SUBTERRANEAN PARKING STRUCTURE	FIGURE 3
	DATE 03/21	9500 PICO BOULEVARD LOS ANGELES, CALIFORNIA	



Source: Apex Companies, LLC, Second Half 2020 Semi-Annual Monitoring and Remedial Status Report Century West Car Wash, dated January 15, 2021

LEGEND:

- Approximate Century West Car Wash Property Boundary
- Approximate Century West Car Wash Building Outline
- SGI-MW-8A — Groundwater Monitoring Well 65-foot Zone (Century West Car Wash)
- MW-04 — Groundwater Monitoring Well 65-foot Zone (Mobil Gas Station)
- 100 — Benzene Isoconcentration Contour Line in ug/L (Dashed Where Inferred)
- [256] — Benzene Concentration (ug/L) (8260B)
- [NS] — Not Sampled
- [ND<0.46] — Not Detected Above Reporting Limit Shown
- Calculated Direction of Groundwater Flow in August 2020
- ug/l — micrograms per liter

Notes:

1) CWCW and Mobil wells sampled August 4, 2020.
2) Only Zone A wells shown on this map.
3) Century West Car Wash well locations from Evans Land Surveying and Mapping survey on June 24, 2008.
4) Mobil well locations generally from survey data on GeoTracker. Locations for MW-18B, MW-19B and MW-20B are approximate. Newly installed Mobil wells MW-22 & MW-23 not shown.
5) Site features approximate.
6) Contouring around wells not sampled based on most recent analytical results from these wells.
7) Contouring on this figure represents one interpretation, other interpretations are possible.

N

Approximate Scale, Feet

0 25 50 100

Dimensions, Directions, and Locations are Approximate

ARDENT ENVIRONMENTAL GROUP, INC.

PROJECT NO.	BENZENE ISOCONCENTRATION IN GROUNDWATER ZONE A (65 FEET)	FIGURE
101223001		4
DATE 03/21	9500 PICO BOULEVARD LOS ANGELES, CALIFORNIA	

APPENDIX A

AGENCY NO FURTHER ACTION LETTER

California Regional Water Quality Control Board
Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.swrcb.ca.gov/rwqcb4

Linda S. Adams
Cal/EPA Secretary

Arnold Schwarzenegger
Governor

September 17, 2008

Mr. Gordon Solomon
Century West Car Wash
2171 Woods Way
Los Angeles, CA 90067

UNDERGROUND STORAGE TANK PROGRAM -- DIRECTIVE TO TAKE CORRECTIVE ACTION IN RESPONSE TO UNAUTHORIZED UNDERGROUND STORAGE TANK RELEASE PURSUANT TO HEALTH AND SAFETY CODE SECTION 25296.10 AND TITLE 23, CALIFORNIA CODE OF REGULATIONS, SECTIONS 2720-2727
GROUNDWATER REMEDIATION
CENTURY WEST CAR WASH, 9500 WEST PICO BOULEVARD, LOS ANGELES
(File No. #900640107) (USTCF #9208)

Dear Mr. Solomon:

Pursuant to Health and Safety Code section 25296.10, you are required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, sections 2720 through 2727.

Groundwater Remedial Action Plan (Per CCR, title 23, §2722(d) and §2726)

We have reviewed the report entitled "Combined Soil Confirmation Boring, Well Installation and Destruction, and First Half 2008 Groundwater Monitoring and Status Report (Report)," dated July 31, 2008, prepared by your consultant, The Source Group, Inc. (SGI), for the above-referenced site. In June 2008, SGI completed one soil confirmation boring, destroyed two groundwater monitoring wells (MW8A and MW-9A) and re-installed two groundwater monitoring wells and at the site. In reference to the Report, we have the following comments:

1. Approximately 64,705 pounds of petroleum hydrocarbons were removed by a soil vapor extraction system operated from April 2001 until March 2004. The latest confirmation soil boring results indicated that total petroleum hydrocarbons as gasoline (TPHg), benzene and methyl tertiary butyl ether (MTBE) were detected up to 270 mg/kg, 0.019 mg/kg and 7.7 mg/kg, respectively. MTBE was detected mainly in the clayey/silty layer between 15 and 25 feet below ground surface (bgs). No further soil remediation is required at this time.

2. Groundwater was encountered at approximately 61 feet bgs and 106 feet bgs, respectively. Analytical results of groundwater samples from onsite wells indicate that

TPHg, benzene, MTBE and tertiary butyl alcohol (TBA) was detected up to 36,000 ug/L, 6,000 ug/L, 5,500 ug/L, and 920 ug/L, respectively. Free product is no longer detected. You are required to submit a remedial action plan (RAP) to mitigate the onsite and off-site groundwater contamination. The RAP is due by **November 15, 2008**.

3. It appears that the groundwater contamination has migrated offsite to the downgradient ExxonMobil Station #18-FOM (ExxonMobil) and the plume commingles with the ExxonMobil's release. The RAP must include discussion on how the offsite groundwater cleanup will be conducted.

4. You are required to continue implementing the groundwater monitoring program. The Second Half 2008 Groundwater Monitoring Report is due by **January 15, 2009**.

5. Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for TPHd and TPH_G, and by EPA Method 8260B for the full suite of VOCs, benzene, toluene, ethylbenzene, total xylenes (BTEX), and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and TBA. Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) (http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreq9-06.pdf). If the site has a waste oil tank, all aromatic and chlorinated volatile organic compounds must also be analyzed and reported per EPA Method 8260B. All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

If you have any questions, please contact me at (213) 576-6711 or send me an email at jhuang@waterboards.ca.gov.

Sincerely,

Jay C. Huang

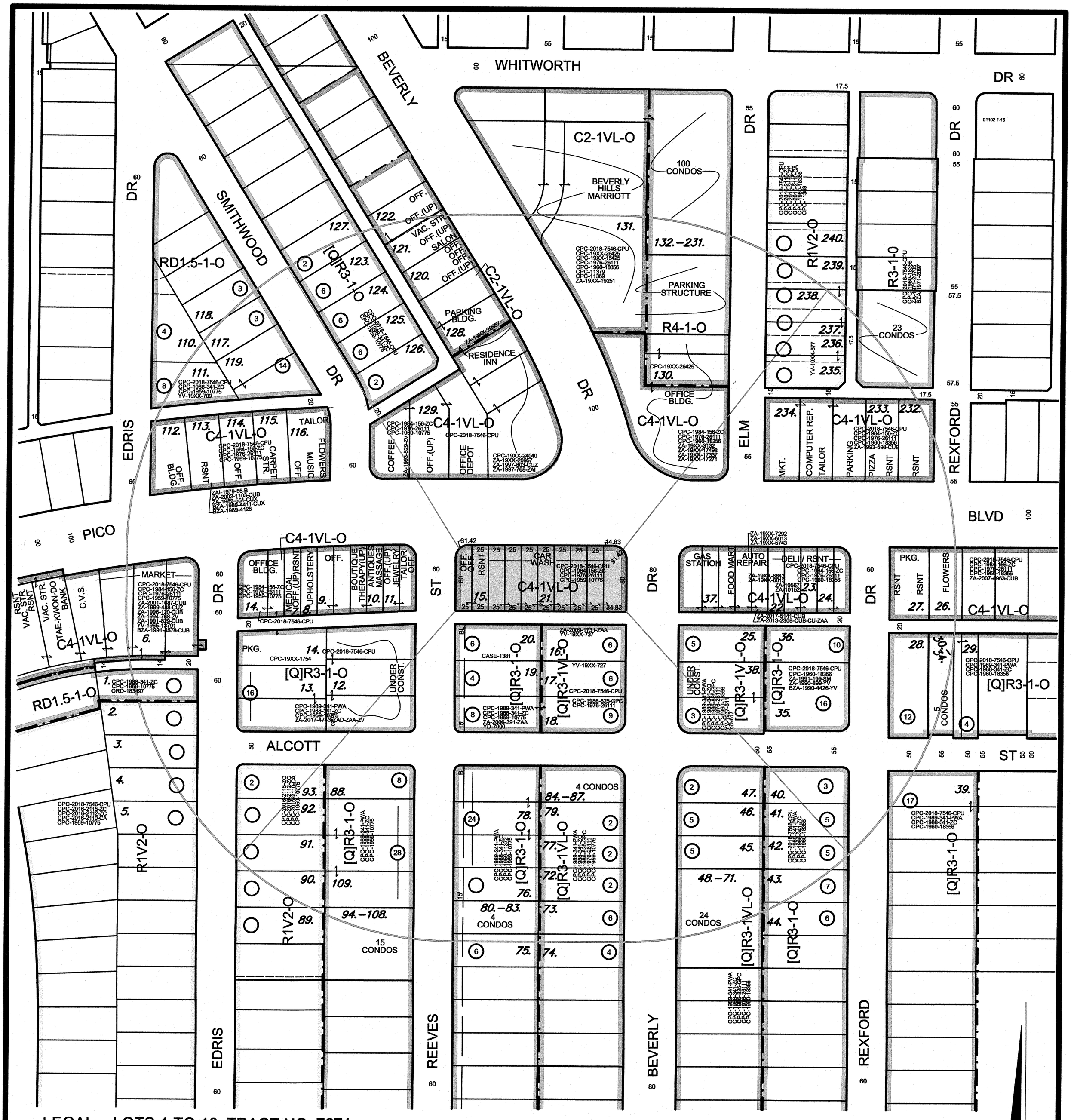
Jay C. Huang, P.G., C.E.G.
Associate Engineering Geologist
Underground Tank Section/LA Coastal

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Frank Comfort, City of Los Angeles Fire Department, Underground Storage Tank Unit
Matthew Gatewood, City of Los Angeles Fire Department, Underground Storage Tank Unit
Eloy Luna, City of Los Angeles Fire Department, Underground Storage Tank Unit
Nancy Matsumoto, Water Replenishment District of Southern California

Jon Dutton, The Source Group Inc.
Felicia Jones, ExxonMobil Corporation
Jeff Aquilar, Environmental Resolution Inc.

EXHIBIT C

MAPS (VICINITY AND RADIUS)



LEGAL: LOTS 1 TO 10, TRACT NO. 7671

CONDITIONAL USE PERMIT
SITE PLAN REVIEW
DENSITY BONUS

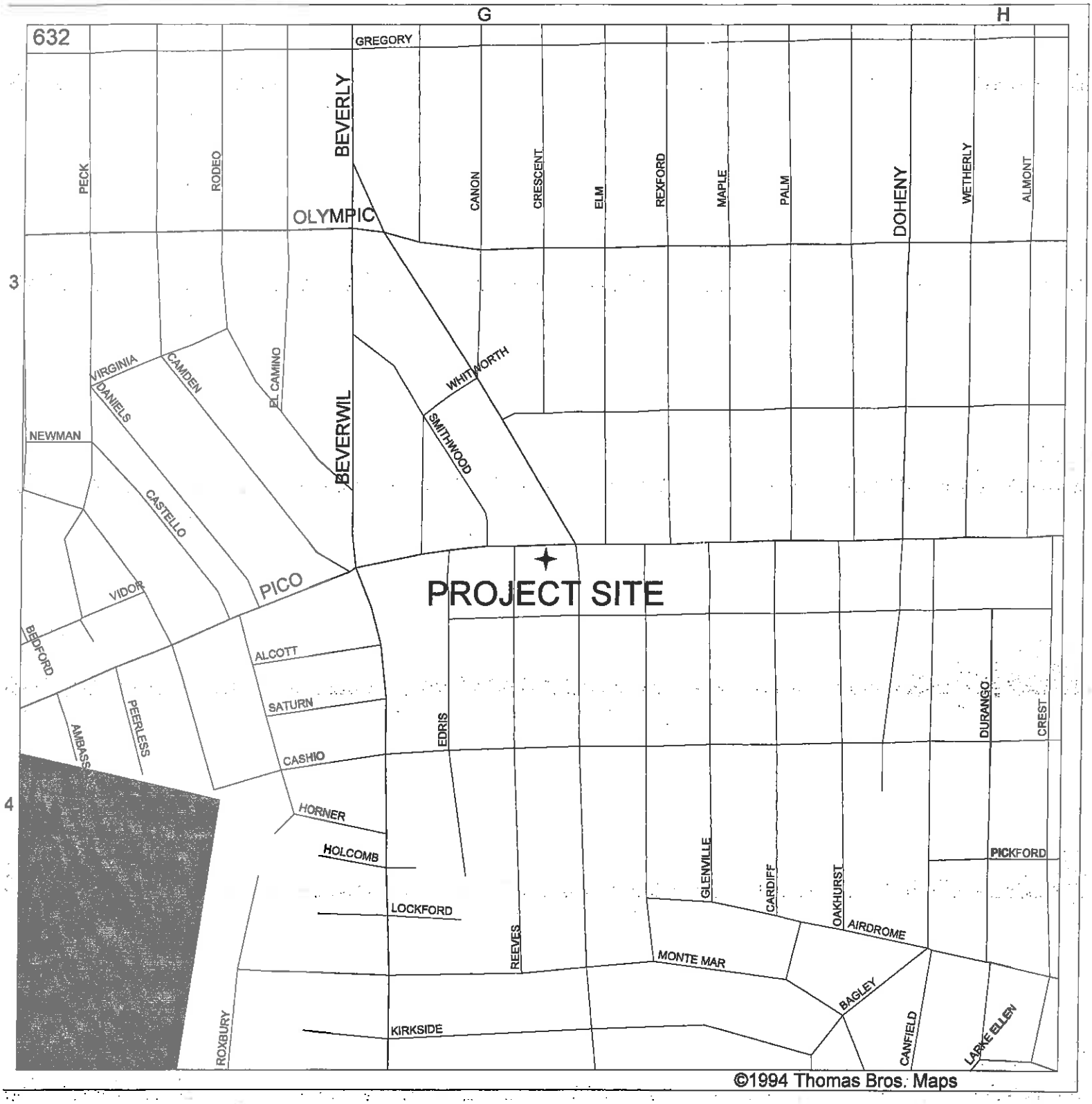
C.D. 5
C.T. 2691.00
P.A. WEST LOS ANGELES

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

SITE ADDRESS:
9500-9530 W. PICO BLVD.

0.60 NET AC.

CASE NO.
DATE: 08-11-2020
SCALE: 1" = 100'
USES FIELD
D.M. 132 A 167
T.B. PAGE: 632 GRID: G-4



VICINITY MAP

SITE : 9500-9530 W. PICO BLVD.

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

EXHIBIT D

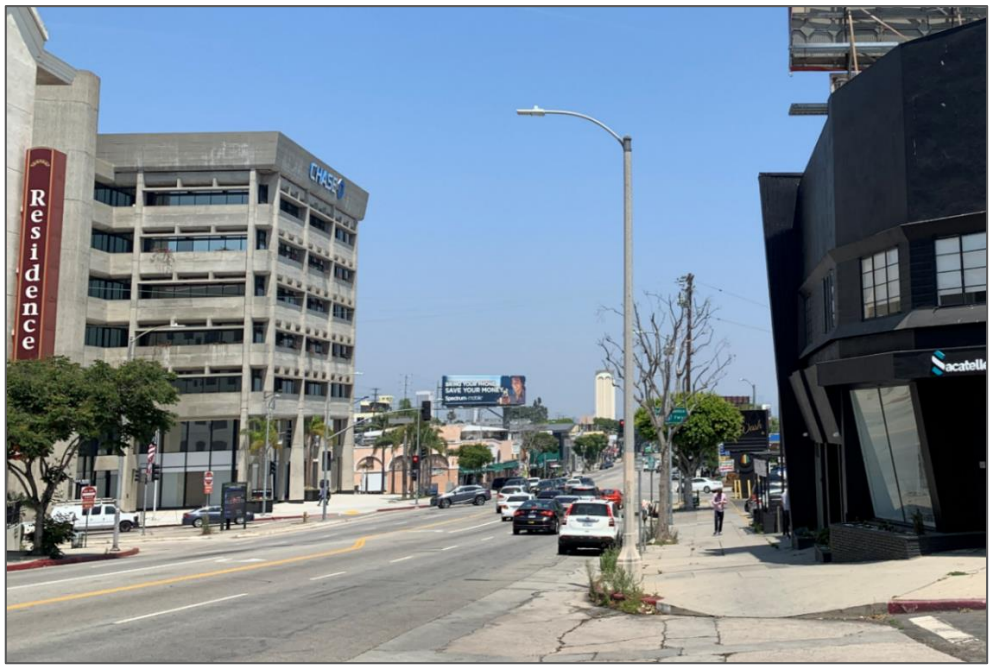
PHOTOS

SITE PHOTO EXHIBIT
Applicant: TRG 9500 W PICO, LLC
Site Address: 9500 – 9530 Pico Boulevard

Aerial view of Project Site

1. Project Site, facing southeast on W Pico Blvd.

2. Subject Site, facing south on W Pico Blvd.



3. Northeast view of adjacent properties, facing east on the corner of W Pico Blvd and Reeves St.

4. Northwest view of adjacent properties, from the corner of W Pico Blvd and Reeves St.

5. View of abutting sidewalk, facing south on Reeves Street.

6. View of alleyway behind Project Site, facing east.

7. View of alleyway behind Project Site, facing west.

8. View east of neighboring properties from alleyway.

9. view southwest of abutting properties, from S Beverly Dr.

10. View west of Project Site from intersection of W Pico Blvd and S Beverly Dr.

11. View west of Project Site, from W Pico Blvd.

12. View east of Project Site from W Pico Blvd.

EXHIBIT E

PUBLIC COMMENTS

LOZEAU DRURY LLP

T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
rebecca@lozeaudrury.com

Via Email

August 9, 2021

More Song, Planning Assistant
Department of City Planning
City of Los Angeles
200 N. Spring St., Room 763
Los Angeles, CA 90012
more.song@lacity.org

Re: Comment on Negative Declaration, 9500 Pico Mixed-Use Project (ENV-2020-5838)

Dear Mr. Song:

I am writing on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Negative Declaration ("IS/ND") prepared for the 9500 Pico Mixed-Use Project (ENV-2020-5838), including all actions related or referring to the proposed construction, use, and maintenance of a six-story mixed-use building with a total of 108 residential dwelling units and a total of 3,250 square feet of commercial space (1,000 square-foot restaurant and 2,250 square feet of retail) and 134 parking spaces provided within two levels of subterranean parking, located at 9500 - 9530 W. Pico Boulevard in the City of Los Angeles ("Project").

After reviewing the IS/ND, we conclude the IS/ND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the City of Los Angeles ("City") prepare an environmental impact report ("EIR") for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, et seq.

We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist*., 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Rebecca L. Davis