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(213) 978-1300

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CALIFORNIA

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MAYOR

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

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November 30, 2021

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, CA 90012

Attention: PLUM Committee

STAFF RECOMMENDATION REPORT WITH APPEAL RESPONSE FOR CASE NO. DIR-2018-2336-SPP-SPPA-1A/ENV-2018-2337-SE; 21507 – 21529 WEST VANOWEN STREET; CF 21-0725

Dear Honorable Members:

This CEQA appeal challenges the City's determination that the Project is statutorily exempt from the California Environmental Quality Act (CEQA), pursuant to California Government Code 65457 (DCP Case No. ENV-2018-2337-SE), related to a multi-family residential development, located at 21515 West Vanowen Street in association with DIR-2016-2336-SPP-SPPA-1A, hereinafter referred to as the "Project."[1]

On April 22, 2021, the South Valley Area Planning Commission considered and acted on a first-level appeal, and granted in part and denied in part the appeal to allow for modifications to the Planning Director's Determination dated November 9, 2020. (SVAPC Letter of Determination, dated May 25, 2021, attached as "Exhibit B".) Reasons for the appeal pertain to allegations that the Project does not qualify for a Statutory Exemption under CEQA because "events under Public Resources Code 21166 . . . have occurred and trigger that a Project-specific supplemental . . . EIR be required." Specifically, the appeal alleges that there has been a substantial change in circumstances (eg., allegations related to soil and groundwater contamination at the Property site) and the alleged addition of 3 "newly invented mitigation strategies", of which the appellant argues

[1] The Project entitlements, namely the Project Permit Compliance Review and Specific Plan Project Permit Adjustment, are not further appealable to the City Council, and therefore, the scope of the pending CEQA appeal is limited to the City's determination that the Project is statutorily exempt under Government Code 65457. The second CEQA clearance, regarding the City's determination that the Project falls within the scope of the Warner Center 2035 Program EIR, pursuant to CEQA Guidelines Sections 15168 and 15162, is also not further appealable to the City Council, pursuant to the processes set forth in the City's CEQA Ordinance (codified at Los Angeles Municipal Code Section 11.5.13), and therefore, is also not part of the appeal that is currently before this Committee.

bring the Project out of compliance with the Warner Center 2035 Specific Plan Program EIR (Program EIR).

To the contrary, the record will reflect that the City's analysis, as set forth in the Program EIR that was previously certified, included and expressly assessed and addressed the issue of contamination at the UTC/Rocketdyne site (an adjacent parcel to the Project site) and surrounding areas within the Warner Center Specific Plan area, and expressly acknowledged the possibility of off-site migration. The Program EIR found that hazardous impacts would be less than significant through the imposition of a series of mitigation measures, namely requiring that future projects conduct a Phase 1 Environmental Site Assessment (ESA) and a Phase 2 ESA or Phase 3 ESA, if necessary.

As outlined in more detail below, the SVAPC voted to modify the Planning Director's Determination to clarify existing mitigation measures (see e.g., MM HAZ-2) that was part of the certified Program EIR, as well as the adoption of new findings to reflect information specific to the Project site concerning the Phase 2 Environmental Site Assessment (ESA) (See Exhibit J-1 and J-2) that was prepared for the Project site. Appellant, however, alleges that the addition of these clarifying conditions constitutes new information that requires major revisions to the WC 2035 Specific Plan Program EIR, and "brings the Project out of compliance with the WC 2035 Plan EIR." As discussed below, this is not an accurate statement of what is required under CEQA and the applicable legal standard that dictates when a supplemental or subsequent EIR is required.

Appellant is also concerned with the potential contamination of the Subject Property, based on its proximity to the United Technologies Corporation (UTC) Canoga Site (the former Aerojet Rocketdyne Site), which is and was a known contaminated 47-acre site that was previously analyzed as part of the Program EIR. The UTC Canoga Site is vacant and is currently undergoing site remediation and other cleanup efforts, under the jurisdiction of the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board). As reflected in the record, remediation efforts at the UTC Canoga Site have been ongoing since the mid-1980s, and the Los Angeles Water Board recently issued letters confirming the completion of remediation related to the soil vadose.

These above appeal points are discussed and responded to in detail below.

Environmental Clearance and Statutory Exemption

The Project received two environmental clearances: (1) a Statutory Exemption, ENV-2018-2337-SE pursuant to Government Code Section 65457 and, (2) a tiering off the Warner Center 2035 Specific Plan Program EIR clearance, ENV-2008-3471-EIR, SCH No. 1990011055, pursuant to CEQA Guidelines Sections 15168 and 15162.

Statutory exemptions are projects that are specifically excluded from the requirements of CEQA. Individual projects or project types that have been granted statutory exemptions are listed in Public Resource Code Sections 21080 et seq., and State CEQA Guidelines Sections 15261 through 15285. Statutory exemptions are also found in other sections of the Public Resources Code or California Code (i.e., Government Code, Health and Safety Code, Fish and Game Code, etc.). A statutory exemption applies to any given project that falls within its definition, regardless of the project's potential impacts to the environment.

In light of the State's housing crisis, the California State Legislature codified a statutory exemption, per Government Code Section 65457, that provides that "any residential development project that is undertaken to implement and is consistent with a specific plan for which an EIR has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000 of the Public Resource Code)." However, if it is determined that an event under Public Resource Code Section 21166 (PRC 21166), ie., substantial changes are proposed to the Program EIR which will require major revisions or substantial changes with respect to the circumstances under which the project is being undertaken, or new information that was not known and could not have been known at the time the Program EIR was certified, occurs after the adoption of the specific plan, the exemption will not apply until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000 of the Public Resources Code).

The South Valley Area Planning Commission upheld the Director's Determination that the Project is statutorily exempt from CEQA pursuant California Government Code Section 65457 because it is a residential project consistent with the Program EIR that was certified on April 23, 2013, and recertified on October 23, 2013, and found that none of the circumstances in PRC 21166 have occurred that would require a supplemental EIR prior to Project approval.

The Commission also found that the Project is within the scope of the Program EIR, pursuant to CEQA Guidelines Sections 15168 and 15162; and the environmental effects of the Project were adequately analyzed in the Program EIR, and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Note: The appellant erroneously cites to and makes an argument that the Project does not qualify for a categorical exemption under CEQA Guidelines Section 15300.2. To be clear, the City did not determine the Project to be categorically exempt pursuant to CEQA Guidelines Section 15300.2.

Warner Center 2035 Specific Plan Program EIR

The Warner Center 2035 Program was certified on April 23, 2013 and recertified on October 23, 2013, for the General Plan Amendment to the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan and related Transportation Element amendments to allow for the implementation of the Warner Center 2035 Specific Plan (WC 2035 SP) covering approximately 924 acres as the **"proposed project"** bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west (see Exhibit B, p. F-18).

The scope of the Program EIR involves environmental analysis prepared for the Warner Center Specific Plan area, which includes the Project site and the UTC/Rocketdyne site that has been involved in ongoing remediation efforts since 1984. The Program EIR addresses potential project impacts and mitigation measures, and serves as a project planning tool for local, county, state, and federal agencies, and the public consistent with CEQA guidelines, procedures, and policies.

The purpose of an EIR is to identify all potentially significant effects of a project on the physical environment, to determine the extent to which those effects could be reduced or avoided, and to identify and evaluate reasonable alternatives to the project (Draft Program EIR, p. ES-2 – ES-3). Public Resources Code 21161 provides that an agency shall not require an EIR for a subsequent

approval for the project which has already been assessed unless one of three particular triggering events stated above is met. The general test under PRC 21161 is whether the underlying EIR offers some information value and "whether the previous environmental document retains any relevance in light of the proposed changes and, if so, whether major revisions to the previous environmental document are nevertheless required due to the involvement of new, previously unstudied significant environmental impacts." (*Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 944.)

Here, the Program EIR analyzed the following environmental issue areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards, Hydrology and Water Quality; Land Use; Noise, Population and Housing, Public Services; Transportation and Circulation; and Utilities. Other possible effects of the project and why these impacts were determined not to be significant are also addressed in the Program EIR. The Program EIR was not challenged through a writ action and the time to do so has long passed. Following certification of the Program EIR, it is conclusively presumed to be valid. This presumption precludes reopening the CEQA process even if the initial EIR is discovered to have been fundamentally inaccurate and misleading in identifying and describing significant impacts of the project.

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

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

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

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

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

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

These two mitigation measures are conditionally required for all projects in the WC 2035 SP under a Director's Determination approval. By means of process, this ensures the site will be safe for residential use and the like.

Los Angeles Water Board Oversight Over Ongoing Remediation at the UTC Canoga Site

Before addressing the appellant's concerns, the next few paragraphs provide an overview of the land use, site assessment and remediation activities taking place at the UTC Canoga Site. Knowledge of this information will help to understand the appellant's concerns, how to properly address them, and outline what is required under CEQA.

The UTC Canoga Site was originally developed in 1955 for the manufacture of rocket engines and related systems. Originally owned by the United States Air Force, it was then acquired by North American Aviation, Rockwell International and The Boeing Company prior to UTC purchasing the site in 2005. There has been no testing of rocket engines or related systems on Canoga Site. Activities on site entailed metals molding, machining, cleaning, and degreasing, plating, and engine assembly. All manufacturing activities were terminated in 2014 and, in 2016 – 2017 all buildings on site were demolished.

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

Groundwater Remediation is comprised of two phases and is ongoing. Operations of a pump and treat system commenced in the 1990's to control the migration of chlorinated volatile organic compounds (CVOCs) in the shallow upper groundwater zone (less than 50 feet below the ground surface) resulting in an adequate decrease in the CVOCs and was later decommissioned in 2005. To address the deeper groundwater contamination (between 50 and 120 feet below the ground surface), a focused groundwater extraction and treatment system, and an enhanced in-situ bioremediation program (the injection of microorganisms into soil to transform contaminants into innocuous compounds) were implemented in 2012 and are ongoing. The injection activities for the enhanced in-situ bioremediation were conducted on- and off-site during 2012, 2015, 2018 and 2019. Samples of the groundwater are regularly tested to assess the performance of these

remedial activities as well as to guide implementation of such remedial efforts as necessary. Recently, the Los Angeles Water Board approved a workplan for additional groundwater bioremediation (See December 28, 2020, the Los Angeles Water Board Letter, Exhibit F-2),

Soil vapor, a soil gas of CVOCs created from the contaminated groundwater is currently being remediated and monitored by the Los Angeles Water Board. As mentioned above, a work plan for an on-site soil vapor mitigation plan was approved by the Los Angeles Water Board in late December 2020 and an on-site soil vapor assessment was completed by the UTC-operator in January 2021[3] and awaiting the Los Angeles Water Board approval (See December 28, 2020, the Los Angeles Water Board Letter, Exhibit F-1). Results of the soil assessment detected soil vapor near the property boundaries of the UTC Canoga Site property. Subsequently, the Los Angeles Water Board requested a work plan for an off-site soil vapor and groundwater assessment to evaluate the off-site conditions and determine if there is an indication for potential off-site vapor intrusion due to former historical operations at the UTC Canoga Site. On June 4, 2021, the Los Angeles Water Board approved the UTC-operator's work plan for off-site soil vapor and groundwater sampling evaluation, which includes a collection of off-site soil vapor (at approximately 5 and 10 feet below ground surface) and first encountered groundwater (at approximately 18 feet below ground surface) from 22 off-site locations (See June 4, 2021, the Los Angeles Water Board Letter, Exhibit G).

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

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

The Project site has been occupied by a two-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Project site had been occupied by eight residential dwellings for several decades, and therefore no historical environmental concerns have been identified. (See Exhibit J-2, Centec Phase 2 ESA Addendum, at pp. 1-2.)

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

On February 16, 2021, the applicant provided an Addendum to the Phase 1 ESA, prepared by Centec Engineering[4], that incorporated information regarding the Los Angeles Water Board's subsurface remediation at the UTC Canoga Site. The Phase 1 ESA concluded as follows:

- "Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 had significantly reduced VOC

[3] *According to the California State Water Resources Control Board GeoTracker website.*

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

concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time." Centec's overall conclusion regarding off-site sources of contamination was that "all of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property.'" (Exhibit I-2, Centec Phase 1 ESA at p. 3.)

- Based on the Phase 1 Addendum's observation, however, that "there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears *reasonable to conclude that a VEC (vapor encroachment concern) cannot be ruled out for the subject property*," a Phase 2 Environmental Site Assessment (Exhibit J-1, Centec Phase 2 ESA) was prepared on March 23, 2021, to conduct soil sampling to assess whether the Project site has been impacted by the migration of contaminants from off-site sources.

- Centec installed and sampled 6 soil vapor probes. The analytical results of the vapor samples indicated "relatively low concentrations" of PCE was present at concentrations of 597-852 µg/m3 along the southern perimeter of the garage and at 1,239 and 1,548 µg/m3 in the two northerly probes where the floor level was several feet lower and therefore the probes were closer to the water table. (Exhibit J-1, Centec Phase 2 ESA.)

- Based on the proposed residential redevelopment at the Project site, Centec recommended that the building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. (Exhibit J-2, Centec Phase 2 ESA Addendum at p. 2.)

- The Addendum to the Phase 2 ESA discusses, at length, the design of the Project (with two levels of underground and two levels of above-ground parking, as well as a 3 to 4 foot steel-reinforced concrete that will sit above the vapor intrusion barrier. (Exhibit J-2, Centec Phase 2 ESA Addendum at pp. 2-3.)

- Centec confirmed that "[t]hese barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants." (Exhibit J-2, Centec Phase 2 ESA Addendum at p. 5.)) Moreover, Centec confirmed that "The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project." (Id. at p. 5.)

Based on recommendations in the Phase 2 ESA and corresponding Addendum, and public testimony, the South Valley Area Planning Commission denied the appeal, sustained the Director's Determination and, granted the appeal to add clarifying Conditions of Approval HAZ-2A, HAZ-2B, AND HAZ-2C and, adopt modified Environmental Findings, as detailed below. Conditions of Approval HAZ-2A, HAZ-2B, AND HAZ-2C seeks to implement and further clarify the scope of the Phase 3 Mitigation Plan as well as provide additional construction safety measures that has already been incorporated and required as a Mitigation Measure for the Project, as follows:

HAZ-2A As part of the Phase 3 Mitigation Plan, the applicant shall design and install a vapor intrusion barrier, or some equivalent or equally effective measure, to the satisfaction and approval of the appropriate City Department or

regulatory agency. The purpose of the vapor intrusion barrier shall eliminate or significantly reduce indoor vapor intrusion to a screening level rendered safe for human exposure and residential use, consistent with the Department of Toxic Substances and Control's 2011 Vapor Intrusion Mitigation Advisory. This may include, but is not limited to, the installation a layer of permeable sub-slab material; sealing joints, cracks, and other penetrations of slabs and foundation walls; providing a soil-gas retarder (sub-slab liner) beneath floors; and installation of either a sub-slab venting system or sub-slab depressurization system.

Prior to the issuance of any grading or building permits, the appropriate City Department or regulatory agency must provide written approval of the final design of the vapor intrusion barrier (e.g., Los Angeles Department of Building and Safety).

HAZ-2B Prior to construction, the project applicant and/or contractor shall submit a Soil Management Plan (SMP), to be prepared by a qualified environmental consultant, a site-specific health and safety plan for review and approval to the appropriate City Department or regulatory agency (e.g., LADBS, LAFD, OSHA, SCAQMD). The purpose of a SMP is to establish procedures for managing impacted soil during planned earthwork activities.

The SMP shall meet the following objectives: provide guidance for safely managing soil excavated at the property; notify on-site construction workers as to the presence of contamination in the soil, and present procedures for use during grading and/or excavation; provide guidance regarding health and safety procedures to be implemented to protect both on-site workers and nearby residents; present procedures for the segregation, management, and disposal of soil containing chemicals of concern (COCs), potentially including previously undiscovered COCs that may be encountered during grading and excavation; and provide guidance regarding the applicable regulatory framework associated with soil sampling, excavation, removal, transportation, and disposal.

The SMP shall include practices that are consistent with the California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations, as well as appropriate remediation standards that are protective of the planned use. Appropriately trained professionals, including a site safety officer shall be on-site during preparation, grading, and related earthwork activities to monitor soil, air, and vapor conditions.

These on-site trained professionals shall maintain field reports, including project activities, excavation equipment and locations, air, and vapor monitoring results (as applicable), soil stockpiling and transport, and soil sampling activities, at a frequency provided in the SMP. These reports shall be made available to community members upon request by contacting the posted on-site construction manager or other appropriate on-site personnel's phone number.

HAZ-2C The project applicant shall identify a contact person (e.g., on-site

construction manager) and provide a 24-hour "hotline" telephone number for any inquiries or complaints from the community regarding construction related activities, and to request a copy of the SMP field reports. The phone number and contact person's name shall be posted on-site in a conspicuous place so that it is readily visible to any interested party. All phone calls shall be returned within the next business day.

Environmental Findings

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

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

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

As part of the hazard assessment mitigation measures for the Project site, a Phase 1 Environmental Site Assessment (and Addendum), and Phase 2 Environmental Site Assessment (and Addendum) were prepared. Upon review of these materials and analyses contained therein, the City finds that: (1) none of the triggers under PRC 21166 and CEQA Guidelines Section 15162 have occurred; (2) the scope of the Project falls within the four corners of what was previously contemplated and analyzed for the subject site as part of the Program EIR; (3) the proposed Phase 3 Mitigation Plan (ie., the installation of the soil vapor intrusion barrier), to be implemented through Conditions of Approval HAZ-2, HAZ-2A, HAZ-2B, and HAZ-2C will adequately mitigate any potential environmental impacts related to hazards and contaminated soils associated with the subject site, including during the construction phase of the Project; and, (4) none of the site specific design, conditions, or operations will result in more significant environmental impacts. Lastly, (per HAZ-2C) the applicant will identify a contact person and provide a 24-hour "hotline" telephone number for any inquiries or complaints from the community regarding construction related activities, which will be posted on-site in a conspicuous place so that it is readily visible to any interested party. Furthermore, there is no substantial evidence that the design and installation of the vapor intrusion barrier will result in any additional environmental impacts not previously analyzed in the Program EIR.

In addition, the Specific Plan sets sustainable building standards for LEED-certification at the Silver Level (or equivalent) and for rooftop Solar Reflectance. Conditions of approval require the Project to comply with these standards and all applicable mitigation measures and monitoring as set forth in the Program EIR, which would mitigate the Project's potential significant environmental impacts to the extent physically feasible. As stated on page 1-8 of the Certified EIR, the EIR is intended to function as a project-specific EIR for those projects that are consistent with the WC 2035 Plan.

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

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

DETAILED APPEAL RESPONSES

1. **Substantial changes in circumstances have taken place as the Program EIR did not anticipate the off-site migration of toxic contaminants from the UTC Canoga Site and by the adoption of three new conditions thereby constituting a major revision to the Program EIR and the Project's inconsistency with the Program EIR.**

   Response: The appellant contends there were substantial changes in circumstances that took place as the Program EIR did not anticipate the off-site migration of toxic contaminants from the UTC Canoga Site and by the adoption of three new conditions of approval (HAZ-2A, HAZ-2B, HAZ-2C), thereby constituting a major revision to the Program EIR and a supplemental EIR to the Program EIR prior to the Project receiving discretionary approval. The appellant also asserts, since these are site-specific mitigation measures, which are not consistently applied throughout the Warner Center Specific Plan boundaries, the Project is no longer consistent with the Program EIR. These are not the legal standards required by the California Environmental Quality Act (CEQA), codified at Public Resources Code 21000 et seq.

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

In response to the appellant's first concern, prior to certification of the Program EIR, the Department of City Planning (DCP) was aware of several contaminants in and surrounding the UTC Canoga Site and recognized that there were ongoing assessments of the contaminated 47-acre site. The Program EIR also acknowledges the UTC Canoga Site requires extensive site remediation (Draft EIR at p. 4.6-2) that have been ongoing since 2003, including an analysis of any potential site-specific contamination and alternative analysis will be necessary prior to any site development.

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

> "As of 2003, off-site investigation and remediation for the existing remaining Rocketdyne facilities at 6933 Canoga Avenue (currently referred to as Pratt & Whitney) was considered completed by Regional Water Quality Control Board, while on-site groundwater monitoring continues for the facility. As of the most recent monitoring report in 2006, PCE was reported at a concentration of 28 ppb in a monitoring well in the northeastern corner of the facility, on the northeastern corner of Vanowen Street and Canoga Avenue."
>
> Furthermore, in recognition of potential on-site contaminants, the Program EIR incorporated two mitigation measures (HAZ-1 and HAZ-2), mandating that all subsequent projects within the WC 2035 SP area undergo the following site-specific hazards assessment:
>
> (1) prepare a Phase 1 Environmental Site Assessment to "identify any hazardous materials/wastes that could be present on each project site" which is done as a "desktop review" only based on available written documentation;
>
> (2) prepare a Phase 2, which involves on-site testing for contaminants; and
>
> (3) prepare a Phase 3 Mitigation Plan to be "designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate)" prior to issuance of a building permit."

The Director's Determination for this Project includes these two standard Program EIR mitigation measures (HAZ-1 and HAZ-2). Therefore, consistent with the CEQA clearances for the Project, the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

Regarding the appellant's second concern, the South Valley Area Planning Commission adopted clarifying Conditions of Approval HAZ-2A, HAZ-2B, AND HAZ-2C to implement and further refine HAZ-2 mitigation measure and Conditions of Approval, as applied to the Project site. These are not new conditions but instead provide clarification regarding project-specific measures to guide implementation and provide additional safeguards to ensure compliance with the underlying mitigation measures set forth in the Program EIR. Furthermore, these conditions are a result of the applicant's compliance with HAZ-1 and HAZ-2, which are standard site-specific mitigation measures under the Program EIR mandated for all projects within the WC 2035 SP boundaries. Here, the applicant proactively commenced the site-specific hazards assessment in preparation of the appeal by providing a Phase 1

Environmental Site Assessment (and Addendum), and Phase 2 Environmental Site Assessment (and Addendum). These modifications do not alter the intent of these conditions but rather were adopted to improve clarity and consistency. For the reasons stated, the adoption of clarifying Conditions of Approval HAZ-2A, HAZ-2B, HAZ-2C is consistent with the Program EIR and does not constitute a substantial change in circumstances.

Regarding the off-site migration of toxic contaminants from the UTC Canoga Site, DCP and parties responsible for certifying the Program EIR were aware of and familiar with the contamination in and surrounding the UTC Canoga Site and recognized that there were ongoing site assessments and remediation efforts of the UTC Canoga Site. The Program EIR acknowledges that the UTC Canoga Site requires extensive site remediation, including an analysis of any potential site-specific contamination and alternative analysis, which will be necessary prior to any site development. Site assessments and site remediations at the UTC Canoga Site are ongoing and will continue to be monitored by the Los Angeles Water Board, to the satisfaction of the appropriate regulatory agency. Consequently, there are no "new environmental effects" to be identified or analyzed than what was previously analyzed in the Program EIR.

Therefore, a major revision to the Program EIR and/or preparation of a supplemental EIR is not required. The Project is statutorily exempt pursuant to Government Code 65457 as a residential development consistent with the Program EIR and none of the triggering events under PR 21166 have occurred. The Project also falls within the scope of the Warner Center 2035 Program EIR, and the environmental effects of the Project were covered in the Program EIR. Feasible mitigation measures from the Program EIR have been incorporated into the Project's South Valley Area Planning Commission's Determination (see Exhibit B).

2. New information presented in the Phase 2 ESA that was not known at the time the Program EIR was (re)certified in Oct 2013 and could have not been known at the time constituting a supplemental EIR to the Program EIR.

Response: The appellant asserts findings of the Phase 2 ESA are new information that was not known at the time the Program EIR was certified and "meets the standard of a triggering event under PRC 21166" thereby requiring a supplemental EIR to the Program EIR prior to the Project receiving discretionary approval. The appellant also contends that under CEQA, the baseline for environmental conditions should reflect current conditions, not the conditions of the past.

As referenced in staff's response to Appeal Point No. 1, pursuant to Public Resource Code 21166 (PRC 21166), CEQA provides that once an EIR is certified for a project (i.e., the Program EIR in this instance) that an agency shall not require an EIR for a subsequent approval for the project which has already been assessed unless one of three particular triggering events is met. Here, the appellant has not demonstrated that any of the triggering events (i.e., substantial changes to the project and/or circumstances under which the project is being undertaken that would require major revisions to the Program EIR or new information that was not known and could not have been known at the time the Program EIR was certified) have occurred.

Under the PRC 21166, a supplemental EIR is required if "there is new information which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available". The appellant references findings presented in a

Phase 2 ESA (See Exhibit J-1 and J-2, Centec Phase 2 ESA and Addendum) which observed detectable levels of Tetrachloroethene (PCE, a common CVOC) underlying the Project site attributable to the potential off-site migration from the UTC Canoga Site.

The City finds that the information presented in the Phase 2 ESA does not constitute new information, as defined by PRC 21166. Prior to certification of the Program EIR, DCP was aware of several contaminants in and surrounding the UTC Canoga Site and recognized that there were ongoing assessments of the contaminated 47-acre site. The Program EIR also acknowledges the UTC Canoga Site requires extensive site remediation (Draft EIR at p. 4.6-2) that have been ongoing since 2003, including an analysis of any potential site-specific contamination and alternative analysis will be necessary prior to any site development. In fact, the Program EIR (Draft EIR at p. 4.6-6) expressly acknowledged that the UTC Canoga Site completed an off-site investigation and remediation for the existing facilities on-site and was considered completed by the Los Angeles Water Board. The Program EIR also references a 2006 monitoring report indicating that on-site groundwater monitoring continues as concentrations of PCE (28 ppb) were found in a monitoring well in the northeastern corner of the UTC Canoga Site, on the northeastern corner of Vanowen Street and Canoga Avenue.

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

In light of the first appeal (appeal[5] of the Director's Determination, dated November 9, 2020, filed), the applicant provided a Phase 1 Environmental Site Assessment (ESA), dated August 29, 2016, and an Addendum, February 25, 2021 (see Exhibits I-1 and I-2), which included a desktop review of publicly available documents related to subsurface remediation occurring at the UTC Canoga Site and analysis of potential impacts to the Project site from the toxic contaminants from the UTC Canoga Site. The report observed that contaminant levels in the soil and groundwater have decreased significantly and that the underground plume is moving away from the Project site concluding that no significant vapor encroachment condition over the Project site is likely.

Because the Phase 1's was unable to conclusively rule out soil vapor contaminants, the applicant proceeded with the Phase 2 ESA (see Exhibit J-1) to determine if the soil vapor below the Project site contains toxic contaminants, attributable with the potential off-site migration from the UTC Canoga Site. The report consisted of subsurface soil sampling and testing with the installation of six probes in locations across the floor of the subterranean parking garage. This included four probes (SV1 – SV4) inserted along the southern perimeter, and two probes (SV5, SV6) inserted at the northwest and northeast perimeter. Test results identified detectable levels of Tetrachloroethene (PCE, a common CVOC) in all samples

[5] *Appeal of Director's Determination, DIR-2018-2336-SPP-SPPA-1A filed by appellant, Gina K. Thornburg, Executive Director of and on behalf of the Coalition of Valley Neighborhoods.*

ranging between 597ug/m^3 - 1,548 ug/m^3 (micrograms per cubic meters[6] of air) exceeding the California Department of Toxic Substance Control's[7] (DTSC, the lead environmental regulatory agency) acceptable screening level of 240 ug/m^3 of PCE, which is used to measure the potential long-term human health risk from vapor intrusion exposure. The report observed that higher levels of concentrations were detected in the probes (SV5 and SV6) installed farthest from the UTC Canoga Site but closer to the groundwater indicating that the direction of the contaminated groundwater migrating from UTC Canoga Site is more north than previous data suggested. The report concluded with recommendations to mitigate the potential of soil vapor intrusion into the proposed residential development with the incorporation of soil vapor mitigation technologies[8], such as an engineered vapor barrier into the design of the Project and, to actively monitor the effectiveness of the soil vapor mitigation technologies. "The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project." (Exhibit J-2, Centec Phase 2 ESA Addendum at p. 2)

In addition to the incorporation of a soil vapor mitigation technology(s), the Phase 2 ESA Addendum discussed that the Project's design will serve as an added mitigation measure with two levels of underground and two levels above-ground parking, as well as a 3 to 4 foot steel-reinforced concrete will sit above the vapor intrusion barrier. "The excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete." (Exhibit J-2, Centec Phase 2 ESA Addendum, p.2-3)

According to DTSC's Vapor Intrusion Mitigation Advisory[9] issued in October 2011 (2011 DTSC Advisory), vapor intrusion (VI) mitigation systems are "designed to interrupt or monitor the vapor intrusion pathway and to ensure public safety until the source of volatile chemicals concentrations causing the vapor intrusion risk has been restored to concentrations at or below levels considered safe for human exposure" (2011 DTSC Advisory at p. i). Furthermore, the 2011 DTSC Advisory offers guidance on vapor intrusion mitigation technologies ranging from sub-slab depressurization and sub-slab venting, and alternatives. The choice of VI remedies will depend on estimated risk and hazard levels to address the VI pathway. As it relates to the Project site, a combination of VI mitigation remedies shall be enforced (via a Phase 3 Mitigation Plan) to effectively eliminate or significantly reduce indoor vapor intrusion to a screening level rendered safe for human exposure and residential use.

This will involve two imperative steps: (a) source removal of the off-site contaminants through ongoing and continued off-site remediation underlying the UTC Canoga Site that is under the Los Angeles Water Board's jurisdiction; and (b) integration of a Phase 3 Mitigation Plan: a

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[6] Concentrations of chemicals in air are typically measured in units of chemical mass, (such as in micrograms, ug or in milligrams, mg) per air mass (cubic meter, m^3 or cubic feet, ft^3).

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

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

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

vapor intrusion mitigation plan to mitigate the off-site migration of contaminants from the UTC Canoga Site to the Project site. (Exhibit J-2, Centec Phase 2 ESA Addendum.)

As previously stated in detail, the Program EIR includes mitigation measures that initiate a site-specific hazards assessment and mitigation (with regulatory agency oversight) (HAZ-1 through HAZ-5) if any contaminants are found prior to issuing any grading or building permits. The Program EIR concluded that "[w]ith implementation of the mitigation measures provided above, the potential for significant impacts related to hazards and hazardous materials within the project area would be less than significant." (Program Draft EIR at p. 4.6-7.) Since potential hazards were identified, the applicant will proceed to a Phase 3 Mitigation Plan, which will be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, the Los Angeles Water Board, Los Angeles Fire Department, or other regulatory agency as appropriate). This will also include construction safety measures through the implementation of a Soils Management Plan and posting an on-site 24-hour "hotline" telephone number for any inquiries, complaints or to request a copy of the SMP field reports from the community regarding construction related activities. Once fully implemented, any potential environmental effects identified in the Phase 2 ESA will be mitigated to a less than significant level.

Addressing the second concern, the appellant asserts that for purposes of CEQA, the baseline for environmental conditions should reflect today's conditions based on the findings of the Phase 2 ESA, not the conditions of the past which, was previously analyzed under the Program EIR. This is not the legal standard required by the California Environmental Quality Act (CEQA), codified at Public Resources Code 21000 et seq. Once a program EIR has been certified, the analysis cannot be reopened unless it meets one of the triggering events under PRC 21166 (i.e., substantial changes to the project and/or circumstances under which the project is being undertaken that would require major revisions to the Program EIR or new information that was not known and could not have been known at the time the Program EIR was certified). For the reasons established above, the appellant has not demonstrated that any of the triggering events have occurred. Therefore, a major revision to and/or supplemental EIR to the Program EIR are not required.

Given the findings presented in the Phase 1 ESA/Addendum and Phase 2 ESA/Addendum, the City has reviewed all of the materials and analyses provided, and concludes the following: (1) none of the triggers under PRC 21166 and CEQA Guidelines Section 15162 exist; (2) the scope of the Project falls within the four corners of what are previously contemplated and analyzed for the subject site as part of the Program EIR; (3) the Project is statutorily exempt pursuant to Government Code Section 65457 as a residential project consistent with the Program EIR; (4) the proposed Phase 3 Mitigation Plan (i.e., installation of the soil vapor intrusion barrier) will adequately mitigate any potential environmental impacts related to hazards and contaminated soils associated with the subject site; and, (5) none of the site specific conditions or operations will result in more significant effects than was previously discussed in the Program EIR. Therefore, the site-specific hazards assessment has been completed and have been incorporated into the Project's Conditions of Approval.

3. The UTC Canoga Site is subject to an Environmental Land Use Covenant restricting residential use until remediation is completed followed by implementation of mitigation

strategies. The Project site should be subject to the same land use restrictions and cleanup standards.

Response: The appellant argues that the Project site should be subject to the same clean-up and remediation standards, and land use restrictions as the UTC Canoga Site since PCE was detected underneath the Project site. The appellant also asserts that the Los Angeles Water Board should impose the same Environmental Land Use Covenant (ELUC) on the Project site as it did for the UTC Canoga Site, thereby restricting residential land uses until full remediation of on-site contaminants is completed followed by implementation of mitigation strategies (i.e. engineering controls such as vapor intrusion barrier) on to the Project site.

The UTC Canoga Site and the Project site are not the same and therefore should not be held to the same standards and land use restrictions. Unlike the UTC Canoga Site, the Phase 1 & 2 ESA confirmed that the Project site has been occupied by a two-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Project site had been occupied by eight residential dwellings for several decades, and therefore no historical environmental concerns have been identified. (See Exhibit J-2, Centec Phase 2 Addendum, pp. 1-2.) Based on this information, it is established that the contaminants underlying the Project site are due to the off-site migration of contaminant releases and therefore, no source removal or remediation is to be completed. This is in stark contrast to the UTC Canoga Site, which manufactured rocket engines and related systems entailing metals molding, machining, cleaning and degreasing, plating and engine assembly, which had known contaminants on-site dating back to 1955 and has been subject to extensive remediation since 1984.

On the contrary, the evidence in the record (see Exhibit J-2, Centec Phase 2 ESA Addendum) supports the conclusion that the Project site is safe for residential use with proper mitigation tools in place to effectively address the potential of soil vapor intrusion. Based on the proposed residential redevelopment, Centec recommended that the residential building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. (Exhibit J-2, Centec Phase 2 ESA Addendum at p. 2.) Moreover, the Los Angeles Water Board is aware of the current status of the Project site and has received a copy of the Phase 1 and 2 ESA and, as of the date of this report, the Los Angeles Water Board has not elected to assert jurisdiction over the Project site.

In contrast, the UTC Canoga Site across the street from the Project site, is a known contaminated 47-acre site, attributable to its historical operations of engine manufacturing and related systems responsible for the discharge of hazardous substances on-site. It has been and is currently under the jurisdiction of the Los Angeles Water Board and is engaged in undergoing site remediation and other cleanup efforts since 1984. To that effort, the Los Angeles Water Board imposed an ELUC on the UTC Canoga Site to protect against exposure to hazardous substances on the UTC Canoga Site by restricting certain land uses and requiring the completion of defined workplans and remedial actions. Currently, the site meets the requirements for commercial and industrial land uses as long as certain conditions are met. (see Exhibit H, October 8, 2021 Los Angeles Water Board Letter at pg. 4)

For the reasons discussed above, substantial evidence supports the conclusion that the contaminants underlying the Project site are attributable to off-site migration of contaminants and do not warrant the same level of clean-up standards and residential land use restrictions as the UTC Canoga Site, a known contaminated site. As noted in Centec's analysis, mitigation is adequate through the incorporation of a soil vapor mitigation technology(s), which was expressly contemplated and incorporated as part of the Phase 3 mitigation measure related to site-specific analyses, which Centec confirms will address the potential risk of soil vapor intrusion into the proposed residential structure at the Project site. In addition, the Project's design will serve as added mitigation with two levels of underground and two levels above-ground parking, as well as a 3 to 4 foot steel-reinforced concrete that will sit above the vapor intrusion barrier. "The excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to close proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete." (Exhibit J-2, Centec Phase 2 ESA Addendum, pp. 2-3.) Therefore, the soil vapor mitigation technology(s), in addition to the applicable Program EIR mitigation measures and project design features for the Project site, are adequate to mitigate any impacts due to the presence of contaminants to less than significant.

CONCLUSION

For the reasons stated above, knowledge of the contaminated UTC Canoga Site and the adoption of Conditions of Approval No. HAZ-2A, HAZ-2B, and HAZ-2C do not constitute a substantial change in circumstances; and findings from the Phase 2 ESA are not new information. Therefore, a major revision to and/or a supplemental EIR to the Program EIR is not required. DCP and parties responsible for certifying the Program EIR were aware of and familiar with the contamination in and surrounding the UTC Canoga Site and recognized that there were ongoing site assessments and remediation efforts of the UTC Canoga Site. The Program EIR acknowledges that the UTC Canoga Site requires extensive site remediation, including an analysis of any potential site-specific contamination and alternative analysis, which will be necessary prior to any site development in the Specific Plan area. Site assessments and site remediations at the UTC Canoga Site are ongoing and will continue to be monitored by the Los Angeles Water Board, to the satisfaction of the appropriate regulatory agency. Consequently, there are no "new environmental effects" to be identified or analyzed than what was previously analyzed in the Program EIR.

The Program EIR provides for a set of comprehensive mitigation measures (HAZ-1 through HAZ-5) that address the mitigation and/or remediation process for site-specific hazards if any contaminants are found prior to the issuance of building permits. In preparation of the appeal, the applicant proactively commenced the site-specific hazards assessment. Since potential hazards were identified, the applicant will proceed with a Phase 3 Mitigation Plan, which will be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, the Los Angeles Water Board, Los Angeles Fire Department and/or other regulatory agency as appropriate) prior to the City's issuance of any grading or building permits for the Project. This will also include construction safety measures through the implementation of a Soils Management Plan and posting an on-site 24-hour "hotline" telephone number for any inquiries, complaints or to request a copy of the SMP field reports from the community regarding construction related activities. Once fully implemented, any potential environmental effects identified in the Phase 2 ESA will be mitigated to a less than significant level.

Conditions of Approval No. HAZ-2A, HAZ-2B, and HAZ-2C are not new conditions but are project-specific to comply with the underlying mitigation measures set forth in the Program EIR. These conditions are a result of the applicant's compliance with HAZ-1 and HAZ-2, which are standard site-specific mitigation measures under the Program EIR mandated for all projects within the WC 2035 SP boundaries. These modifications do not alter the intent of these conditions but rather were adopted to improve clarity and consistency.

Consequently, the South Valley Area Planning Commission found the Project is covered within the scope of the Program EIR, the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

The South Valley Area Planning Commission's Conditional Approval requires the Project to comply with all applicable mitigation measures and monitoring in accordance with the Program EIR, which will mitigate the Project's potential significant environmental impacts to the extent physically feasible.

In addition, the South Valley Area Planning Commission determined the Project is statutorily exempt from CEQA pursuant California Government Code Section 65457 because it is a residential project consistent with the Warner Center Specific Plan Program EIR, certified on April 23, 2013, and recertified on October 23, 2013, and found that none of the circumstances in PRC 21166 have occurred that would require a supplemental EIR prior to Project approval.

Lastly, the contaminants underlying the Project site are due to off-site migration of contaminants and do not warrant the same clean-up standards and residential land use restrictions as the UTC Canoga Site, a known contaminated 47-acre site. Mitigation through the incorporation of a soil vapor mitigation technology(s) along with the design of the Project with two levels of underground and two levels of above-ground parking, as well as a 3 to 4 foot steel-reinforced concrete that will sit above the vapor intrusion barrier will address the potential risk of soil vapor intrusion into the new residential structure.

It is recommended that the City Council deny the appeal in full; determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 65457 and find that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project.

RECOMMENDATION

It is recommended that the Los Angeles City Council deny the appeal, sustain the South Valley Area Planning Commission's Determination, and **DETERMINE** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 65457, and **FIND** that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project **FIND**, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the Project is within the scope of the Warner Center 2035 Specific Plan Program EIR No. ENV-2008-3471-EIR, SCH No. 1990011055 ("Program EIR"); the environmental effects of the Project were covered in the Program EIR and no new

environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. **FIND** that the justification (including the expert testimony from Matt Hagemann, P.G., C. Hg. of the Soil/Water/Air Protection Enterprise consulting firm) provided by Gina K. Thornburg, Executive Director of the Coalition of Valley Neighborhoods (representing the Coalition and the Warner Center Homeowner's Association) in the appeal submitted on June 9, 2021, lacks credibility, and does not constitute evidence due to inaccurate assumptions, facts, and analysis pertaining to the subject case; and **ADOPT** ENV-2018-2337-SE, the Project's Statutory Exemption from CEQA.

Sincerely,

VINCENT P. PERTONI, AICP
Director of Planning

Sheila Toni

Sheila Toni
Associate City Planner

TF:BEL:CR:ST

Enclosures
Exhibit A: Appeal, ENV-2018-2337-SE
Exhibit B: South Valley Area Planning Commission May 25, 2021 Determination, DIR-2018-2336-SPP-SPPA-1A
Exhibit C: Project Plans and Materials
Exhibit D: Los Angeles Regional Water Quality Control Board's Project Update: Environmental Investigation and Cleanup, United Technologies Corporation Canoga Avenue Site
Exhibit E: Groundwater Site Assessment Maps prepared by Los Angeles Regional Water Quality Control Board
Exhibits F-1 and F-2: Approval of Work Plan for On-Site Soil Vapor Sampling, dated December 28, 2020, and Approval Letter of Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater, dated December 28, 2020
Exhibit G: Approval of Work Plan for Off-Site Soil Vapor and Groundwater Evaluation, dated June 4, 2021
Exhibit H: Completion of Soil Remediation Activities, dated October 8, 2021
Exhibits I-1 and I-2: Phase 1 Environmental Site Assessment, dated August 29, 2016, and Addendum, dated February 25, 2021
Exhibits J-1 and J-2: Phase 2 Environmental Site Assessment, dated March 23, 2021, and Addendum, dated April 6, 2021

Exhibit A:

Appeal of
ENV-2018-2337-SE-1A

APPLICATIONS:

APPEAL APPLICATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
Instructions and Checklist

Related Code Section: The Los Angeles Municipal Code (LAMC) Section 11.5.13 (Ord. No. 186,338) established the appeal procedure to the City Council for California Environmental Quality Act (CEQA) determinations.

Purpose: *The Appeal* - A CEQA clearance can only be appealed if a non-elected decision-making body (ZA, APC, CPC, DIR) makes a determination for a project that is not further appealable. To initiate appeal of a CEQA document this form must be completely filled out with the required materials attached and filed within 15 calendar days from the final administrative decision, of the entitlement application.

General Information

Appealable CEQA documents:

- Certified Environmental Impact Report (EIR)
- Sustainable Communities Environmental Assessment (SCEA)
- Mitigated Negative Declaration (MND)
- Negative Declaration (ND)
- Categorical Exemption (CE)
- ~~Sustainable~~ Statutory Exemption (SE)

NOTE:

- Actions not appealable include an addendum, findings made pursuant to CEQA Guidelines Section 15162, or an action in which the determination does not constitute a project under CEQA.
- All CEQA appeals are heard by the City Council.
- This form is only for the appeal of Department of City Planning determinations: All other CEQA appeals are filed with the City Clerk pursuant to the LAMC Section 197.01.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

1. Case Information

Environmental Case Number: ENV-2018-2337-SE

Related Entitlement Case Number(s): DIR-2018-2336-SPR-SPPA-1A

Project Address: 21507 - 21529 W. Vanowen St. Canoga Park

Date of Final Entitlement Determination: May 25, 2021

The CEQA Clearance being appealed is a(n):

☑ EIR ☐ SCEA ☐ MND ☐ ND ☐ CE ☒ SE

2. Appellant Identity (check all that apply)

☐ Representative ☐ Property Owner ☒ Other Person
☐ Applicant ☐ Operator of the Use/Site

3. Appellant Information

Appellant Name: Gina K. THORNBURG

Company/Organization: Coalition for Valley Neighborhoods

Mailing Address: 5146 Comercio Ave.

City: Woodland Hills State: CA Zip: 91364

Telephone: (818) 451-3977 E-mail: GinaT.cfvn@gmail.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

☐ Self ☒ Other: Warner Gardens HOA and others

b. Is the appeal being filed to support the original applicant's position? ☐ Yes ☒ No

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4. Representative/Agent Information

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. Appeal Justification

Attach a separate sheet providing your specific reasons for the appeal. Your reasons must state how you believe CEQA was incorrectly applied, providing a legal basis for the appeal.

6. Applicant 's Affidavit

I certify that the statements contained in this application are complete and true:

Appellant Signature: Gina K. Thornburg Date: 6/9/21

ENVIRONMENTAL APPEAL FILING REQUIREMENTS

Note: City Clerk prepares mailing list for CEQA appeals per LAMC Section 11.5.13 E.

1. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.
   - ☐ Environmental Appeal Application (form CP-7840)
   - ☐ Justification/Reason for Appeal
   - ☐ Copies of the written Determination Letter, from the final appellate body, which must be a non-elected decision-making body
2. **Electronic Copy** Electronically Filed
   - ☐ Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Environmental Appeal Application.pdf", "Justification/Reason Statement.pdf", "Final Determination Letter.pdf"). No file should exceed 9.8 MB in size.
3. **Appeal Fee**
   - ☐ Original Applicant - A fee equal to 85% of the original application fee of the Environmental case; provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
   - ☑ Other Persons - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

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

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

[Submitted electronically through the DCP's Online Appeal Portal]

June 9, 2021

Honorable City Councilmembers
Los Angeles City Council
200 N. Spring Street
L.A., CA 90012

LA Department of City Planning
Metro DSC
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

RE: Appeal of the CEQA clearance, ENV-2018-2337-SE, for Case No. DIR-2018-2336-SPP-SPPA-1A, Letter of Determination dated May 25, 2021

Location: 21507–21529 W. Vanowen Street

Specific Plan: Warner Center 2035 Specific Plan; Zone: (WC) River District

Dear City Councilmembers:

Pursuant to Public Resources Code Section 21151(c), on behalf of the Coalition for Valley Neighborhoods, an unincorporated association of concerned residents of the San Fernando Valley, and other concerned parties, I am filing this Appeal of the CEQA clearance, ENV-2018-2337-SE, for the project identified by case no. DIR-2018-2336-SPP-SPPA-1A (the Project). The Project consists of the demolition of an existing 53,412-square-foot commercial office building and single-phase construction of an eight-story, nearly 167,000-square-foot, 193-unit, market-rate apartment building on a 44,014-square-foot lot. The South Valley Area Planning

Commission issued its Letter of Determination (LOD) on May 25, 2021, which is not further appealable. The CEQA clearance, a Statutory Exemption asserted by the local lead agency (the Department of City Planning [DCP]), is appealable to you, the agency's elected decision-making body. This letter serves as the Appeal Justification accompanying form CP-7840, Appeal Application CEQA.

The Appeal arises from the Statutory Exemption, ENV-2018-2337-SE and the LOD from the South Valley Area Planning Commission dated May 25, 2021 (DIR-2018-2336-SPP-SPPA-1A). Those DCP documents are related to the Project Permit Compliance letter from the Planning Director dated November 20, 2020; and the Appeal Recommendation Report dated April 22, 2021, which granted a partial approval of my initial Project appeal (dated November 24, 2020).

Specific Reasons for the Appeal

This Appeal will assert that CEQA was incorrectly applied; the Project does not qualify for a Statutory Exemption under CEQA because the Project does not comply with the WC2035 Plan Final EIR; events under Public Resources Code 21166 and CEQA Guidelines Tit. 14, Section 15162(a)(1)(2)(3) have occurred and trigger that a Project-specific supplemental Environmental Impact Report (EIR) be required; substantial changes in circumstances have taken place that, as evidenced by the imposition of three newly invented mitigation strategies onto the Project by DCP, require major revisions to the WC2035 Plan EIR, and bring the Project out of compliance with the WC2035 Plan EIR (Cal. Code Regs. Tit. 14 Section 15162[a][1][2]); new empirical facts have become available as of March 2021 that were not known and could not have been known at the time the WC2035 Plan EIR was certified on October 23, 2013; these new facts constitute "substantial evidence … that the project may have a significant effect on the environment" requiring the preparation of a project-specific EIR (PRC Section 21080[d]); this "substantial evidence includes fact … [and] expert opinion supported by fact" (PRC Section 21080[e][1]). Moreover, contrary to the DCP's claim on the Notice of Exemption, exceptions in CEQA Guidelines Section 15300.2 to categorical exemptions have taken place and apply to the Project.

The project location spans 21507 to 21529 W. Vanowen Street in Canoga Park, in the River District of the Warner Center 2035 Specific Plan ("the Specific Plan") area, for which a Final Program EIR (WC2035 Plan EIR) was certified in 2013. The Project Site is just a few hundred

feet south and upslope of the headwaters of the Los Angeles River, whose two main tributaries converge behind Canoga Park High School. The Project is designed to feature the one address of 21515 W. Vanowen and so will hereinafter interchangeably be referred to as *21515 W. Vanowen* or the *Project*.

The Project lies within an Opportunity Zone under a 2017 federal law, which will result in millions of dollars of federal-tax savings to the owners. However, this Project Site is in an underserved and economically disadvantaged Census Tract (no. 1345.20), where the median family income is just 64% that of the Area Median Income, 90% of the residents are minorities, and 25% of them live below the poverty line. Immediately adjacent to the Project Site and sharing a low wall with it is the Warner Gardens condominium complex, where low- to moderate-income renters and condo owners, many of whom are seniors on fixed incomes, live. This Appeal is being filed also on behalf of the Warner Gardens HOA. Approximately 100 feet to the northwest of the Project Site in the same Census Tract is another low- to moderate-income condo complex, half of whose units are occupied by renters. As such, residents in Canoga Park and Woodland Hills and surrounding communities should have reason to trust the LA City Council to do all within its authority to ensure that area residents enjoy "the benefits of a healthy environment" and that the "burdens of pollution" are not "focused on sensitive populations or on communities that already are experiencing its adverse effects" (Harris, 2012). See Harris, K. D. (2012). *Environmental Justice at the Local and Regional Level: Legal Background.* State of California, Department of Justice.

The Project Site is located across Vanowen downslope and north of the northwest quadrant of the Raytheon-Canoga Avenue Facility (see Figure 1), a property where decades of aerospace research and development activities left extensive soil, soil-vapor, and groundwater contamination across its 47 acres, requiring it to be included on the Cortese List. The Cortese List, according to the SB 37 Fact Sheet dated 12/18/2020, "is an annually updated planning document used to inform the public about the location of hazardous materials release sites. The Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB), along with other state and local agencies, are required to include certain contaminated sites on the Cortese list." This now-vacant property, at 6633 Canoga Avenue and inclusive of other addresses, owned by Raytheon Technologies Corporation (formerly United Technologies Corp.), is under the jurisdiction of the LA Regional Water Quality Control Board

(LA Water Board) and is across the street from the Project Site pertaining to ENV-2018-2337-SE. The historical manufacturing operations across from 21515 W. Vanowen included "metals molding, machining, cleaning, degreasing, and plating for the manufacturing of rocket engines and related systems conducted on the Burdened Property," according to the July 29, 2019, *Environmental Land Use Covenant* (ELUC) between United Technologies Corp. (now Raytheon) and the LA Water Board.

After several years of extensive remediation activities overseen by the LA Water Board, which included soil excavation, in-situ bioremediation, and pumping and treating of contaminated groundwater, to reduce the concentrations in the soil, soil vapor, and groundwater of volatile organic compounds (VOCs) and other substances known to be harmful to human health and groundwater quality, the LA Water Board imposed a land-use restriction in the ELUC deemed "necessary for the protection of present or future human health, safety, or the environment as result of the presence of hazardous materials, as defined in section 25260 of the Health and Safety Code, in the soil and/or groundwater at the Burdened Property" (ELUC, p. 1). The remediation activities took place with a set of soil remediation goals (SRGs) in mind to reduce levels of VOCs to concentrations that protect both the "groundwater quality and human health" (p. 2). "Without the remediation measures which have been performed on the Burdened Property, and the required mitigation actions through engineering controls, exposure to these contaminants could take place under a residential land-use scenario via indoor air inhalation by humans" (p. 2). The ELUC has restricted use of the Burdened Property to industrial, commercial, and/or office space uses and has prohibited any type of residential use, including dwelling units, hospitals, assisted living facilities, daycare and schools, and community centers. A mitigation action through engineering controls, i.e., a vapor intrusion engineering control system that incorporates a vapor barrier between the contaminated soil and the bottoms of structures to prevent the encroachment of contaminated soil vapor upward through the buildings, has been mandated for every type of structure on the site, including commercial and industrial.

The restriction on residential uses is not permitted to be removed until additional "investigation and remediation or vapor mitigation" deemed necessary by the LA Water Board takes place. The important distinction to make here is that the LA Water Board has overseen years of *remediation* actions, which have removed, treated and cleaned, and/or reduced contaminated soils and groundwater across the street from 21515 W. Vanowen before they have

imposed mandatory mitigation strategies, i.e., vapor intrusion engineering control systems (e.g., vapor barriers), on every type of building conceived for the property. The restriction against residential uses remains.

The contaminants of concern (COCs) in the soil, soil vapor, and groundwater across the street and upslope from 21515 W. Vanowen include volatile organic compounds (VOCs), including trichloroethene (TCE) and tetrachloroethene (PCE), which the LA Water Board characterizes as having been generated primarily from on-site sources.

Figure 1. The Project Site, shown on July 11, 2018, is the parcel where the white office building with black windows is situated in the upper one-third of the photograph. It lies directly across from the northwest quadrant of the vacant Raytheon-Canoga Avenue Facility property, where extensive remediation activities continue to take place.

For the Project, the Planning Director, in his November 9, 2020, LOD, issued a Warner Center 2035 Specific Plan Project Permit Compliance, without the knowledge or information of a Phase 1 Environmental Site Assessment (ESA), which the Applicant did not provide to the Department of City Planning until after the Coalition for Valley Neighborhoods had filed an appeal on November 24. This Phase 1 ESA, dated August 29, 2016, was not provided to the DCP until December 21, 2020, after the Coalition's appeal and is included as part of Exhibit G-1 in the Final Staff Appeal Recommendation Report dated April 22, 2021. The Phase 1 ESA concluded that a vapor encroachment condition (VEC) could not be ruled out for the Project Site: "This information indicates there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears

reasonable to conclude that a VEC cannot be ruled out for the subject property, although the likely risk would appear low."

Subsequently, the Applicant contracted with Centec Engineering to perform a Phase 2 Site Assessment, which is within the Mitigation Measures of the WC2035 Plan EIR under HAZ-2: "The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment." Notably, the Phase 1 ESA was not disclosed until December 2020, four and a half years after it was performed, two and a half years after the Applicant sought a Categorical Exemption from DCP and more than one year after the DCP had granted a Statutory Exemption, which pertains *only if* a "residential development project … is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980" (California Government Code Section 65457[a]) *and* none of the events in PRC Section 21166 occurs. However, the Project, because of the triggering events under PRC Section 21166 to be described below, is not consistent with the WC2035 Plan and therefore requires a supplemental EIR with an aim of fully characterizing the type, concentrations, and locations of COCs, including VOCs, at 21515 W. Vanowen.

Findings of Fact *After* the Statutory Exemption Was Issued

The Phase 2 Site Assessment consisted of soil-vapor testing in six bore holes underneath the subterranean parking garage at 21515 W. Vanowen on March 19, 2021. Contamination of tetrachloroethene (PCE) was found in soil-vapor samples underneath the surface of the Project Site and was attributed to the migration of groundwater northward off of the Raytheon-Canoga Avenue Facility site across the street.

The California Office of Environmental Health Hazard Assessment (OEHHA) lists PCE as a known carcinogen (https://oehha.ca.gov/chemicals/tetrachloroethylene) and lists its many other names, including perchloroethylene and PERC. The New York State Department of Health states that eight or fewer hours of exposure to PCE can cause "central nervous system symptoms such as dizziness, headache, sleepiness, lightheadedness, and poor balance" (https://www.health.ny.gov/environmental/chemicals/tetrachloroethene/). The effects of long-term exposure include liver or kidney damage, reduced red blood cells, immune-system effects, and vision changes. As well, "epidemiological studies provide a pattern of evidence for a

positive association between PERC [PCE] exposure in the workplace and several types of cancer, specifically bladder cancer, non-Hodgkin lymphoma, and multiple myeloma."

The discovery, on March 19, 2021, of PCE underlying the Project Site constitutes "new information that was not known and could not have been known at the time the Program EIR was certified" and meets the standard of a triggering event under PRC Section 21166(a)(b)(c) to require that the Project undergo a supplemental EIR. The reasons to substantiate this assertion are as follows: Because of the empirical discovery of PCE underneath 21515 W. Vanowen and its attribution to the off-site source of the Raytheon-Canoga Avenue Facility site, the DCP imposed three additional Mitigation Measures as part of the final Letter of Determination, dated May 25: HAZ-2A, HAZ-2B, and HAZ-2C.[1] These additional mitigation measures are not part of

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

Prior to the issuance of any grading or building permits, the appropriate City Department or regulatory agency must provide written approval of the final design of the vapor intrusion barrier (e.g., Los Angeles Department of Building and Safety). HAZ-2B Prior to construction, the project applicant and/or contractor shall submit a Soil Management Plan (SMP), to be prepared by a qualified environmental consultant, a site- specific health and safety plan for review and approval to the appropriate City Department or regulatory agency (e.g., LADBS, LAFD, OSHA, SCAQMD). The purpose of a SMP is to establish procedures for managing impacted soil during planned earthwork activities.

The SMP shall meet the following objectives: provide guidance for safely managing soil excavated at the property; notify on-site construction workers as to the presence of contamination in the soil, and present procedures for use during grading and/or excavation; provide guidance regarding health and safety procedures to be implemented to protect both on-site workers and nearby residents; present procedures for the segregation, management, and disposal of soil containing chemicals of concern (COCs), potentially including previously undiscovered COCs that may be encountered during grading and excavation; and provide guidance regarding the applicable regulatory framework associated with soil sampling, excavation, removal, transportation, and disposal.

The SMP shall include practices that are consistent with the California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations, as well as appropriate remediation standards that are protective of the planned use. Appropriately trained professionals, including a site safety officer shall be on-site during preparation, grading, and related earthwork activities to monitor soil, air, and vapor conditions.

These on-site trained professionals shall maintain field reports, including project activities, excavation equipment and locations, air, and vapor monitoring results (as applicable), soil stockpiling and transport, and soil sampling activities, at a frequency provided in the SMP. These reports shall be made available to community members upon request by contacting the posted on-site construction manager or other appropriate on-site personnel's phone number. HAZ-2C The project applicant shall identify a contact person (e.g. on-site construction manager) and provide a 24-hour "hotline" telephone number for any inquiries or complaints from the community regarding construction related activities, and to request a copy of the SMP field reports. The phone number and contact person's name shall be posted on-site in a conspicuous place so that it is readily visible to any interested party. All phone calls shall be returned within the next business day.

the WC2035 Plan Final EIR and therefore will not be consistently applied across the Specific Plan area and demonstrate that the new knowledge of PCE at the Project Site required "revisions to the program EIR due to the involvement of a new significant effect or a substantial increase in the severity of a previously identified effect" (Governor's Office of Planning and Research, Chapter 10 CEQA, p. 274). The discovery of PCE underneath the Project Site sparked these "substantial changes in the plan" by way of new Project Conditions "that were not described in the program EIR" (Governor's Office of Planning and Research, Chapter 10 CEQA, p. 274). These new Mitigation Measures are not within the scope of the program EIR (see *Sierra Club v. County of Sonoma [1992] 6 Cal.App.4th 1307*) and meet the test in PRC 21166(a) as "substantial changes … proposed in the project which will require major revisions of the environmental impact report." Importantly, the WC2035 Plan EIR did not anticipate the migration of toxic contamination generated on off-site sources to properties for which there was no historical activities involving contaminants of concern (COC), which is precisely the new circumstance set before you today and which meets the test in PRC Section 21166(b): "Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report."

These major revisions comprise HAZ-2A and HAZ-2B, which constitute "[a]dditional mitigation measures and alternatives" that "may also be applied when a subsequent or supplemental EIR is prepared" (Governor's Office of Planning and Research, Chapter 10 CEQA, p. 274). In other words, only *after* a full characterization of the contamination on and under the Project Site is revealed through the process of a supplemental EIR would HAZ-2A and HAZ-2B's project-specific (they are not planwide) additional mitigation measures be appropriate and allowed. The Phase 2 Environmental Site Assessment comprised six bore holes under 21515 W. Vanowen. More site assessment is needed to fully characterize the extent, concentration, and type of VOCs and COCs on the Project Site. Furthermore, under CEQA, the WC2035 Plan Final EIR proposes Mitigation Measures, not remediation measures to clean up toxic contamination but rather mitigation actions and protocols to mitigate the environmental effects of identified hazards. To glancingly incorporate a passing mention of "remediation standards that are protective of the planned use" (HAZ-2B) is to attempt to mitigate the Statutory Exemption, which should be disallowed under CEQA (*Salmon Protection and Watershed Network v. County of Marin*).

The First District Court of Appeals has ruled that an agency or jurisdiction cannot mitigate its way to an exemption under CEQA (*Salmon Protection and Watershed Network v. County of Marin, No. A105592, 05 C.D.O.S. 521, 2005 DJDAR 677*). CEQA Guidelines Section 15300.2 provides tests to determine whether a project may qualify for a Categorical Exemption under CEQA. Even though DCP has asserted a Statutory Exemption, the Applicant originally filed for a Categorical Exemption and as recently as May 25, the Notice of Exemption prepared by DCP asserted that none of the exceptions in CEQA Guidelines 15300.2 apply to the Project. However, this is demonstrably false based on the new evidence presented by the Phase 2 ESA during which PCE concentrations exceeding DTSC standards were found under 21515 W. Vanowen. CEQA Guidelines 15300.2(c) state, "Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." In the case of ENV-2018-2337-SE, the unusual circumstances are several:

(1) PCE contamination has migrated from an off-site Cortese List property across the street to underneath 21515 W. Vanowen,

(2) after the March 2021 discovery of PCE under 21515 W. Vanowen, which was subsequent to the Coalition's Appeal, the LA Water Board ordered Raytheon Technologies' remediation specialist, Haley & Aldrich, to conduct further off-site soil-vapor and groundwater testing (see Appendices A and B), including near to and around 21515 W. Vanowen; the maps in the documents between the LA Water Board and Haley & Aldrich are instructive, and

(3) HAZ-2A and HAZ-2B Mitigation Measures focus on soil and soil vapor conditions and are silent on groundwater conditions, including groundwater contamination, rendering these Mitigation Measures inadequate, particularly in light of the fact that the LA Water Board has been overseeing vigorous remediation, i.e., clean-up, of the contaminated groundwater emanating from the Raytheon-Canoga Avenue Facility site across the street for years.

Indeed, legal precedent establishes that the baseline environmental conditions at the time of environmental analysis, in the case of ENV-2018-2337-SE this means the Phase 2 ESA on March 19, 2021, enables a more accurate assessment of environmental impacts under CEQA, not conditions from the past, as in the conditions at the time of the WC2035 Plan EIR certification in 2013 (see Bottini v. San Diego, page 12: "Indeed, the baseline for purposes of CEQA normally

reflects the environmental conditions as they exist 'at the time . . . environmental analysis is commenced' precisely because a baseline that reflects current conditions—rather than past conditions—enables a lead agency to more accurately assess a project's likely environmental impact before the project takes place. [Carlsbad, supra, 241 Cal.App.4th at p. 101; see CREED-21, at pp. 506-507.]").

Centec Engineering, which the Applicant hired to assess the soil vapor on the Project site, made the following statements in its March 23 letter, which is included in the Appeal Recommendation Report:

> "Since the highest concentrations [of PCE] were detected in probes located farthest from the UTC Site but closer to the groundwater, it would appear reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the UTC Site and off-gassing of PCE has occurred and been detected in the 6 representative probes that were installed."—Centec Engineering, March 23, 2021, p. 3

In support of this Appeal, the Coalition sought expert testimony. Matt Hagemann, P.G., C.Hg. of the Soil/Water/Air Protection Enterprise (SWAPE) consulting firm has more than 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office, where he identified emerging threats to groundwater from perchlorate and MTBE. Mr. Hagemann is preparing a support letter to this Appeal and in its preliminary draft form, he wrote to me: "The data [see Table 1] show perchloroethylene (PCE) in soil vapor at a depth of five feet greatly exceed the DTSC residential screening level cited in the table above. The RWQCB should evaluate the appropriateness of residential development and the adequacy of the mitigation that is proposed in the staff report (i.e., vapor barrier)." It is his expert opinion that, as in the case of the Cortese List site across the street and from which the Project Site's PCE contamination migrated, residential development may not be appropriate until full remediation of the site takes place and that merely the inclusion of a vapor barrier (as required in HAZ-2A) should be evaluated by the LA Water Board.

Subsequent to Optimal Technology's soil-vapor sampling and assessment under 21515 W. Vanowen, Centec Engineering, on behalf of the Applicant, wrote, "Based on the field work and

analytical results obtained, it does appear that PCE is present in soil vapor below the subterranean garage at the subject Sandstone Property. Since the highest concentrations were detected in the probes located farthest from the UTC Site but closer to the groundwater, it would appear reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the UTC Site and off-gassing of PCE has occurred and been detected in the 6 representative probes that were installed. The concentrations of PCE detected (597-1,548 µg/L) are above the conservative 'screening level' of 240 µg/m³ in common use over the past several years by California's Department of Toxic Substances Control (DTSC, the lead environmental regulatory agency in California) to determine whether a long-term health risk may be present for a residential property."

TABLE 1

SUMMARY OF SOIL VAPOR SAMPLE RESULTS
21515 Vanowen Street, Canoga Park,CA 91303

Analytical results reported in µg/m³

Sample I.D. #	Depth ft bgs*	PCE	TCE	Other VOCs
SV1	5	834	ND	ND
SV2	5	621	ND	ND
SV3	5	853	ND	ND
SV4	5	597	ND	ND
SV5	5	1,239	ND	ND
SV6	5	1,548**	ND	ND
Reporting Limit		10	10	1-1,000
Residential "Screening Level" DTSC (HHRA Note 3)		240	240	varies

NOTES:
Samples collected and analyzed 3/19/21, EPA Method 8260B
PCE = Tetrachloroethene
TCE = Trichloroethene
VOCs = Volatile Organic Compounds
ft bgs = feet below ground surface
ND = Not Detected at or Above Method Detection Limit
* = Probes were installed within a subterranean parking garage where ground surface elevations for probes SV1-SV4 were approximately 4 feet below street level, probe SV5 was approximately 5-6 feet below street level, and probe SV6 was approximately 7-8 feet below street level. All probes were installed 5 feet below the concrete at each location.
** = Denotes higher concentration of original and duplicate sample reported

Moreover, because the language in Mitigation Measures HAZ-2A and HAZ-2B presume and imply the possibility of future discoveries of COCs, the Project no longer conforms to the Specific Plan's Final EIR (because the initial Mitigation Measures of HAZ-1 through -5 proved to be inadequate for the Project) and a supplemental EIR is needed to assess the type, extent, concentration, and source(s) of the contamination on the Project Site.

In closing, I would like to call upon the original intent of the California Environmental Quality Act, Section 21000:

> (a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
>
> (b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
>
> (c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
>
> (d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
>
> (e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
>
> (f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
>
> (g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

In this spirit, I call on the Honorable City Councilmembers to overturn the Statutory Exemption on the Project and to send it back to DCP for a full supplemental Environmental Impact Report with the special requirement that the contamination under the existing commercial office building is fully characterized according to current scientific standards.

Sincerely,

[signed by consent]

Gina K. Thornburg, PhD

Executive Director, Coalition for Valley Neighborhoods for members of the Coalition and also on behalf of

Kathryn Cornelison, owner of condominium at 6815 Remmet Avenue

The Warner Gardens HOA, 6820 Remmet Avenue and 6825 Alabama
Garm Beall, longtime local small-business owner
Melissa Bumstead, Executive Director, Parents Against the SSFL Nuclear Disaster

Appendix A
Appendix B

HALEY & ALDRICH, INC.
3187 Red Hill Ave
Suite 155
Costa Mesa, CA 92626
714.371.1800

30 April 2021
File No. 128403-050

Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, California 90013

Attention: Ms. Ana Townsend

Subject: Addendum Work Plan for Off-Site Soil Vapor and Groundwater Evaluation
Raytheon Technologies Corporation - Canoga Avenue Facility
6633 Canoga Avenue
Canoga Park, California
(LARWQCB SCP No. 0237A, Site ID No. 2040214, GeoTracker Global ID SL204281528)

Dear Ms. Townsend:

Haley & Aldrich, Inc., is submitting this Addendum to the 9 March 2021 "Work Plan for Off-Site Soil Vapor and Groundwater Evaluation" (Work Plan) submitted to the Los Angeles Regional Water Quality Control Board (LARWQCB) on behalf of Raytheon Technologies Corporation (Raytheon) for the former United Technologies Corporation, now Raytheon, Canoga Avenue Facility located at 6633 Canoga Avenue, Canoga Park, California ([Site]; Figure 1). This addendum proposes additional sampling locations in addition to the 9 March 2021 proposed locations.

The primary objective of the investigation is to evaluate the soil vapor and groundwater conditions to determine if there is an indication for potential off-Site vapor intrusion concerns due to historical Site operations. Off-Site soil vapor and first-encountered groundwater were proposed to be evaluated along several City of Los Angeles rights-of-way, including Vanowen Street to the north, Owensmouth Avenue to the west, and the Los Angeles County Metropolitan Transportation Authority bus line along the east side of Canoga Avenue. Proposed sampling locations are also located near adjacent commercial and residential buildings directly north and east of the Site. Off-Site sampling locations and depths were selected based on building locations, anticipated depth to groundwater of approximately 18 feet below ground surface (bgs), and historical information.

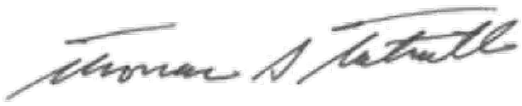
Based on an additional review of historical data and discussions between Raytheon and the LARWQCB, additional locations were added to the Work Plan for collecting soil vapor and groundwater samples, now totaling 22 locations (Figure 2). Each proposed off-Site location will have soil vapor samples collected at approximately 5 and 10 feet bgs, and a first encountered groundwater grab sample will be collected at approximately 18 feet bgs. Samples will be collected in accordance with procedures described in the 9 March 2021 Work Plan.

This document contains no data that is subject to ITAR or EAR

We appreciate LARWQCB's prompt review and approval of this Addendum to the Work Plan. Please do not hesitate to contact either of the undersigned if you have any questions or comments.

Sincerely yours,
HALEY & ALDRICH, INC.

Kelly C. Hoggan, PG 9026 (CA)
Senior Technical Specialist – Geologist



Thomas S. Tatnall, CEG 1968 (CA)
Program Manager

Enclosures:

Figure 1 – Site Locus
Figure 2 – Proposed Off-Site Soil Vapor and Shallow Groundwater Sampling Locations

c: Raytheon Technologies Corporation; Attn: Mr. Bradley Barquest, Remediation Manager

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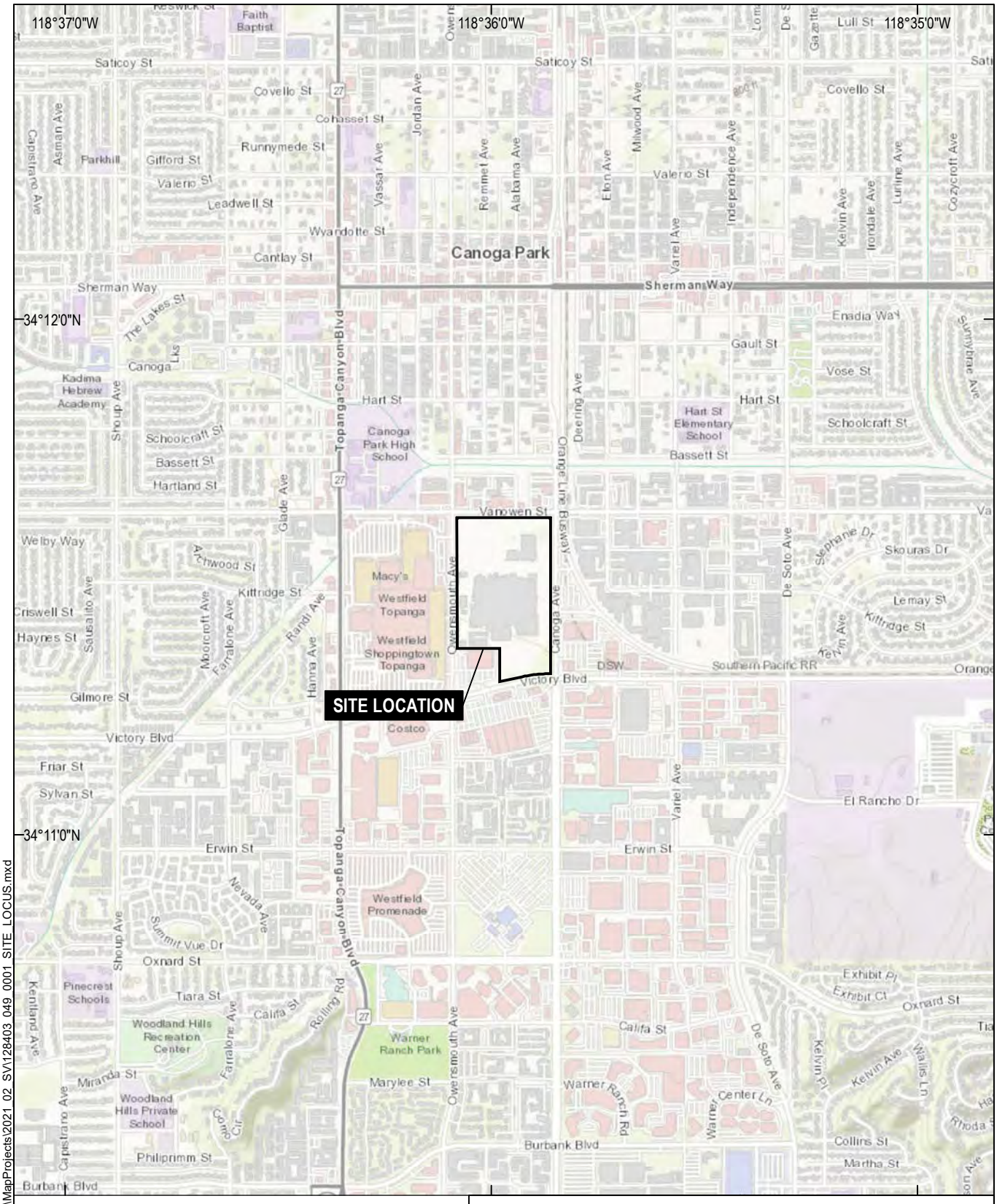
This document contains no data that is subject to ITAR or EAR

FIGURES



C:\Projects\32594_Canoga\Global\GIS\MapProjects\2021_02_SV1128403_049_0001_SITE_LOCUS.mxd

MAP SOURCE: ESRI
SITE COORDINATES: 34°11'28.7"N,118°35'58.1"W

HALEY ALDRICH

RAYTHEON TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY - 6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

SITE LOCUS

APPROXIMATE SCALE: 1 IN = 2,000 FT
APRIL 2021

FIGURE 1

GIS FILE PATH: C:\Projects\32594_Canoga\Global\GIS\MapProjects\2021_02_SV\128403-049_0002_PROPOSED_OFF-SITE_SOIL_VAPOR_SHALLOW_GW.mxd — USER: DFM — LAST SAVED: 3/5/2021 12:13:18 PM

REMMET AVE
ALABAMA AVE
CANOGA
VANOWEN ST
OWENSMOUTH AVE
CANOGA AVE
VICTORY BLVD
WATER TANK

HASV-001 5': 330 10': 710
HASV-002 5': 1,500/1,800 10': 2,900
HASV-003 5': 1,100 10': 1,400
HASV-004 5': 540 10': 460
HASV-005 5': 980 10': 5,800
HASV-006 5': 95 10': 2,200
HASV-007 5': 2,000
HASV-008 5': 3,200 10': 850
HASV-009 5': 5,400 10': 5,700
HASV-010 5': 110 10': 630
HASV-011 5': 13,000
HASV-012 5': 1,100 10': 2,300
HASV-013 5': 3,500 10': 38
HASV-014 5': 580 10': 3,000
HASV-015 5': 200
HASV-016 5': 120,000 10': 160,000
HASV-017 5': 65,000/69,000
HASV-018 5': 50,000 10': 90,000
HASV-019 5': 18,000
HASV-020 5': 2,300
HASV-021 5': 230 10': 590
HASV-022 5': 2,500 10': 1,600
HASV-023 5': 79/75 10': 150
HASV-024 5': 320 10': 620
HASV-025 5': 2,300
HASV-026 5': 39 10': 550
HASV-027 5': 8,800 10': 8,000
HASV-028 5': 24 10': 850/510
HASV-029 5': 120 10': 210/200
HASV-030 5': 600
HASV-031 5': 260 10': 380
HASV-032 5': 460 10': 780
HASV-033 5': 1,000
HASV-034 5': 3,800 10': 5.5
HASV-035 5': 1.1/480 10': 3,500
HASV-036 5': 1,500 10': 1,500
HASV-037 5': 290 10': 200/440
HASV-038 5': 110 10': 140
HASV-039 5': 1,000/1,100 10': 810
HASV-040 5': 1,600 10': 1,700
HASV-041 5': 610 10': 630
HASV-042 5': 19
HASV-043 5': 650 10': 980
HASV-044 5': 1,300
HASV-045 5': 61 10': 17
HASV-046 5': 1,100
HASV-047 5': 480 10': 340
HASV-048 5': 2.0/43 10': 1,300
HASV-049 5': 34 10': 30

038 004 027 043 016 005 003 028 039 001 002 030 066 029 042 031 035

LEGEND

PROPOSED OFF-SITE SOIL VAPOR (5 ft BGS AND 10 ft BGS) AND SHALLOW GROUNDWATER GRAB SAMPLE LOCATION

2021 SOIL VAPOR LOCATIONS AND DEPTHS

5 ft BGS ONLY

5 ft BGS AND 10 ft BGS

EXCAVATION BOUNDARY

FORMER BUILDING FOOTPRINT

SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS AREA APPROXIMATE.
2. ALL BUILDINGS AND ASSOCIATED STRUCTURES WERE DEMOLISHED IN 2005, 2016, AND 2017.
3. PCE SOIL VAPOR CONCENTRATIONS ARE IN MICROGRAMS PER CUBIC METER (µg/m^3)
4. ft BGS = FEET BELOW GROUND SURFACE
5. AERIAL IMAGERY SOURCE: ESRI

N

0 150 300
SCALE IN FEET

HALEY ALDRICH

RAYTHEON TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY - 6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

PROPOSED OFF-SITE SOIL VAPOR AND SHALLOW GROUNDWATER SAMPLE LOCATIONS

APRIL 2021

FIGURE 2

Exhibit B:

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

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

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

November 9, 2020

Applicant/ Owner
Eri Kroh
21515 Vanowen Street Associates, LLC
10877 Wilshire Boulevard, Unit 1105
Los Angeles, CA 90024

Representative
Sarah Golden
Rosenheim and Associates, Inc.
21600 Oxnard Street, Suite 630
Woodland Hills, CA 91367

Case No.	**DIR-2018-2336-SPP-SPPA**
CEQA:	ENV-2018-2337-SE; ENV-2008-3471-EIR; SCH No. 1990011055
Location:	21507 - 21529 W Vanowen Street
Council District:	3 - Blumenfield
Area Planning Commission:	South Valley
Neighborhood Council:	Canoga Park
Community Plan Area:	Canoga Park - Winnetka - Woodland Hills - West Hills
Specific Plan:	Warner Center 2035
Specific Plan Subarea:	River District
Legal Description:	Lot 1 of Tract 42844-C
Last Day to File an Appeal:	November 24, 2020

DETERMINATION

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

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

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

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

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

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

CONDITIONS OF APPROVAL

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

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

Warner Center 2035 Specific Plan Conditions

2. **Uses.** In compliance with Section 6.1.2.6.1 and Appendix A of the Specific Plan, uses on the Project site shall be restricted to those permitted in the River District of the Specific Plan. The Project includes multiple residential dwelling units and Work-Live Units, as permitted in Appendix A. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. Thus, the project is approved for a total of 161,549 square feet of Residential Floor Area and 5,446 square feet of Non-Residential Floor Area. Any use defined by Appendix A as requiring a Conditional Use Permit shall be considered under a separate application to the Department of City Planning and is not approved as part of this Project Permit Compliance Review.

3. **Intensity.** The project is approved for a FAR of 4.06:1.

4. **Height.** The project is approved for a height of approximately 85 feet. Additionally, the project shall have a street wall height of a minimum of 25 feet vertically along Vanowen Street.

5. **Street Standards – Improvements and Dedications.** Vanowen Street is designated as a Major Highway Class II and shall be in compliance with Table 2, which requires on the north side of the east/west section a 52-foot half right-of-way, a 40-foot half roadway, an eight-foot sidewalk, eight-foot parkway, and a four-foot easement. Alabama Avenue is designated as a Local Street and is not noted on Tables 1 of 2 of the Specific Plan. As directed by the Bureau of Engineering, the Project shall comply with the dedications and improvements for street standards on Tables 1 and 2 of the Specific Plan as follows: **(DOT/BOE/DCP)**

a. **Dedications.**

i. *Vanowen Street*: A 9-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way in accordance with Warner Center Specific Plan 2035 and a 20-foot radius property line return at the intersection with Alabama Avenue. In addition, provide a 4-foot sidewalk easement along the property frontage. **(BOE)**

ii. *Alabama Avenue*: None. **(BOE)**

b. **Improvements**

i. *Vanowen Street:* Construct additional surfacing to join the existing improvements to provide a 40-foot half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and an 8-foot wide concrete sidewalk adjacent to the easement line in a 16-foot border in accordance to Warner Center Specific Plan 2035. Construct an access ramp at the intersection with Alabama Avenue to comply with ADA requirements. These improvements should suitably transition to join the existing improvements. **(BOE)**

ii. *Alabama Avenue:* Reconstruct the concrete sidewalk to provide a 12-foot wide concrete sidewalk along the property frontage. Repair all broken and off-grade concrete curb and gutter. Upgrade all driveways to comply with ADA requirements or close unused driveways. **(BOE)**

iii. Street Trees:

1. The Project shall preserve to the greatest extent possible all existing Street Trees if the curb is not being relocated. In the event that the street trees cannot be preserved, install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077. The Project proposes the removal of three street trees and the preservation of one. **(BSS)**

2. Trees: That Board of Public Works approval shall be obtained, prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees. **(BSS)**

3. Pursuant to the Specific Plan Section 6.2.6.2.8 and Appendix F, Section 3, Guideline A.7, any new street trees along Vanowen Street and Alabama Avenue shall be of the species indicated on Figure 8 in the Specific Plan. The Project shall plant a row of *Tabebuia impetiginosa* (Pink Trumpet Tree) and/or *Quercus ilex* (Holly Oak) within the parkway along Vanowen Street, in compliance with the street tree requirements in Figure 8 of the Specific

Plan. Species of street trees along Alabama Avenue shall be decided upon by the Urban Forestry Division. **(BSS/DCP)**

4. Replacement. All street trees shall be replaced at a ratio of 2:1. The Project proposes 11 new street trees. Replacement trees on Vanowen Street are to be taken from Figure 8 of the Specific Plan. The street tree replacement is subject to further review and approval from the Division of Urban Forestry, which may supersede this condition. A copy of the Tree Removal Permit from the Division of Urban Forestry shall be submitted to the subject case file prior to final signoff. Final landscape plans shall show these required replacement trees. **(BSS/DCP)**

5. Permit Issuance. Prior to issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. Should the applicant need the removal or planting of any tree in the public right-of-way, approval is required from the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works. **(BSS)**

6. Bonding (Tree Survival). The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of the street trees required to be maintained, replaced, or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new street tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's street tree bond may be exonerated. **(BSS)**

7. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the street trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years. **(BSS)**

iv. Notes: Street lighting and streetlights relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551. **(BSL)**

v. Additional Requirements. Department of Transportation may have additional requirements for dedication and improvements. See BOE Report dated July 19, 2018 for additional instructions regarding other improvements requested. **(DOT)**

vi. Refer to the Department of Transportation regarding traffic signals, signs and equipment (818) 374-4699. **(DOT)**

vii. Refer to the Department of Water and Power regarding power pole (213) 367-2715. **(DWP)**

viii. Refer to the Fire Department regarding fire hydrants (818) 374-5005. **(LAFD)**

ix. No major drainage problems are involved. **(BOS)**

x. Sewer lines exist in Vanowen Street. Extension of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit. **(BOS)**

xi. The Bureau of Sanitation may need to investigate the existing public sewers for sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090. **(BOE/BOS)**

6. Active Street Frontage.

a. The Project shall be permitted parking on the ground floor so long as at least eighty percent (80%) of the ground floor frontage on any side of the above-grade parking structure, which is adjacent to a public street (except an alley) or adjacent to a public open space/plaza, includes ground floor non-residential use subject to the provisions herein.

b. The Project along Vanowen Street shall be limited to Non-Residential uses to a depth of 25 feet from the building frontage along the street and at least 75 percent of the building facade located between 30 inches and 84 inches from the ground floor devoted to transparent windows and/or doors. Dark tinted reflective or opaque glazing shall not be counted towards the minimum percentage.

c. The Project along Vanowen Street, moving east along the property starting from the southwestern most part of the building, shall have floor-to-floor heights as measured from the ground as follows: for the first approximately 105 feet and four inches, the Project shall have a minimum floor-to-floor height of 12 feet and six inches; for the next approximately 133 feet and four inches of the property to the east, the Project shall have a minimum floor-to-floor height of 13 feet and six inches; for the last approximately 71 feet and six inches of the property to the east, the Project shall have a minimum floor-to-floor height of 14 feet.

d. The ground floor interior shall maintain the floor-to-floor height at the levels indicated in this section by not incorporating improvements that create a false ceiling.

e. The Project shall maintain a 15-foot high regulating line in place of a 15-foot floor-to-floor height as measured from the Ground Floor upwards, using materials and design in substantial conformance with that proposed in “Exhibit A.”

f. Permitted Residential uses in the Ground Floor shall be limited to Work-Live Units professional offices or residential common spaces and shall be designed to include wall openings comprised of a minimum of fifty percent (50%) of the street level Building Facade located between 30 inches and 84 inches from the ground floor.

g. Ground floor Work-Live units oriented to Vanowen Street shall be accessed individually and directly from Vanowen Street with individual front stoops or porches.

h. Fence and wall heights along Vanowen Street shall not exceed 42 inches, as measured from the highest adjacent grade. Fences and walls shall include latticework, ornamental fences, screen walls, hedges or thick growth of shrubs or trees.

i. The project shall have a primary entrance for the building located on a public street that is connected and visible from the street.

7. **Front Setbacks.** The Project shall have a front setback on Vanowen Street of not less than 12 feet and no more than 15 feet.

8. **Publicly Accessible Open Space (PAOS)**. The Project shall provide a minimum of 6,170 square feet of PAOS that is:

a. contiguous, remaining unfenced and ungated;

b. integrated into the overall design of the Project;

c. integrated with neighboring buildings or structures and any existing, or approved, PAOS, if applicable;

d. maintained in good condition;

e. open to the public, at minimum, from 6:00 a.m. to 10:00 p.m., seven days a week. There shall be at least two signs stating the hours of operation of the PAOS, including in the focal point unobstructed from public view. PAOS identification signage shall indicate that the PAOS is available for use by the public from, at minimum, 6 a.m. to 10 p.m., seven days a week. Supporting documentation of signage and placement shall be submitted to the subject case file prior to final signoff and to be kept with the file for this case. This identification signage shall not be counted against a Project's signage limitation;

f. based on 6,732 square feet of PAOS provided, containing a minimum of 6,059 square feet of PAOS that is open to the sky, excluding shade structures and other features or elements that are not calculated as Floor Area;

g. containing a minimum of 50 percent of PAOS that is landscaped (3,366 square feet);

h. containing a minimum of 14 seats in the PAOS that is a ratio of no less than one seat per 500 square feet of the provided PAOS. Seating shall include but not be limited to chairs, benches, and planters. Seating shall be permanent or moveable. For benches, two linear feet of bench or seat-wall shall equal one seat;

i. seating placed with consideration to noontime sun and shade;

j. including of a focal point or gathering space of 1,099 square feet near the main entrance at the southwest portion of the property;

k. inclusive of required setbacks along a public way;

l. excludes the following uses: surface parking areas, open storage areas, private open space areas not accessible to the general public, swimming pools and spas unless open to the general public, loading docks and parking, driveway entrance/exit areas, sidewalks and parkways in the public right-of-way as of the date of the adoption of the Plan, and detached utility areas/pads;

m. includes a mix of passive and active recreational facilities designed to serve residents, employees, and visitors to Warner Center. PAOS shall include amenities for all ages such as one or more tot lots, community gardens, or other physical activity facilities to integrate shared spaces designed for gathering year-round; and

n. prior to the issuance of any building permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department binding the land for the Project and all successors. It shall include a detailed, dimensioned site plan and landscape plan demonstrating the required and provided PAOS areas and a comprehensive summary table showing compliance with the regulations contained in the applicable PAOS conditions herein. It should include information regarding the ongoing maintenance and operation of the open space areas and on-going public access through easement. A copy of the Covenant and Agreement shall be submitted to the case file prior to final signoff and kept with the file for this case.

9. Park Fees and Land Dedication. As applicable, the applicant shall provide documentation that LAMC Section 12.33 Park Fees and Land Dedication requirements were satisfactorily arranged with the Department of Recreation and Parks.

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

10. Automobile Parking

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

b. **Non-Residential Parking.** The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide parking in the amounts required per the Specific Plan regulation in effect at such time. Sizes of spaces shall follow the Los Angeles Municipal Code requirements at the time of the issuance of the new Certificate of Occupancy. These spaces shall be counted separately from the Residential spaces.

c. **Alternative-Fuel Vehicle Parking.** The Project shall provide EV Parking spaces that can be counted concurrently with the total number of parking spaces provided on site for Residential and Non-Residential so as long as they do not exceed 10% of the maximum number of all parking spaces allowed on the site.

d. **Disabled Parking.** The accessible spaces associated with the Residential and Non-Residential uses shall not be calculated into the Project's total parking count if the amount of spaces being provided equals the maximum amount of parking allowed for the Project.

e. **Setback Parking.** The project shall not include surface parking in the setbacks.

11. Bicycle Parking.

a. **Residential Bicycle Parking.** The Project shall provide a minimum of 12 short-term and 121 long-term bicycle parking spaces for Residential use.

b. **Non-Residential Bicycle Parking.** The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate bicycle parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide long-term and short-term bicycle parking in the amounts required per the Specific Plan regulation in effect at such time. The Non-Residential bicycle parking spaces shall be counted separately from Residential spaces and follow size and design regulations as outlined in the LAMC.

12. Landscape. Prior to signoff, revised landscape plans or proof of compliance shall be provided to show:

a. Compliance with the instructions on Form CP-6730 including

i. The dimensions of all open space areas;

ii. All plants indicated as proposed on the landscape plan;

iii. Height of trees at planting;

iv. Notes indicating a mature height and spread of at least 35 feet within 10 years for street trees proposed;

v. WUCOLS classification for all plants;

b. Setbacks indicated, to show a minimum of 30% of the required setback areas landscaped;

c. Dimensions to show trees planted at a ratio of every 30 linear feet in the setback area adjacent to the parking structure at the north-, west-, and east- facing portion of the Project;

d. Species of climbing vine on green screen planted on the façade of the parking structure on the north-facing portion of the Project;

e. The use of shrubs, vines, green, screen, or trees to screen blank walls on the north elevation at the above-grade parking level;

f. The labeling of the transformer at the southwest part of the property;

g. On the south elevation at the live-work units, landscaped setbacks with any or all of the following: walkways, porches, raised planters and other solid walls up to three feet above sidewalk elevation, and transparent fences up to four feet above sidewalk elevation;

h. All planted areas within a Project serviced by automatic irrigation systems and conforming to the City's water conservation requirements as prepared by a licensed landscape architect;

i. Use of a high-efficiency "smart" irrigation system, which includes a weather-based controller, and, where feasible, in-line drip and bubblers, rather than overhead spray. Where overhead spray is used, heads should have low-precipitation nozzles to reduce run-off;

j. Plants identified as California Friendly by the Metropolitan Water District's Be Water Wise program (www.bewaterwise.com) for at least 50 percent of the plant materials used. The landscape plan shall incorporate Southern California native plant species. Please refer to the Theodore Payne Foundation (www.theodorepayne.org) to access their Native Plant Database;

k. Indigenous Plants per the County's Los Angeles River Master Plan (LARMP) Landscaping Guidelines and Plant Palettes' short list for at least 25% of the plant materials used;

l. At least 50% of the trees as canopy trees that provide shade. Native, drought tolerant, species with a low WUCOLS level are preferred. Bamboo and Palm tree varieties shall not be counted toward this requirement, and, unless otherwise

indicated the Conditions of Approval, plant deciduous trees in the PAOS areas as the most effective means of providing comfortable access to sun and shade;

m. Notes or cut sheets that indicate that the Project treats 100 percent of the 85th percentile storm and provide detentions capacity to retain a rainfall intensity of 0.5 inches/hour or other Code requirement if the latter is more restrictive, to the satisfaction of the Bureau of Sanitation. On-site infiltration is the preferred method of treatment; and

n. Additionally, permeable paving for at least 75 percent of all hardscape areas.

13. **Supplemental Urban Design Standards.** Prior to signoff, revised plans shall be provided as follows:

    a. **Lighting and Security.** The applicant shall submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. Additionally, the Project's security lighting should be integrated into the architectural and landscape lighting system and should not be distinguishable from it.

    b. **Articulation of Building Facades.** The applicant shall submit revised elevations that

        i. show the parking structure on the north elevation with a change of depth for at least 15% of the length of the facade and at least 5 feet in horizontal length. The façade shall incorporate ornamentation techniques such as materials, textures, apparent wall thickness, or fenestration;

        ii. clarify that the glass on the second floor of the south elevation will be opaque in a way to screen the parking facility.

    c. **Landscaping Requirements for Parking Facilities.** The applicant shall submit revised plans and elevations:

        i. for the portions of the structure used for parking on the west-, north-, and east-facing elevations that show a minimum landscaped setback of five feet;

        ii. indicating that the landscaping within the setback area shall include a berm, hedge or combination of hedge and berm, measuring at least 36 inches in height that may contain openings as necessary to address potential safety and security concerns and the material proposed for screening.

14. **LEED Silver**. Prior to Planning clearance, the Project shall submit proof that the project is designed to meet the equivalent green standards of LEED (Leadership in Energy and Environmental Design) at the Silver Level, in addition to the City's Green Building and any other applicable regulations relating to sustainability standards. (Note: the project is subject to the most current version of LEED at the time of the Planning clearance on the building permit).

15. **Green Building Ordinance.** Prior to Planning clearance, the Project will submit

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

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

17. **Design Guidelines.**

    a. **Blocks.** The Project shall locate parking garages that serve the development or district underground, in a podium wrapped by habitable uses, or in above-ground structures with active ground floor uses along street frontages to the extent possible.

    b. **Street Wall and Ground Floor – Active Ground Floor Retail.** The Project shall locate the primary entrance to each street-level tenant space that has its frontage along Vanowen Street from that street.

    c. **Street Wall and Ground Floor – All Ground Floor Uses.** The Project shall locate the building's primary entrance, defined as the entrance which provides the most direct access to the building's main lobby and is kept unlocked during business hours, on Vanowen Street or on a courtyard, plaza or pathway that is connected to and visible from Vanowen Street.

    d. **Parking and Access - Visibility.** Except for the ground-level frontage required for access to parking, no parking or loading shall be visible on the ground floor of the Project's facade that faces the public right-of-way.

    e. **Parking and Access - Location.** The Project shall locate parking and loading access a minimum of 25 feet from the primary building entrance on Vanowen Street.

    f. **Architecture – Horizontal and Vertical Variation.** The Project shall:

        i. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.

        ii. Have a ground floor of the building with different architectural treatment than the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.

        iii. Use materials and color to reinforce the building's massing and not just be applied as unrelated surface treatment. They should suggest form changes and turn corners so there is a substantive reading of form and material together.

    g. **Neighbor Impacts.** Prior to final signoff, the Project shall submit revised plans showing:

        i. The location on the exterior of all mechanical equipment including the roof,

with screens shielding it from public view.

ii. The location of the ventilation intakes and exhausts on the exterior located more than 20 vertical and horizontal feet from the sidewalk and directing air flow away from the public realm.

iii. Metal surfaces on the exterior noted as having a matte finish or other finish that minimizes glare or reflection.

iv. Antennas and satellite dishes screened. Cable and satellite services should be provided through a single source that serves individual units throughout the entire complex through wired connections that are contained within building walls.

h. **Architectural Design – Mid-Rise Buildings.**

i. The Project's balconies shall be a minimum of 50% transparent and may integrate metal railing or glass guardrail systems. Opaque glass can count towards the transparency requirement.

ii. The Project shall integrate glass window bay systems to add variation in the facade where appropriate.

i. **On-Site Trees**. The Project proposes to remove 11 on-site trees, as shown in the Tree Report, dated February 12, 2017. Pursuant to the Specific Plan, as replacement for the loss of any on-site trees, replace trees greater than 10 centimeters (4 inches) in diameter at breast height (DBH) (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. Prior to Planning clearance, an updated tree report of less than a year old shall be provided by a Landscape Architect or Certified Arborist showing trees to be removed with their DBH, and plans shall be revised to show a replacement ratio of 2:1 for the planting of the on-site trees proposed in "Exhibit A".

18. **Site Access and Internal Circulation.** Prior to the issuance of any building permit for the Project, a site plan shall be submitted to the DOT's Valley Development Review Section (6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA) for review and approval of driveways, loading/unloading areas, parking, and internal circulation. **(DOT)**

19. **Mobility Fee**. Per the 2020 Mobility Fee Ordinance update (Ord. No. 186,498), the final determination to pay the Project's Mobility Fee will be calculated at building permit issuance using the annually adjusted rates of the Appendix D Mobility Fee Table that are in effect for projects deemed complete prior to 3/10/2020. The Project is entitled to a credit against the Mobility Fee for the previous use that existed on the site on January 1, 2008. The final Mobility Fee, including these credits, will be calculated after final square footage totals for the Project uses are determined through the Plan Check process by Building and Safety. **(B&S/DOT)**

20. **Transportation Demand Management (TDM) Options.** Prior to the issuance of any building, foundation, grading, demolition, change of use or use of land permit for the Project, the Applicant and/or property owner(s) shall provide a Transportation Demand

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

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

Environmental Conditions (Addition or New Construction)

AES-1 All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Director of Planning or his designee.

AES-2 Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.

AES-3 The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to LAMC Section 91.8104.15.

AES-4 Multiple temporary signs in the store windows and along the building walls are not permitted.

AES-7 All signs in the SIGN DISTRICT Plan area shall meet the following criteria:

a) The building and ground area around signs shall be properly maintained at all times. All unused mounting structures, hardware and wall perforations from any previous sign shall be removed and building surfaces shall be restored to their original condition.

b) All signage copy shall be properly maintained and kept free from damaged sign

material and other unsightly conditions, including graffiti.

c) Any sign structure shall be at all times kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.

d) Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.

e) The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling or when marred or damaged by graffiti.

f) No access platform, ladder, or other service appurtenance, visible from the sidewalk, street or public right-of-way, shall be installed or attached to any sign structure.

g) Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building facades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.

AES-8: The material, construction, mounting, and adhesive methods of all proposed signage shall be subject to the approval of the Fire Department and the Department of Building and Safety.

AES-9 All lighting related to construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the construction area boundaries that is improved with light sensitive uses.

AES-10 Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.

AES-11 Lighting of individual projects shall comply with LAMC Section 93.0117. As such, lighting shall not cause more than two foot candles of lighting intensity or direct glare from the light source at any residential property.

AES-12 All buildings, parking structures, and signage within Warner Center shall be prohibited from the using highly reflective building materials such as mirrored glass in exterior façades. Examples of commonly used non-reflective building materials include cement, plaster, concrete, metal, and non-mirrored glass, and would likely include additional materials as technology advances in the future.

AES-13 Buildings shall not include large areas of reflective surfaces that could reflect light from signage into surrounding areas. No high brightness special effects lighting with brightness levels that shall exceed the lighting levels of permitted signage would be allowed. Buildings, signage or thematic elements shall not incorporate reflective building materials or provide a source of auto headlight-related glare in proximity to glare sensitive uses.

AES-14 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential uses.

AES-15 The exteriors of buildings shall be constructed of materials such as high performance

tinted non-reflective glass and/or pre-cast concrete or fabricated wall surfaces.

AES-16: Prior to issuance of a building permit for signage displays, a lighting design expert shall develop plans and specifications for the proposed lighting displays, to identify maximum luminance levels for the displays. The City and lighting expert shall review and monitor the installation and testing of the displays, in order to insure compliance with all City lighting regulations and these mitigation measures

AES-17: Each applicant (and successor) and/or its lighting design expert shall implement the following protocol to determine compliance with all City lighting regulations and these mitigation measures no later than 6 months after certificate of occupancy: a) A representative testing site shall be established on or next to those light sensitive receptors that have the greatest exposure to signage lighting on each facades of a development. b) A light meter mounted to a tripod at eye level, facing project buildings, should be calibrated and measurements should be taken to determine ambient light levels with the sign on. c) An opaque object (a board) should be used to block out the view of the sign from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading should be taken to determine the ambient light levels with the sign off. d) The difference between the two would be the amount of light the sign casts onto the sensitive receptor. e) An alternate acceptable method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage. This method takes more coordination, but is more accurate.

AES-18: All displays shall have a wattage draw not to exceed 12 watts/sq. ft. to meet Title 24 2008 requirements.

AES-19: All displays shall be fully dimmable, and shall be controlled by a programmable timer so that luminance levels may be adjusted according to the time of day. Displays shall also include an automatic light level meter, with the intensity of the illumination not to exceed 0.3 footcandles above ambient light levels, in addition to the other illumination restrictions of these mitigations.

AES-20: All displays shall have a maximum total lumen output of no more than 20 lumens per square foot.

AES-27 Each applicant (or successors as appropriate) shall submit a conceptual signage and lighting design plan to the Department of City Planning to establish lighting standards and guidelines.

AES-28 As applicable, individual discretionary projects will conduct further site-specific analysis to determine whether adjacent sensitive uses could be impacted by proposed structures. The City shall require' that proposed structures be designed to minimize shade/shadow impacts to sensitive uses to the extent reasonable and feasible.

AQ-1 During the project's construction, the applicant (or successors as appropriate) shall use soil binders on soils exposed for extended periods of time (more than two weeks) to reduce fugitive dust. In addition the project is required to include the following measures *as applicable and feasible*:

a) Provide temporary traffic controls such as a flag person, during all phases of

construction to maintain smooth traffic flow.

b) Provide dedicated turn lanes for movement of construction trucks and equipment, on-and off-site.

c) Reroute construction trucks away from congested streets or sensitive receptor areas. Ongoing monitoring of construction activities by project applicants required as condition of project permit.

d) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.

e) Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.

f) Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113s.

g) Construct or build with materials that do not require painting.

h) Require the use of pre-painted construction materials.

i) Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export).

j) During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher, according to the following:

- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
- Encourage construction contractors to apply for AQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate clean-up of off-road diesel vehicles, such as heavy-duty construction equipment. More information on this program can be found at the following website: http://www.aqmd.gov/tao/Implementation/SOONProgram.htm.

k) Other measures as applicable on a project by project basis and as may be recommended by SCAQMD on their web site or elsewhere: www.aqmd.gov/cega!handbook/mitigation/MM intro.html.

AQ-2 Ground cover shall be reestablished on construction sites through seeding and watering on completion of construction (or if sites are to remain undeveloped for more than a year).

AQ-3 Trucks leaving the construction site shall be washed to reduce track-out dirt and dust.

AQ-4 The applicant (or successors as appropriate) shall provide rideshare and transit incentives to construction personnel.

AQ-5 The applicant (or successors as appropriate) shall configure construction parking to minimize interference with traffic lanes.

AQ-6 The applicant (or successors as appropriate) shall minimize the obstruction of through-traffic in the vicinity of construction sites.

AQ-7 The applicant (or successors as appropriate) shall use flag people during construction to guide traffic properly.

AQ-8 Construction activities that could affect roadways shall be scheduled for off- peak periods.

AQ-9 The applicant (or successors as appropriate) shall ensure that construction vehicles avoid, to the extent feasible, travel on streets immediately adjacent to Canoga Park High School, Woodland Hills Academy Middle School and Hart Elementary School throughout the construction phase of each project to reduce potentially significant project-specific and cumulative construction-related air quality impacts. The City shall ensure that haul routes are designed to comply with this measure.

AQ-15 If the project were to identify potential significant interior air quality impacts at any school the developer shall provide funding (into the Warner Center Air Quality Trust Fund) for the replacement of air filters at the affected school site. Further, the applicant (or successors as appropriate) shall contribute a fair share to fund air conditioners at the school to the extent that air conditioners are not present and/or are in need of replacement.

AQ-19 Goods movement in to and out of the WCRCCSP area be scheduled for off-peak periods.

AQ-20 The City shall promote efficient parking management; as parking demand decreases (as anticipated with smart growth), the City shall change parking requirements to reflect such changes and provide for re-use of parking lots and structures.

AQ-21 Any new or replacement streetlights shall use energy-efficient lighting.

AQ-22 All landscaping installed as part of the project shall be drought tolerant to reduce water consumption and provide passive solar benefits.

BIO-1 Any development on the project site shall avoid the disturbance of any nests protected

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

a) No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.

b) If active nests are found during preconstruction surveys, the project shall create a no disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.

c) If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.

BIO-3 For development in the Specific Plan area the City shall require replacement of loss of any protected trees in accordance with the Los Angeles Protected Tree Ordinance: Replace all on-site trees to ensure continuation of the urban forest. Replace all nonnative trees greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance.

CUL-2 In the event that a future development project is proposed on a site containing a potential historic property (more than 45 years in age), the City shall require, as part of the environmental review of the project, a site-specific historic resources assessment to determine whether the property is a historic resource under CEQA. If the historic resources assessment determines that the potential historic property is a historic resource, the City shall undertake the analysis and impose mitigation measures required under CUL 1.

CUL-3 Archaeological monitoring shall be required, by a qualified archaeologist, of grading of subsurface materials not previously disturbed shall be undertaken. If buried cultural resources are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. If during cultural resources monitoring the qualified archaeologist determines that the sediments being

excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.

CUL-4 If cultural resources are discovered during construction activities, the construction contractor will verify that work is halted until appropriate site-specific treatment measures are implemented.

CULT-5 If human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to determine the most likely living descendant(s). The most likely living descendant shall determine the most appropriate means of treating the human remains and any associated grave artifacts, and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.

CULT-6 A qualified paleontological monitor shall monitor excavation activities below previously disturbed materials. The qualified paleontological monitor shall retain the option to reduce monitoring if, in his/her professional opinion, potentially fossiliferous units, are not found to be present or, if present, are determined by qualified paleontological personnel to have low potential to contain fossil resources.

GEO-1 The project shall prepare detailed geotechnical investigations that address site-specific geologic constraints of the site including soil conditions (including liquefaction and expansive soils) and stability. The study shall include recommendations related to erosion control and other site-specific conditions including seismicity for construction of individual projects.

GEO-2 The project shall be constructed in compliance with the Los Angeles Municipal Code and California Building Code and other applicable regulations.

GEO-3 Unless otherwise specified by the City of Los Angeles, the project shall demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in a site-specific geotechnical study, to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.

GEO-4 The project shall comply with the following Department of Building and Safety requirements (if not already covered by mitigation measure GEO-3), prior to issuance of a grading permit for the project:

- Prior to the issuance of a grading permit by the Department of Building and Safety, the consulting geologist and soils engineer for each project shall review and approve

project grading plans. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.

- Prior to the commencement of grading activities, a qualified geotechnical engineer and engineering geologist shall be employed for the purpose of observing earthwork procedures and testing fills for conformance to the recommendations of the City Engineer, approved grading plans, applicable grading codes, and the geotechnical report approved to the satisfaction of the Department of Building and Safety.

- On each project, during construction, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Los Angeles Municipal Code and California Building Code and to the satisfaction of the City Engineer and the Superintendent of Building and Safety.

- Any recommendations prepared by the consulting geologist and/or soils engineer for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the project.

- Grading and excavation activities shall be undertaken in compliance with all relevant requirements of the California Division of Industrial safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act.

GEO-5 The project shall conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

GEO-6 The seismic design for structures and foundations shall comply with the parameters outlined in the 2013 California Building Code as designated for site-specific soil conditions.

GEO-7 The project shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Los Angeles Municipal Code and California Building Code and Grading Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval on each building.

GEO-8 The structural design of each building shall comply with the seismic standards of the most recent applicable California Building Code according to the seismic zone and construction type.

GEO-9 The applicant (or successors as appropriate) shall be required during inclement periods of the year, when rain is threatening (between December 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), to provide an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.

GEO-10 Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the Department of Building and Safety in to every project within the Specific Plan area. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.

GEO-11 If temporary excavation slopes are to be maintained during the rainy season, all drainage shall be directed away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.

GEO-12 Provisions shall be made for adequate surface drainage away from areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.

GEO-13 The project shall comply with National Pollutant Discharge Elimination System (NPDES) permit requirements, including preparation of Storm Water Pollution Prevention Plans. As part of each SWPPP, Best Management Practices would be identified for construction to reduce soil erosion and pollutant levels to the maximum extent possible.

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

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

HAZ-3 The project applicant and/or contractor shall ensure that no hazardous materials are transported along Topanga Canyon Boulevard or Burbank Boulevard or within one-quarter mile of a public or private K-12 school.

HAZ-4 The project applicant and/or contractor shall coordinate in advance of construction with the City of Los Angeles Department of Transportation and Fire Department to ensure that road closures (temporary or permanent) are identified and that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.

HAZ-5 Any construction site and/or permanent facility storing hazardous materials shall comply with applicable regulations regarding storage, transport and disposal of hazardous materials and wastes.

HYDRO-1 Development shall be in compliance with the Low Impact Development (LID) Ordinance. Construction contractors shall be required to control erosion and runoff as necessary through the use of site appropriate grading practices. Specifically, the construction contractor shall plan for and implement Best Management Practice (BMP) during construction to the satisfaction of the Department of Public Works, Bureau of Engineering, Stormwater Management Division City of Los Angeles, and/or other

designated responsible agencies/departments. (LID measures also require review and approval of the Watermaster or appropriate agency.)

HYDRO-2 The structural design of individual projects shall be modified when possible to avoid the need for a permanent dewatering system. When a permanent dewatering system is necessary, one or more of the following measures as per the Department of Building and Safety shall be followed:

- Pumping water to a beneficial use on site (landscaping, decorative fountains or lakes, toilet flushing, cooling towers); or
- Returning water to the groundwater basin by an injection well.

HYDRO-3 Sufficient area shall be available so that runoff can be collected in roadside vegetated swales as appropriate and directed to existing curb and gutter or storm drains. In other areas, runoff shall be collected in gutters and directed to the storm drain systems. Swale design shall be coordinated with on-site hazardous materials issues as necessary.

HYDRO-4 The applicant (or successors as appropriate) shall develop in compliance with applicable NPDES permit requirements, including preparation and implementation of a Stormwater Pollution Prevention Plan and Standard Urban Stormwater Mitigation Plan (SUSMP) in accordance with the Los Angeles Municipal Strom Water permit. The SUSMP shall identify post development peak runoff, conserve natural areas, minimize storm water pollutants, protect slopes and channels, and post construction Best Management Practices (BMPs) and other items as required by the permit. (SUSMP measures require review and approval of the Watermaster or appropriate agency.)

HYDRO-5 Runoff from parking lots shall be treated, as required by SUSMP regulations, prior to discharging into existing storm drain systems.

HYDRO-6 All wastes from construction shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.

HYDRO-7 Leaks, drips, and spills be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

HYDRO-8 Material spills are prohibited from being hosed down on the pavement. Dry cleanup methods shall be required wherever possible.

HYDRO-9 All dumpsters shall be properly covered and maintained, including immediate emptying when full. Uncovered dumpsters shall be required to be placed under a roof or covered with tarps or plastic sheeting.

HYDRO-10 Where project truck traffic is frequent, gravel approaches and dirt tracking devices shall be used to reduce soil compaction and limit the tracking of sediment into streets.

HYDRO-11 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be required to be conducted at an appropriate location. Drip pans or drop cloths shall be required to catch drips and spills.

HYDRO-12 Short-term water quality impacts may result from the construction of the proposed project. Project construction shall comply with the General Construction Activity Stormwater Permit (General Permit) and the City's Development Construction Program pursuant to the NPDES Permit (Permit No. CA00401). Implementation of the General Permit and NPDES Permit programs will mitigate potential impacts to a level of insignificance.

HYDRO-13 Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. The applicant (or successors as appropriate) shall meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: http://www.swrcb.ca.gov/rwqcb4/.

- The project applicant shall implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.

- Clearing and grading of native vegetation at the project site shall be limited to the minimum needed to build lots, allow access, and provide fire protection.

- Trees and other vegetation at each site shall be maximized by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.

- Natural vegetation shall be promoted by using parking lot islands and other landscaped areas.

- Any identified riparian areas shall be preserved.

- Appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code will be incorporated.

- Outlets of culverts, conduits or channels from erosion by discharge velocities shall be protected by installing a rock outlet protection. Rock outlet protection is physical devise composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Sediment traps shall be installed below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.

- Any connection to the sanitary sewer will have authorization from the Bureau of Sanitation.

- Impervious surface area will be reduced by using permeable pavement materials where appropriate. These include pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.

- Roof runoff systems will be installed where site is suitable for installation.

- Messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets shall be painted.

- All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.

- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.

- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.

- The storage area will be paved and sufficiently impervious to contain leaks and spills.

- The storage area shall have a roof or awning to minimize collection of stormwater within the secondary containment area.

- An efficient irrigation system shall be designed to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.

- Cleaning of oily vents and equipment will be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connect sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

- Trash dumpsters will be stored both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Containers will be washed in an area with properly connected sanitary sewer.

- Wastes, including paper, glass, aluminum, oil and grease will be reduced and recycled.

- Liquid storage tanks (drums and dumpsters) will be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. A secondary containment system such as berms, curbs, or dikes shall be installed. Drip pans or absorbent materials whenever grease containers are emptied will be used.

- The owner(s) of the property shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

NOI-3 All construction activities shall be restricted to hours between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. No noise-generating construction activities shall take be allowed on Sundays or national holidays.

NOI-4 Noise-generating construction equipment shall be equipped with the most effective state-of-the-art noise control devices, i.e., mufflers, lagging, or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

NOI-5 The project shall use effective temporary noise barriers to be used and relocated, as needed, to block line-of-sight (sound) between the construction equipment and any noise-sensitive receptors within 500 feet of a construction site.

NOI-6 Truck deliveries and haul routes, to the extent feasible, shall be directed away from the three LAUSD schools in the vicinity of Warner Center and not access construction sites from De Soto Avenue, along the lot line of Woodland Hills Academy Middle School or from Topanga Canyon Boulevard and Vanowen Street along the lot line of Canoga Park High School, or use Variel north of Warner Center to access project sites in Warner Center.

NOI-7 The applicant shall notify schools in advance of construction activities. The construction manager's (or representative's) telephone number shall be provided with the notification so that each school may communicate any concerns.

PS-1 The City shall ensure that adequate fire protection service levels shall be maintained through the addition of personnel and facilities as necessary to meet anticipated demand, and, where appropriate, through project-specific on-site features that reduce the demand for such personnel and facilities.

PS-2 Applicants shall submit for review and approval all future project plans to the LAFD to ensure that all new structures would comply with current fire codes and LAFD requirements.

PS-3 Project building plans shall include the submittal of a plot plan for approval by the Los Angeles Fire Department either prior to the recordation of the final map or the approval of a building permit.

PS-4 The applicant shall consult with the Fire Department and incorporate fire prevention and suppression features appropriate to the design of each project.

PS-5 Project plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to commencement of any portion of the project.

PS-6 Fire hydrants shall be installed as appropriate that shall be fully operational and accepted by the Fire Department prior to any building construction above grade.

PS-7 Plot plans indicating access driveways and roads and turning areas shall be reviewed and approved by the Fire Department, prior to the issuance of a building permit.

PS-8 During the construction phase of each project, emergency access shall remain clear and unobstructed.

PS-9 The project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan of the City of Los Angeles.

PS-10 All project access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

PS-11 The applicant (or successors as appropriate) shall be required to provide a Fire Flow analysis. The purpose of the analysis will be to determine whether the proposed public water system could deliver required fire flows to the public fire hydrants located in the area. Should fire flow be found to be inadequate each applicant shall be required to comply with the requirements of LADWP (including construction of additional water supply lines within the Specific Plan area, payment of a fee to cover fair share costs and/or other measures as deemed necessary by LADWP and/or LAFD) to ensure adequate fire flow.

PS-12 During project construction, the applicant shall implement security measures including security fencing, lighting, locked entry, and security patrol on the site.

PS-13 During project construction, the applicant shall provide adequate through access and emergency access to adjacent uses as necessary.

PS-14 The applicant shall consult with the Police Department and comply with recommended security features for each construction site, including security fencing, locked entrances, lighting, and the use of a seven-day, 24-hour security patrol.

PS-15 Adequate police protection levels shall be maintained in Warner Center through provision of personnel and facilities, and, where appropriate, through project-specific on-site monitor who shall complete and submit reports documenting compliance to DCP.

PS-16 The applicant shall consult with the LAPD Crime Prevention Unit regarding crime prevention features appropriate for the design of the project and subsequently, shall submit plot plans for review and comment. The plans shall incorporate design guidelines relative to security sand semi-public and private spaces which may include but not be limited to access control to buildings, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public and private spaces, which may include access control to buildings, secured parking facilities, walls/fences with key systems, well–illuminated public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas,

and provisions of security guard patrol if need. These measures shall be approved by the LAPD prior to the issuance of building permits.

PS-17 Upon completion of each project, the applicant shall provide the local Commanding Officer with access routes and other information that might facilitate police response, as requested by the LAPD.

PS-18 The applicant shall provide project plans to the LAPD Crime Prevention Unit to determine any additional crime prevention and security features appropriate to the design of the project. Any additional design features identified by the LAPD Crime Prevention Unit shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.

PS-19 The project shall incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, secured parking facilities, walls/fences with key systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas and provision of security guard patrol throughout the project site if needed.

PS-20 Prior to issuance of a building permit, the project developer shall pay to the LAUSD the prevailing State Department of Education Development Fee to the extent allowed by State law. School fees exacted from residential and commercial uses would help fund necessary school service and facilities improvements to accommodate anticipated population and school enrollment within the LAUSD service area, and would allow for the LAUSD to allocate these funds as they deem necessary.

PS-21 The project shall comply with the open space regulations of the Specific Plan and, for projects that involve a residential subdivision, also undertake one of the following: (1) dedicate additional parkland to meet the requirements of Los Angeles Municipal Code Section 17.12; (2) pay in-lieu fees for any land dedication requirement shortfall; or (3) provide on-site improvements equivalent in value to said in lieu fees. If any fees are collected, they should be spent within the Specific Plan area including for example within opportunity areas along the Los Angeles River.

PS-22 The project shall offset the burden on the existing libraries through one of the following: (1) payment of a fee based on an established nexus between the new development, demand and the need for additional personnel and facilities; (2) provision of on-site facilities commensurate with the demand generated; or (3) some combination of the foregoing. If any fees are collected, they should be spent within the Specific Plan area.

TR-100 The applicant shall be required to develop and, if necessary, implement a construction traffic management plan, subject to DOT approval. The construction traffic management plan will identify potential interim construction impacts and mitigation measures.

U-1 The applicant shall coordinate with the Department of Public Works, Bureau of Sanitation in order to ensure that existing and/or planned sewer conveyance and treatment facilities are capable of meeting wastewater flow capacity requirements. In coordination with the Bureau of Engineering, each Applicant/Contractor shall be required to identify specific on- and off-site improvements needed to ensure that impacts related to wastewater conveyance capacity are addressed prior to issuance of plans. Sewer

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

U-2: The applicant shall coordinate with the City of Los Angeles Department of Water and Power (LADWP) in order to ensure that existing and/or planned water supply and water conveyance facilities are capable of meeting water demand/pressure requirements. (In accordance with State Law, a Water Supply Assessment shall be required for projects that meet the size requirements specified in the regulations.) In coordination with the LADWP, each applicant will identify specific on- and off-site improvements needed to ensure that impacts related to water supply and conveyance demand/pressure requirements are addressed prior to issuance of a certificate of occupancy. Water supply and conveyance demand/pressure clearance from the LADWP will be required at the time that a water connection permit application is submitted.

U-3 The applicant shall coordinate with the City of Los Angeles Fire Department and Building Safety Department in order to ensure that existing and/or planned fire hydrants are capable of meeting fire flow demand/pressure requirements. The issuance of building permits will be dependent upon submission, review, approval, and testing of fire flow demand and pressure requirements, as established by the City of Los Angeles Fire Department and Building Safety Department prior to occupancy.

U-4 The applicant shall implement water conservation measures in new development that shall include but not be limited to the following:

- Installation of high-efficiency toilets (1.28 gallons per flush or less, includes dual flush.
- High-efficiency urinals (0.125 gallons per flush or less, includes waterless)
- Restroom faucet flow rate of 1.5 gallons per minute or less
- Public restroom faucet flow rate of 0.5 gallons per minute or less and self-closing
- Showerhead flow rate of 2.0 gallons per minute or less
- Limit of one showerhead per shower stall
- High efficiency clothes washers (water factor of 4.0 or less)
- High efficiency dishwashers (Energy Star rated)
- Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible
- Cooling towers must be operated at a minimum of 5.5 cycles of concentration
- Install on-site water recycling as feasible
- Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary)

- Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines)

- Irrigation shall include: Weather-based irrigation controller with rain shutoff; Flow sensor and master valve shutoff (for large landscaped areas); Matched precipitation (flow) rates for sprinkler heads; Drip/microspray/subsurface irrigation where appropriate; Minimum irrigation system distribution uniformity of 75 percent; Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and Use of landscape contouring to minimize precipitation runoff

U-5 Prior to the issuance of a building permit, the applicant shall consult with LADWP to identify feasible and reasonable measures to reduce water consumption, including, but not limited to, systems to use reclaimed water for landscaping (should reclaimed water become available in Warner Center), drip irrigation, re-circulating hot water systems, water conserving landscape techniques (such as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, automatic irrigation systems, clustered landscaped areas to maximize the efficiency of the irrigation system), water conserving kitchen and bathroom fixtures and appliances, thermostatically controlled mixing valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.

U-6 The project shall incorporate Phase I of the City of Los Angeles Emergency Water Conservation Plan including prohibiting hose watering of driveways and associated walkways; requiring decorative fountains to use recycled water, and repairing water leaks in a timely manner.

U-7 The project shall comply with any additional mandatory water use restrictions imposed as a result of drought conditions.

U-8 Automatic sprinkler systems shall be installed to irrigate landscaping during morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation.

U-9 Prior to issuance of building permits, the applicant shall pay any appropriate fees imposed by the Building and Safety Department. A percentage of building permit fees is contributed to the fire hydrant fund, which provides for Citywide fire protection improvements.

U-10 Development within Warner Center must remain within Citywide water budgets established by LADWP. As required by LADWP projects may be required to provide for new water supply through a combination of water conservation (on and potentially off-site) and recycled water, such that the net increase in water demand (not including demand for recycled water) from Warner Center does not exceed the calculated demand anticipated for the City and/or Warner Center as appropriate and as documented in the City's most recent Urban Water Management Plan.

U-11 Any pumping and discharge or disposal of groundwater is considered to be a consumptive use. Any pumping of groundwater shall be reported to the Watermaster and LADWP shall be compensated for any loss of groundwater. In addition, reasonable efforts shall be used by project applicants to beneficially use any extracted groundwater

(for example cooling or irrigation).

U-12 The project shall recycle and/or salvage at least 75 percent of non-hazardous construction and demolition debris, and each applicant shall prepare a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled shall be developed and implemented. Excavated soil and land-clearing debris do not contribute to the amount of recycled/salvaged debris. Calculations can be done by weight or volume, but must be consistent throughout.

U-13 The project shall institute a recycling program to reduce the volume of solid waste going to landfills in compliance with the City's current goal of a 62 percent reduction in the amount of waste going to landfills, with the 2020 goal of a 70 percent reduction of waste going to landfills. Additionally, recycling bins shall be provided at appropriate locations on each site to promote recycling. The project shall comply with the City's standard requirement that, all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more, are required to set aside a recycling area or room for on-site recycling activities.

U-14 The applicant shall coordinate with the City of Los Angeles' Department of Water and Power in order to ensure that existing and/or planned electrical facilities are capable of meeting electrical demand requirements. In coordination with the Department of Water and Power, the applicant will be required to identify specific on- and off-site improvements needed to ensure that impacts related to electrical facility requirements are addressed prior to operation. Electrical facility design clearance from the LADWP will be required as established by the LADWP.

U-15 The applicant shall, during the design process, consult with the Department of Water and Power, Energy Services Subsection and the Southern California Gas Company, the Commercial, Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures.

U-16 The applicant shall coordinate with the Gas Company in order to ensure that existing and/or planned natural gas facilities are capable of meeting natural gas demand requirements. In coordination with the Gas Company, the applicant will identify specific on- and off-site improvements needed to ensure that impacts related to natural gas facility requirements are addressed prior to operation. Natural gas facility design clearance from the Gas Company will be required as established by the Gas Company.

Administrative Conditions

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

2. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the

subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

3. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

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

5. **Covenant and Agreement.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for attachment to the subject case file.

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

7. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.

8. **Expiration**. In the event that this grant is not utilized within **three years** of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

9. I**ndemnification and Reimbursement Of Litigation Costs.** Applicant shall do all of the following:

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

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

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

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

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

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

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

Project Permit Compliance Findings

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

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

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

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

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

Section 6.1.2.6.4: Building Height
The project proposes a building height of approximately 85 feet. As per Condition of Approval Number 4, the project will have a street wall height of a minimum of 25 vertical feet along Vanowen Street.

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

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

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

Sections 6.1.2.6.6: Street Standards and 7.7: Street Improvements and Dedications
Street standards in the River District are established in Appendix H, Tables 1 and 2, of the Specific Plan. Vanowen Street is designated as a Major Highway Class II and per Condition of Approval Number 5, it will be in compliance with Table 2, which requires on the north side of the east/west section a 52-foot half right-of-way, a 40-foot half roadway, an eight-foot half sidewalk, eight-foot half parkway and a four-foot half easement. Alabama Avenue is designated as a Local Street. Conditions for both streets were directed by the Bureau of Engineering in their memo dated July 19, 2018.

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

offsite runoff to existing curb and gutter or storm drains. As such, the Project complies with Section 6.1.2.6.6 of the Specific Plan and applicable parts of Section 7.7.(**BOE**)

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

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

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

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

a) Permitted Residential uses in the Ground Floor shall be limited to Work-Live Units professional offices or residential common spaces and shall be designed to include wall openings comprised of a minimum of fifty percent (50%) of the street level Building Facade located between 30 inches and 84 inches from the ground floor.

b) Ground floor Work-Live units oriented to Vanowen Street shall be accessed individually and directly from Vanowen Street with individual front stoops or porches.

c) Fence and wall heights along Vanowen Street shall not exceed 42 inches, as measured from the highest adjacent grade. Fences and walls shall include latticework, ornamental fences, screen walls, hedges or thick growth of shrubs or trees.

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

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

Section 6.2.2: Publicly Accessible Open Space (PAOS)
The Project is required to provide PAOS that has a minimum square-footage equal to 15 percent of the net site area after dedication, and which satisfies a set of required standards set forth in Section 6.2.2.2 Per this Section, the Project would be required to dedicate a minimum of 6,170 square feet, based on a site that is 41,132 square feet after dedications. The Project proposes 6,732 square feet of PAOS per "Exhibit A" and per Condition of Approval Number 8. Additionally, the project complies per "Exhibit A" and Condition of Approval Number 8 with Section 6.2.2.2 as follows:

a. The PAOS will be contiguous and internally integrated into the overall design of the Project and is directly accessible from Vanowen Street and Alabama Avenue. To maintain contiguity, the PAOS is conditioned to remain unfenced and ungated.

b. The PAOS will be internally and externally integrated with neighboring buildings or structures and any existing, or approved, PAOS.

c. The PAOS will be accessible to the public from 6:00 am to 10:00 pm seven days a week, with two signs posted that are unobstructed from public view indicating public accessibility as per Condition of Approval Number 10;

d. The Project will have a minimum of 6,588 square feet of PAOS, or approximately 98% of the total provided, open to the sky, which complies with the requirement that 90% of PAOS be open to the sky;

e. The Project will have a minimum of 3,376 square feet of PAOS, or 50%, landscaped., which complies with the requirement that at least 50 percent of the PAOS be landscaped.

f. The Project is conditioned to provide a minimum of 14 seats for the 6,732 square feet of PAOS, which complies with the requirement to provide at least one (1) seat per 500 square feet of PAOS, per Section 6.2.2.2.7 of the Specific Plan. Additionally, the Project will count two linear square feet of bench or seat wall as equal to one (1) seat;

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

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

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

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

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

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

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

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

a) Residential Automotive Parking (Including Work-Live Units). The Project is approved for 249 Residential parking spaces and will provide a minimum of 193 and no more than 386 Residential parking spaces for the 193 Residential units proposed. Therefore, the Project complies with Section 6.2.3.2.1(a), which requires that the Project provide parking for residents at the rate of at least one parking space per unit but not more than two spaces per unit.

b) Non-Residential Automotive Parking. The Project has 5,446 square feet of Non-Residential Floor Area in eleven Work-Live units. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide parking in the amounts required per the Specific Plan regulation in effect at such time. Sizes of spaces shall follow the Los Angeles Municipal Code requirements at the time of the issuance of the new Certificate of Occupancy. These spaces shall be counted separately from the Residential spaces. As such, the Project complies with Section 6.2.3.2.2 of the Specific Plan.

c) General Parking Provisions. The Project complies as follows with Section 6.2.3.3 of the Specific Plan, which contains provisions that establish parking standards for all Projects in the Plan.

    i) *Alternative Fuel Vehicle Parking.* Condition of Approval Number 10 allows for Electric Vehicle parking spaces to be counted concurrently with the total number of parking spots. Overall, the Project proposes 249 parking spaces, which is less than the

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

ii) *Tandem Parking.* The Project does not propose tandem parking and as such, Section 6.2.3.3(b) of the Specific Plan does not apply.

iii) *Unbundled Parking.* The Project does not propose off-street parking for other projects within the same or adjacent Districts within the Plan. As such, Section 6.2.3.3(c) of the Specific Plan does not apply to this Project.

iv) *New Street Parking.* The Project does not propose any new streets. As such, Section 6.2.3.3(d) of the Specific Plan does not apply to this project.

v) *Disabled Parking*. The Project proposes overall 249 parking spaces, below the maximum of 386 parking spaces allowed for the site for the uses proposed. Nonetheless, Condition of Approval Number 10 includes provisions to exclude the counting of disabled parking spaces from the total numbers should the total amount of parking spaces being provided equal the maximum amount of parking allowed for the Project. As such, the Project complies with Section 6.2.3.3(e).

vi) *Bicycle Parking.* Per Condition of Approval Number 11, the Project will provide 12 short-term and 121 long-term bicycle parking spaces for Residential use. The Project has 5,446 square feet of Non-Residential Floor Area in eleven Work-Live units. The Project's Work-Live units are recognized as a Residential use per Section 3 of the Specific Plan. However, for the purposes of calculating floor area, the Project is credited 50% of the Work-Live unit space as Non-Residential floor area, as per Footnote 5 of Appendix B of the Specific Plan. As such, there is no official Non-Residential use for which to calculate bicycle parking at the time of issuance of this Letter of Determination. If at a point in the future the "work" portion of the Work-Live units were to be granted a new Certificate of Occupancy for a use other than Residential, that portion of the unit dedicated to the Non-Residential uses shall be required to provide bicycle parking in the amounts required per the Specific Plan regulation in effect at such time. Sizes of spaces shall follow the Los Angeles Municipal Code requirements at the time of the issuance of the new Certificate of Occupancy. These spaces shall be counted separately from the Residential spaces and follow size and design regulations as outlined in the LAMC. As such, the Project complies with Section 6.2.3.3(f).

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

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

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

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

a) Parking in Required Setbacks. Per "Exhibit A", the Project does not propose surface parking. Condition of Approval Number 10 also does not permit the Project to provide surface parking in the setbacks. As such, the Project is not subject to Section 6.2.6.2.1, which limits surface parking in the front setback area.

b) Architecture. Per "Exhibit A", the Project has a variety of architectural treatments that break up the façade, using materials such as laminated panel cladding, glass, and medium dash exterior plaster on the first two floors, as well as detailing like storefront window systems on the first floor, recessed balconies on floors above the first floor, and articulation. As such, the Project complies with Section 6.2.6.2.2, which requires projects that are three or more stories in height to have a different architectural treatment on the ground floor than the upper floors of the building.

c) Lighting and Security. Per Condition of Approval Number 13, the Project will submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. As such, the Project complies with Section 6.2.6.2.3, which requires projects to integrate exterior lighting with the building's design and shield it to reduce glare.

d) Utilities. As the Project is not a Master Planned Project as defined by the Specific Plan, it is not subject to Section 6.2.6.2.4, which regulates the placement of utilities.

e) Articulation of Building Facades. The Project proposes a building horizontal length of approximately 310 feet and two inches on the south and north elevations each. Therefore, the Project is subject to Section 6.2.6.2.5 of the Specific Plan, which regulates the articulation of buildings over 250 feet measured horizontally.

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

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

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

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

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

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

f) General Landscape Requirements for all Projects – Landscape and Irrigation Plans. Per Condition of Approval Number 12, the applicant will submit revised landscape plans that show all planted areas within the Project serviced by automatic irrigation systems and conforming to the City's water conservation requirements as prepared by a licensed landscape architect. Additionally, per Environmental Condition HYDRO-3, the Project will dedicate area in the parkway so that runoff can be collected in vegetated swales and directed to existing curb and gutter or storm drains .As such, the Project complies with Section 6.2.6.2.6, which requires automatic irrigation systems that conformance to the City's water conservation requirements.

g) Landscaping Requirements for Parking Facilities. Section 6.2.6.2.7 of the Specific Plan states that any building or structure used for parking shall have a minimum landscaped setback of five feet on any portion of a building used for parking at or above grade when it is not next to a street. Any portion of a structure used for parking adjacent to a street shall meet the requirements for setbacks for the District in which it resides. The area within the setbacks shall be landscaped with a berm and/or hedge of at least 36 inches in height. Additionally, trees shall be planted in the setback at a ratio of one tree every 30 linear feet for the length of the parking area. Finally, the parking areas in the structure that are at or above grade shall be designed with screening techniques to minimize vehicle headlight and noise impacts on adjacent properties and include climbing vines to provide landscaped screening and exterior amelioration to the walls.

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

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

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

i) Application of the Urban Design Guidelines and the Supplemental Urban Design Standards. Section 6.2.6.3 of the Specific Plan requires that Projects have a consultation with the City's Urban Design Studio before a Letter of Determination is to be issued. The Project had a review with the Urban Design Studio on August 22, 2018, and as such complies with Section 6.2.6.3 of the Specific Plan.

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

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

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

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

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

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

Section 7.3: Mobility Fee
As required, the Applicant concurrently filed the Warner Center 2035 Plan Preliminary WC2035 Plan Mobility Fee Calculation Application Form with the Department of City Planning and the Department of Transportation, signed on May 11, 2018 by City Planning staff.

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

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

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

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

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

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

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

Urban Design Guideline Section 2 .6: Blocks and Density
Per "Exhibit A," the Project is located approximately 0.25 miles from the Canoga Bus Rapid Transit Orange Line Station, which is defined as a major transit stop per Section 21064.3 of the California Public Resources Code and includes 193 dwelling units. As such, the Project compiles with Urban Design Guideline Section 2.6, which states that Projects of greatest density, residential units, and employment centers should be located as close to a fixed transit station as possible.

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

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

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

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

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

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

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

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

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

Urban Design Guideline Sections 6.B.10, 6.B.13, and 6.B.19 : Architecture – Horizontal and Vertical Variation
Per Condition of Approval Number 17, the Project will Vary details and materials horizontally to provide scale and three-dimensional qualities to the building; have a ground floor of the building with different architectural treatment than the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level; and use materials and color to reinforce the

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

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

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

Urban Design Guideline Sections 6.B.35, 6.B.36, and 6.B44: Lighting and Security
Per Condition of Approval Number 13, the applicant will submit revised elevations that show all and any exterior lighting as integrated with design of the structure(s), shielded to reduce glare for all sides of the building, and pointed away from the sky and windows of residential units. As such, the Project complies with Urban Design Guideline Sections 6.B.35, 6.B.36, and 6.B.44 which states that exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky, nearby properties, and roadways; and integrated into the architectural and landscape lighting system and indistinguishable from it.

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

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

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

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

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

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

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

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

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

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

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

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

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

Urban Design Guideline Section 8.B.6: Landscape and Stormwater Treatment – Permeable Paving
Per Condition of Approval Number 12, the Project is encouraged to provide updated landscape plans that show the use of permeable paving for at least 75 percent of all hardscape areas. As such, the Project should comply with Urban Design Guideline Section 8.B.5 which encourages the use of use permeable paving.

Urban Design Guideline Section 9.B.3: Streetscape Improvements – Responsibilities of Developer
Per Condition of Approval Number 8, prior to the issuance of any building permit, the applicant will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department that includes information regarding the ongoing maintenance and operation of the PAOS areas. Additionally, per Condition of Approval Number 5, the applicant will post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of street trees required to be maintained, replaced, or relocated in such

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

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

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

Project Permit Adjustment Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Findings

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

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

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

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

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

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

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

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

TRANSFERABILITY

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

VIOLATIONS OF THE CONDITIONS, A MISDEMEANOR

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

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

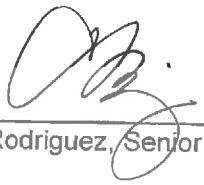
The time in which a party may seek judicial review of this determination is governed by California Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedures Section 1094.5, only if the petition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

BUILDING PERMIT SIGN-OFFS

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

VINCENT P. BERTONI. AICP
Director of Planning

Approved by:



Claudia Rodriguez, Senior City Planner

Prepared by:

Tim Fargo, City Planner

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

Exhibit C:

Project Plans and Materials

RECEIVED
CITY OF LOS ANGELES

SEP 17 2019

CITY PLANNING
VAN NUYS OFFICE

21515 VANOWEN STREET, CANOGA PARK | SANDSTONE PROPERTIES |

PROJECT DIRECTORY

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

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

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

SHEET INDEX

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A2.4 Typical Residential Floor Plan
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L6 Existing Tree Survey
L7 Conceptual Plant Palette

NOV 09 2020

EXHIBIT A
1 30
DIR-2018-2336
SPR

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

BUILDING FLOOR AREA SUMMARY

RESIDENTIAL:	
GROUND FLOOR AMENITY/ LOBBY/ LEASING/ MAIL CENTER	3,224 sf
TOTAL RESIDENTIAL AREA	140,198 sf
PODIUM CLUB ROOM	1,388 sf
PODIUM INDOOR/ POOL AREA	540 sf
CORRIDORS	15,429 sf
GROUND & 2ND FLOOR STORAGE & TRASH ROOM	770 sf
NON RESIDENTIAL:	
L/W AREA	5,446 sf
TOTAL BUILDING FLOOR AREA (Floor area per WC20135 Plan Section 4, LAMC 12.21.1-A)	166,995 sf

FLOOR AREA RATIO CALCULATION (FAR)

F.A.R. = 4.06

PUBLICALLY ACCESSIBLE OPEN SPACE (PAOS)

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

PRIVATE AND COMMON OPEN SPACE

REQUIRED * 193 DU

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

PROVIDED

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

Notes: * LAMC 12.21.G.2a is superceded by WC 2035
** Per 12.21.G.2b2 a maximum of 50sf/ DU is included in this number.
122 balconies comply with 12.21.G.2b

PARKING

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

PROVIDED

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

DU	ST SPACES	LT SPACES
1-25	1/10U=2.5	1/1U=25
26-100	1/15U=5	1/1.5U=50
101-200	1/20U=4.65	1/2U=46.5

BICYCLES REQUIRED / PROVIDED :
12 SHORT TERM / 121 LONG TERM

UNIT TYPE	S1	S2	S3	S4	S5	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	B1	B2	B3	B4	B5	B6	B7	LW 1	LW2	LW3	LW4	
AREA	510 sf	512 sf	501 sf	543 sf	633 sf	761 sf	720 sf	650 sf	607 sf	638 sf	704 sf	656 sf	649 sf	766 sf	1,013 sf	1,237 sf	960 sf	964 sf	970 sf	1,087 sf	843 sf	1,086 sf	824 sf	976 sf	928 sf	891 sf	
TOTAL UNITS	6	12	11	1	1	18	6	6	6	12	34	6	6	12	1	6	6	13	6	6	6	1	1	7	1	2	193 units / 248 bedrooms
AREA	3,060 sf	6,144 sf	5,511 sf	543 sf	633 sf	13,698 sf	4,320 sf	3,900 sf	3,642 sf	7,656 sf	23,936 sf	3,936 sf	3,894 sf	9,192 sf	1,013 sf	7,422 sf	5,760 sf	12,532 sf	5,820 sf	6,522 sf	5,058 sf	1,086 sf	824 sf	6,832 sf	928 sf	1,782 sf	
	31 studio units 16.1%					107 1br units 55.4%										44 2br units 22.8%							11 L/W 2br units 5.7%				755 sf AVG.

NOV 09 2020
EXHIBIT "A"
Page No. 2 of 30
Case No. DIR-2018-2336-SPR-SPPA

A0.1
PROJECT DATA
09.17.2019

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1758 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0272 FAX 310.394.2424
www.vbda.com
SANTA MONICA • DENVER • SAN JOSE
VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE • PLANNING • URBAN DESIGN

16039

ALTA/NSPS LAND TITLE SURVEY

21515 VANOWEN STREET
LOS ANGELES, CALIFORNIA

SITE RESTRICTIONS:

SETBACKS:

FRONT – 10 FEET
STREET SIDE – 10 FEET
SIDE – N/A
REAR – 15 FEET
HEIGHT – 45 FEET / 3 STORIES

ZONE – (Q)CR-1VL (GENERAL COMMERCIAL)

FLOOR AREA RATIO – 1.5:1
PARKING REQUIREMENT – THERE SHALL BE AT LEAST TWO AUTOMOBILE PARKING SPACES FOR EACH 1,000 SQUARE FEET OF COMBINED FLOOR AREA CONTAINED WITHIN ALL THE OFFICE, BUSINESS, COMMERCIAL, RESEARCH AND DEVELOPMENT, BUILDINGS ON A LOT, AND ONE AUTOMOBILE PARKING SPACE FOR EACH 500 FEET OF COMBINED FLOOR AREA CONTAINED WITHIN ALL MANUFACTURING OR INDUSTRIAL BUILDINGS ON ANY LOT.
A SPECIFIC PLAN MAY IMPOSE LESS RESTRICTIVE PARKING REQUIREMENTS, IF IT EXPRESSLY STATES THAT THE SPECIFIC PLAN'S PARKING PROVISIONS ARE INTENDED TO SUPERSEDE THE STANDARDS SET FORTH IN THIS PARAGRAPH.

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S), THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LOS ANGELES (PLANNING DEPARTMENT & WEBSITE). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

CONTACT PERSON– STAFF
PHONE NUMBER – (213) 977-6941
WEBSITE – HTTP://ZIMAS.LACITY.ORG

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF POSSESSION OR OWNERSHIP IS NEITHER IMPLIED OR OR THE INTENT OF THIS LISTING.

(A) – BLOCK WALL LIES FROM 0.1' TO 0.2' WESTERLY OVER THE P.L. ONTO THE PUBLICLY DEDICATED RIGHT OF WAY.
(B) – BUILDING LIES 0.1' WESTERLY OVER THE P.L. ONTO THE PUBLICLY DEDICATED RIGHT OF WAY.
(C) – BLOCK WALL LIES 0.1' NORTHERLY OVER THE P.L. ONTO THE ADJACENT PROPERTY.
(D) – BLOCK WALL LIES 0.2' SOUTHERLY OVER THE P.L. ONTO THE PUBLICLY DEDICATED RIGHT OF WAY.

CURVE DATA:

(1) Δ = 90°00'32" R = 20.00' L = 31.42'
(2) Δ = 89°59'31" R = 20.00' L = 31.41'

LAND AREA:

44,014 SQUARE FEET
1.01 ACRES

LEGEND:

A.C. – ASPHALTIC PAVEMENT
BK. – BOOK
C.L. – CENTER LINE
E. – EAST
FD. – FOUND
GCB – GATE CONTROL BOX
GP – GUARD POST
L.S. – LAND SURVEYOR
N. – NORTH
NE. – NORTHEAST
NW. – NORTHWEST
PG. – PAGE
P.L. – PROPERTY LINE
P.M. – PARCEL MAP
P.S. – PARKING STALL(S)
R.C.E. – REGISTERED CIVIL ENGINEER
S. – SOUTH
SE. – SOUTHEAST
S.F. – SQUARE FEET
SW. – SOUTHWEST
T.R. – TITLE REPORT
(TYP.) – TYPICAL
W. – WEST
LADWP – LOS ANGELES DEPARTMENT OF WATER AND POWER
℄ – CENTER LINE
▭ – CONCRETE

LEGAL DESCRIPTION:

PARCEL 1:

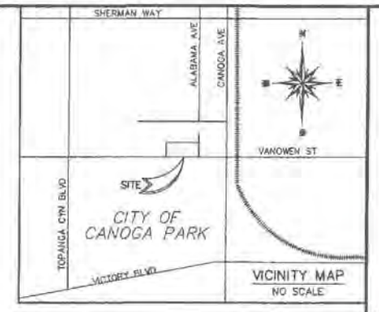
LOT 1, OF TRACT 42844, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1010 PAGE(S) 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES AND NATURAL GAS UNDER AND IN SAID LAND AS RESERVED IN DEED RECORDED IN BOOK 6581, PAGE 206 OF DEEDS.

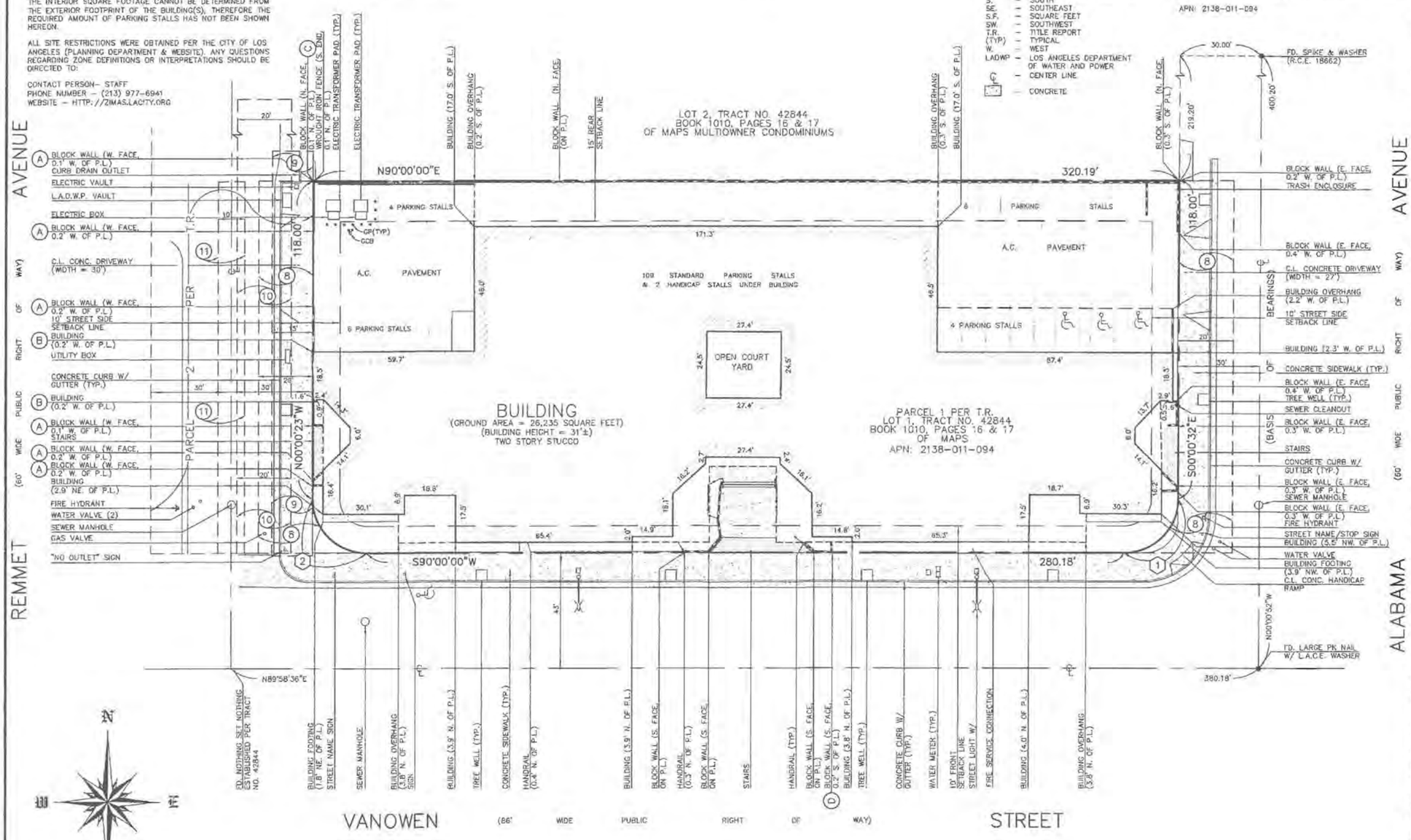
PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF REMMET AVENUE SHOWN ON THE MAP OF TRACT 42844, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1010, PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1 OF SAID TRACT NO. 42844. SAID EASEMENT IS APPURTENANT TO AND FOR THE USE AND BENEFITS OF LOT 1 OF TRACT NO. 42844, AS PER MAP RECORDED IN BOOK 1010, PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2138-011-094



VICINITY MAP
NO SCALE



BASIS OF BEARINGS:

THE BEARING OF N 00°00'52" W ALONG THE CENTERLINE OF ALABAMA AVENUE PER TRACT NO. 42844, BOOK 1010, PAGES 16-17, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	131
HANDICAP	5
TOTAL	136

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C1280F EFFECTIVE 9/26/2008

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE COMPANY
5000 VAN NUYS BOULEVARD, SUITE 500
VAN NUYS, CA 91403
(818) 881-7800

COMMITMENT NO.: 00139501-013-CEV-RR1
TITLE OFFICER: RUBAN ROSAS
DATED: JUNE 27, 2018

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP:

(5) – A COVENANT AND AGREEMENT RECORDED JULY 27, 1982 AS INSTRUMENT NO. 82-753549 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
(6) – A COVENANT AND AGREEMENT RECORDED JULY 27, 1982 AS INSTRUMENT NO. 82-753551 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
(7) – THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT.
(8) – AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES AS RECORDED FEBRUARY 4, 1983 AS INSTRUMENT NO. 83-143859 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
(9) – AND EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PURPOSES AS RECORDED MARCH 15, 1985 AS INSTRUMENT NO. 85-290559 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
(10) – AN EASEMENT FOR PIPELINE PURPOSES AS RECORDED MARCH 28, 1985 AS INSTRUMENT NO. 85-341427 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
(11) – AN EASEMENT TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES AS SHOWN ON THE MAP OF SAID TRACT NO. 42844-C. RECORDED APRIL 10, 1985 RECORDING NO. 1985-39622 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
(12) – AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, STREET LIGHTING PURPOSES, WATER LINE, FIRE HYDRANT, METER AND SERVICE AS DELINEATED OR OFFERED FOR DEDICATION ON THE MAP OF SAID TRACT. THIS ITEM IS BLANKET IN NATURE OF PARCEL 2 PER THE LEGAL DESCRIPTION AND IS NOT PLOTTED HEREON.
(13) – MATTERS CONTAINED IN CERTAIN DOCUMENT ENTITLED MAINTENANCE AGREEMENT, DATED JULY 9, 1985, RECORDED JULY 16, 1985 RECORDING NO. 1985-813974 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEY NOTES:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

SURVEYOR'S CERTIFICATE:

TO SANDSTONE PROPERTIES, INC. AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 2, 3, 4, 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16, 17 AND 20. THE FIELDWORK WAS COMPLETED ON 10/10/2016.

DATE OF MAP OR PLAT: 10/12/2018

JEFFERY L. MAYS L.S. NO. 8379

PROFESSIONAL LAND SURVEYOR * JEFFERY L. MAYS * No. 8379 * STATE OF CALIFORNIA

09.17.2019

S-1

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4666 FAX (949) 248-4667

ALTA/NSPS LAND TITLE SURVEY

ADDRESS: 21515 VANOWEN STREET LOS ANGELES, CA 91303

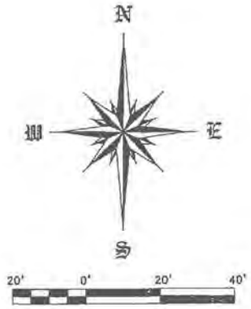
CLIENT: ASCEND LAW

SCALE: 1" = 20'
DATE: 01/29/18
DRAWN BY: JFC
CHKD. BY: JRN

SHEET 1 OF 2
FILE NO. 16008-A

TOPOGRAPHIC SURVEY

21515 VANOWEN STREET
LOS ANGELES, CALIFORNIA



SCALE: 1" = 20'

DATUM STATEMENT:

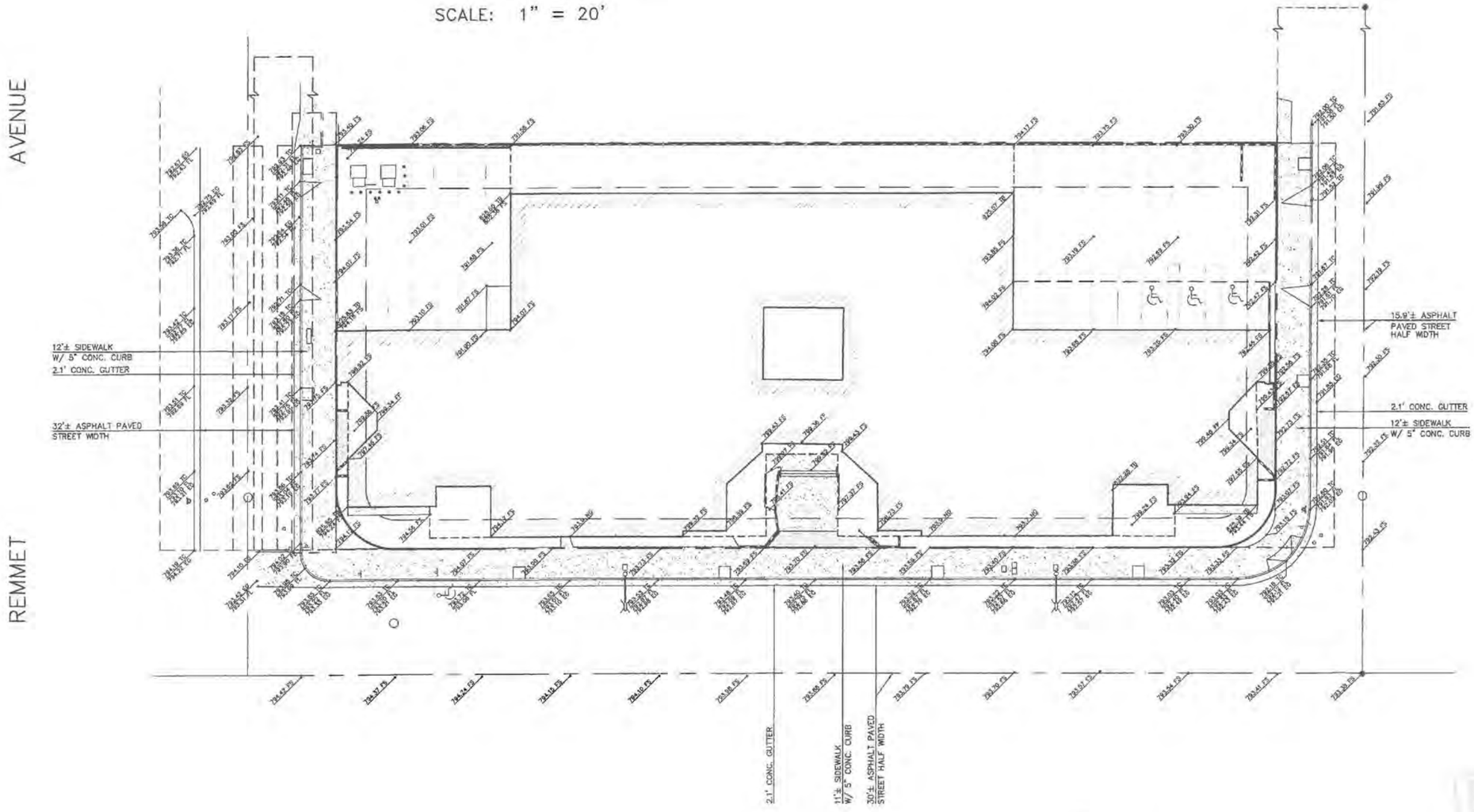
BENCH MARK NUMBER: 06-06620

LOCATION: WIRE SPIKE IN WEST CURB OF ALABAMA AVENUE; 58 FEET NORTH OF CENTERLINE OF VANOWENSTREET; 2 FEET NORTH OF BC CURB RETURN NORTH OF VANOWEN STREET.

ELEVATION: 792.594' (241.583M) NAVD88

LEGEND:

CONC.	–	CONCRETE
EC	–	EDGE OF GUTTER
FF	–	FINISHED FLOOR
FL	–	FLOW LINE
FS	–	FINISHED SURFACE
NG	–	NATURAL GROUND
TB	–	TOP OF BUILDING
TC	–	TOP OF CURB



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4 30
DIR-208-2336-
SAP-SPPA

S-2
09.17.2019

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-1998 FAX (949) 248-1667

TOPOGRAPHIC SURVEY

ADDRESS: 21515 VANOWEN STREET
LOS ANGELES, CA 91303

CLIENT:

ASCEND | AW

SCALE: 1" = 20'
DATE: 01/29/18
DRAWN BY: JFC
CHKD. BY: JRN

SHEET 2 OF 2
FILE NO. 16008-A

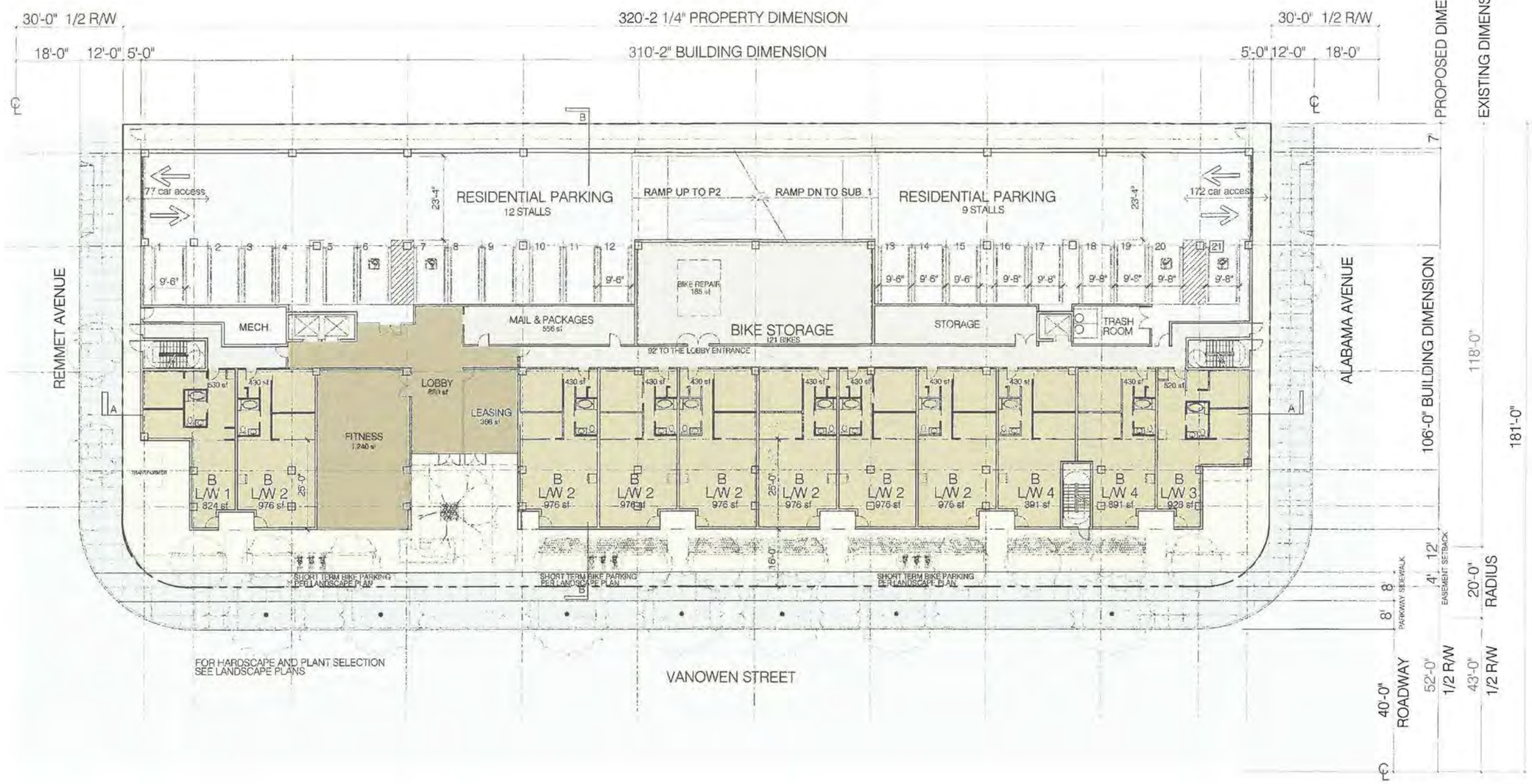

EXHIBIT "A"
Case No. DIR-2018-2336-SAP-SAAA
5 30

NOV 09 2020

NORTH

A1.1
SITE PLAN
09.17.2019
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

16039
1708 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310 394 0878 FAX 310.394.2424
www.vtbs.com
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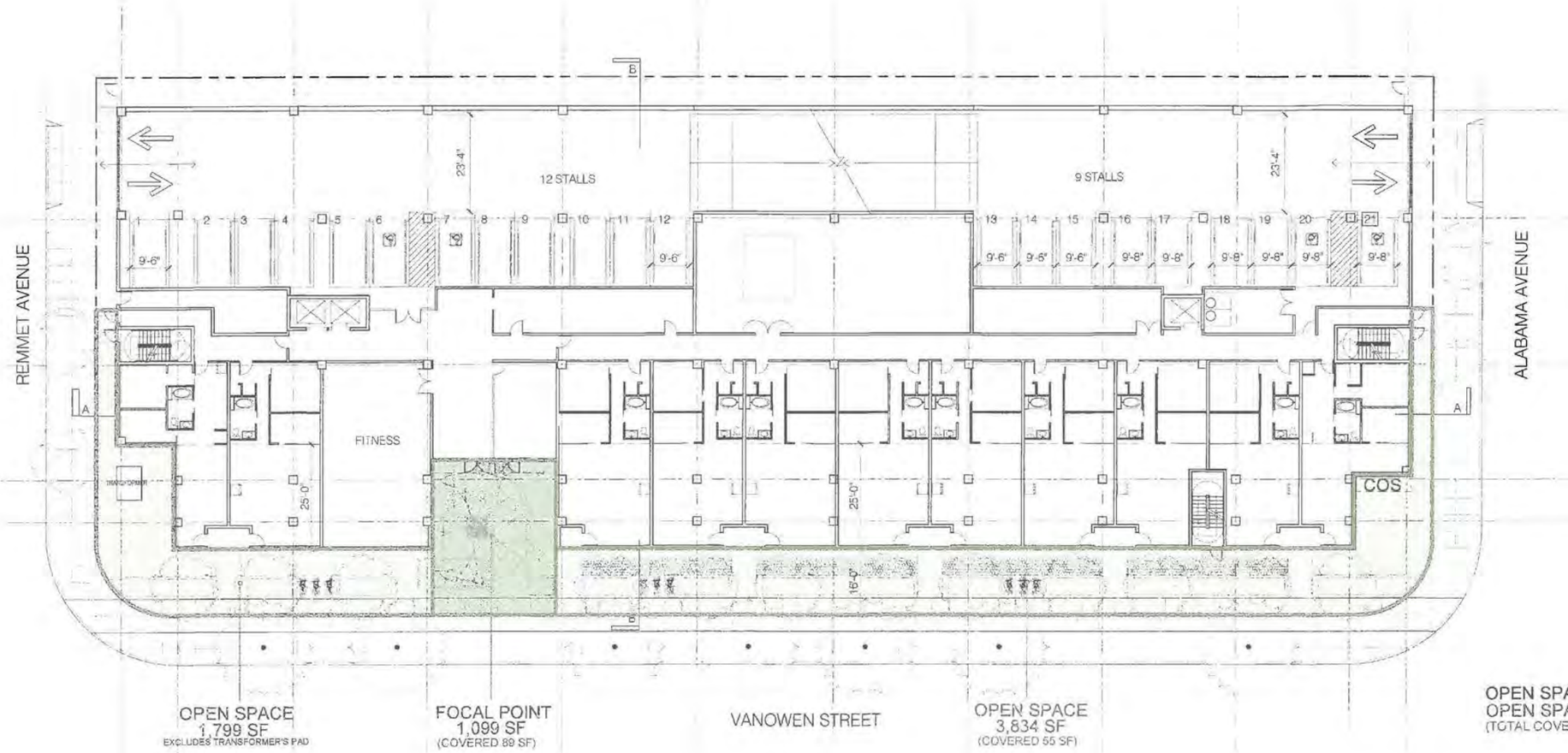

OPEN SPACE REQUIRED: 6,170 SF
OPEN SPACE PROVIDED: 6,732 SF
(TOTAL COVERED OPEN SPACE : 144 SF =2.1%)

EXHIBIT A
Case No. DIR-2018-2336-SPP-SPPA
6 30
DIR-2018-2336-SPP-SPPA
NOV 09 2020

NORTH

A1.1a
OPEN SPACE DIAGRAM

09.17.2019

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1734 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.264.0278 FAX 310.264.2624
www.vtbs.com
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LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

Sustainable Sites — Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
10			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Sustainability Notes:

1 LEED list is preliminary.
Project will comply with WC 2035 PLAN, section 6.2.10.1 and meet, at a minimum, the equivalent green standards of LEED silver.

2 Roofing materials to have an equal to or greater than Solar Reflectance Index of 78. Per WC 2035 PLAN 6.2.10.2, Appendix G.

3 Project shall meet CALGreen code requirements.

4 Sustainable Sites Credit 2 - within 1/2 miles of 10 basic services:

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

7 30
DIR-2018-~~SB~~2336-SAP-SPF

NOV 09 2020

A1.1b
SUSTAINABILITY PLAN
09.17.2019

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1738 BERKELEY STREET
SANTA MONICA CA 90404
TEL 310.394.0273 FAX 310.394.2424
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8 30
DIR-208 2336-S

310'-2 1/4"

0" 13'-8" 27'-5" 32'-1" 32'-3" 32'-3" 32'-8 1/4" 32'-3" 32'-3" 32'-1" 27'-5" 13'-8" 5'-0"

1'-1" 1'-1"

77 car access

172 car access

RESIDENTIAL PARKING
12 STALLS

RESIDENTIAL PARKING
9 STALLS

RAMP UP TO P2

RAMP DN TO SUB. 1

23'-4"

23'-4"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

9'-6" 9'-6" 9'-6" 9'-6" 9'-6" 9'-6" 9'-8" 9'-8" 9'-8" 9'-8" 9'-8" 9'-8"

BIKE REPAIR
185 sf

MECH.

MAIL & PACKAGES
556 sf

BIKE STORAGE
121 BIKES

92' TO THE LOBBY ENTRANCE

STORAGE

TRASH ROOM

LOBBY
880 sf

LEASING
368 sf

FITNESS
1,240 sf

TRANSFORMER

530 sf 430 sf 430 sf 430 sf 430 sf 430 sf 430 sf 430 sf 430 sf 430 sf 430 sf 430 sf 520 sf

B L/W 1 824 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 2 976 sf
B L/W 4 891 sf
B L/W 4 891 sf
B L/W 3 928 sf

25'-0" 25'-0" 16'-0"

35'-0" 106'-0" 25'-11" 1'-1" 17'-0" 5" 27 10'-1" 6'-6"

A B

NORTH

A2.1
GROUND FLOOR PLAN
09.17.2019

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

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

16039
1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.314.3273 FAX 310.314.3424
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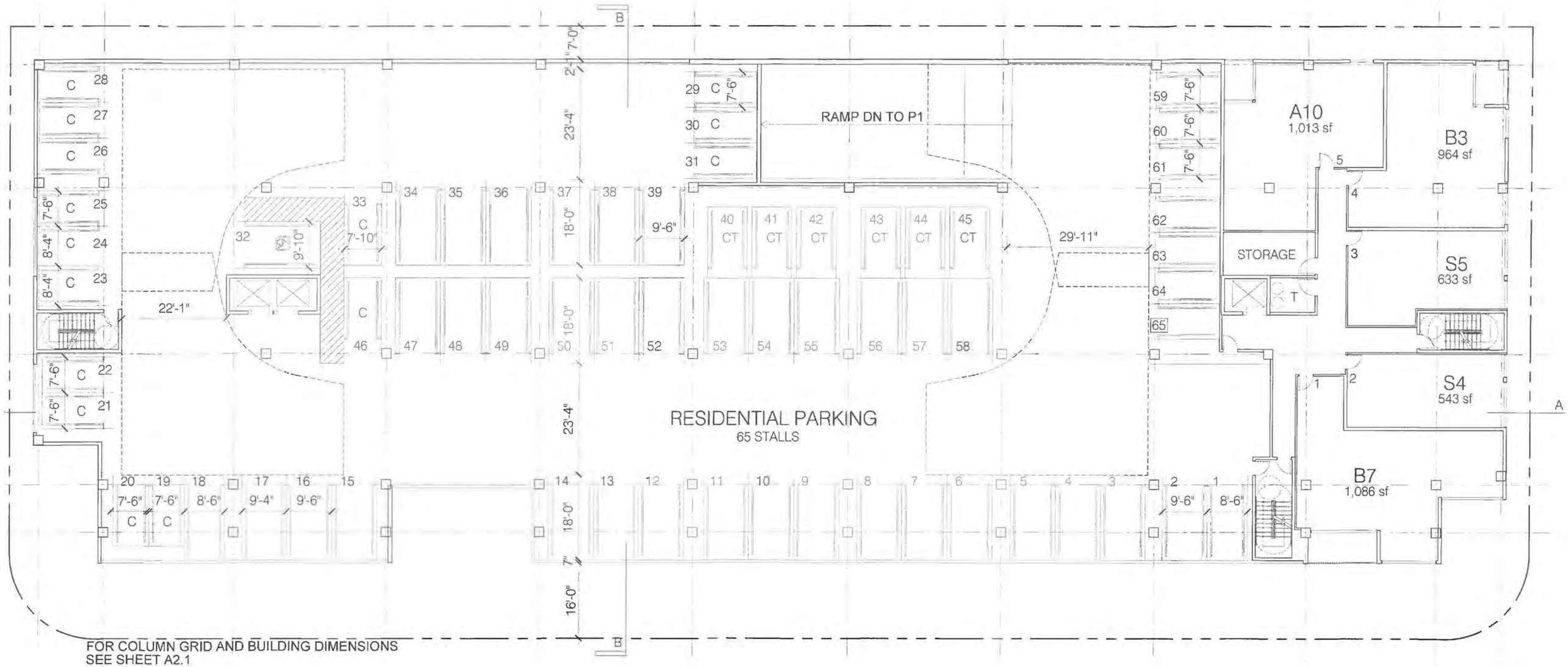

FOR COLUMN GRID AND BUILDING DIMENSIONS
SEE SHEET A2.1

NORTH

A2.2
ABOVE GRADE PARKING PLAN P2

09.17.2019

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

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1733 BERKELEY STREET
SANTA MONICA CA 90404
TEL 310.394.0073 FAX 310.394.2404
www.vtbs.com
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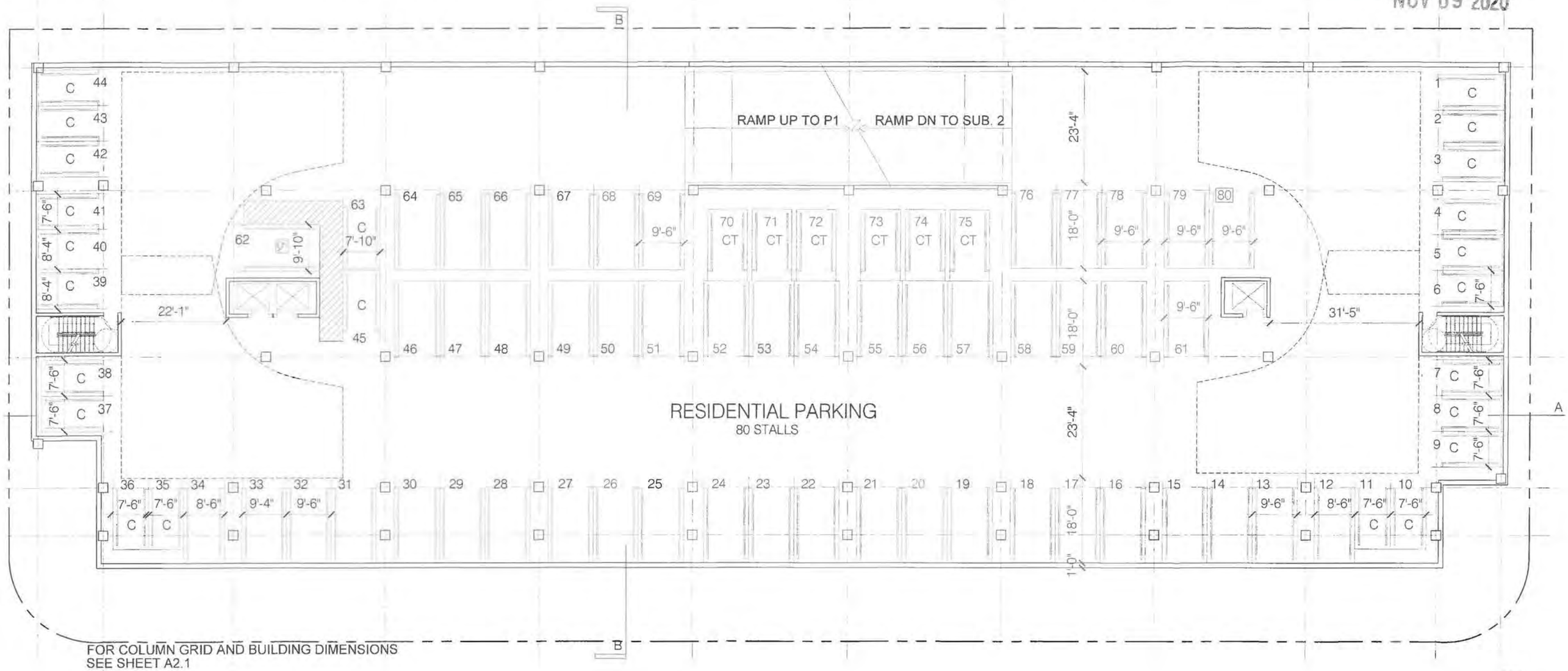
NOV 09 2020



FOR COLUMN GRID AND BUILDING DIMENSIONS
SEE SHEET A2.1

NORTH

A2.2a
SUBTERRANEAN PARKING PLAN 1

09.17.2019

SCALE: 1" = 10'-0"

0' 5' 10' 20'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1733 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0272 FAX 310.394.2424
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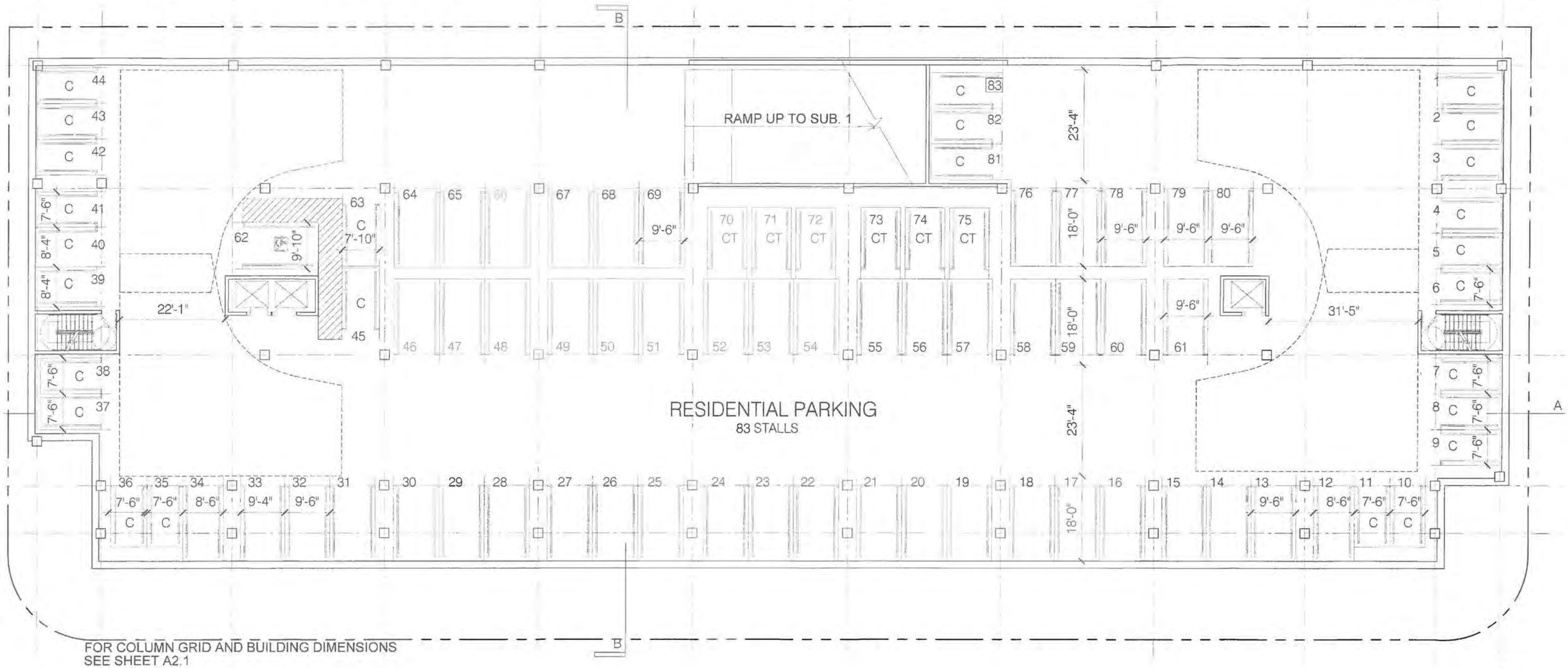

NORTH

A2.2b
SUBTERRANEAN PARKING PLAN 2

09.17.2019

SCALE: 1" = 10'-0"

0' 5' 10' 20'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1734 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.391.0272 FAX 310.394.2424
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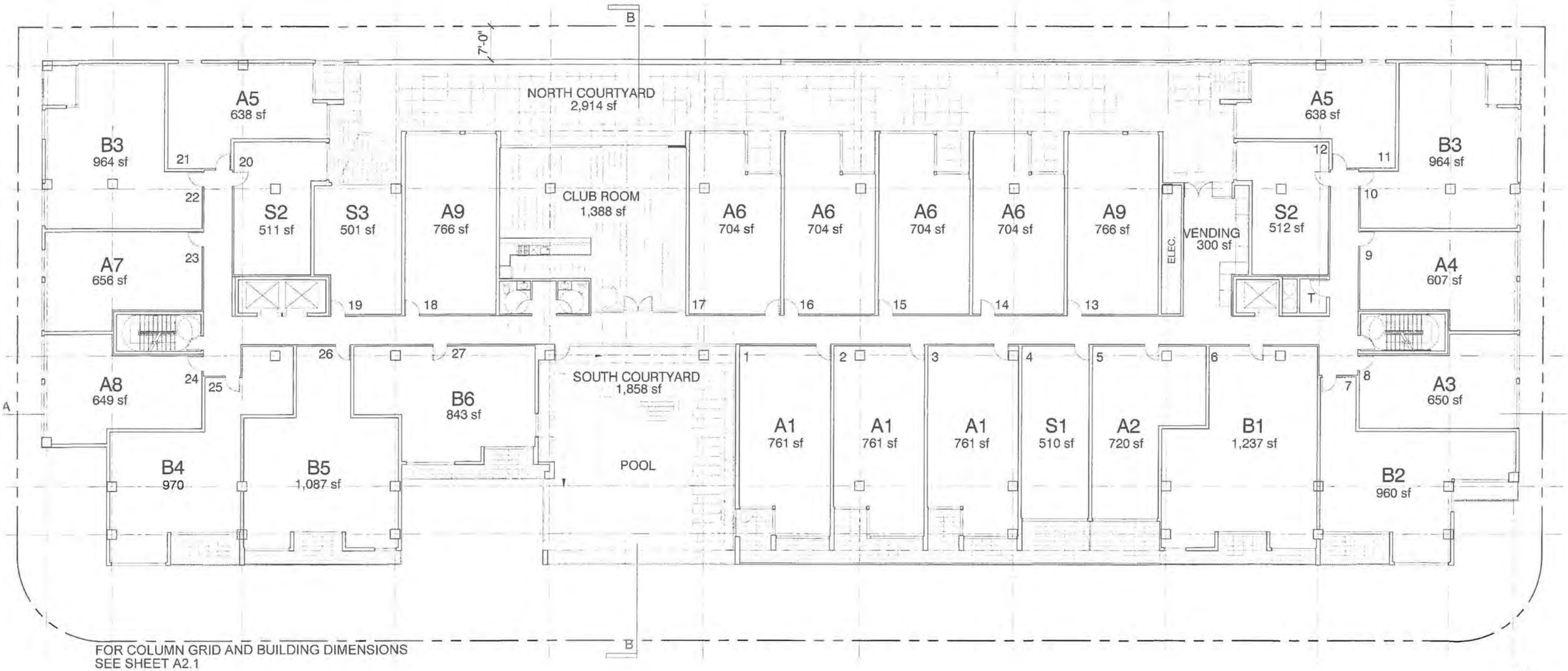

FOR COLUMN GRID AND BUILDING DIMENSIONS
SEE SHEET A2.1

NORTH

A2.3
PODIUM PLAN

09.17.2019

SCALE 1" = 10'-0"

0' 5' 10' 20'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1735 BERKELEY STREET
SANTA MONICA CA 90404
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1803G

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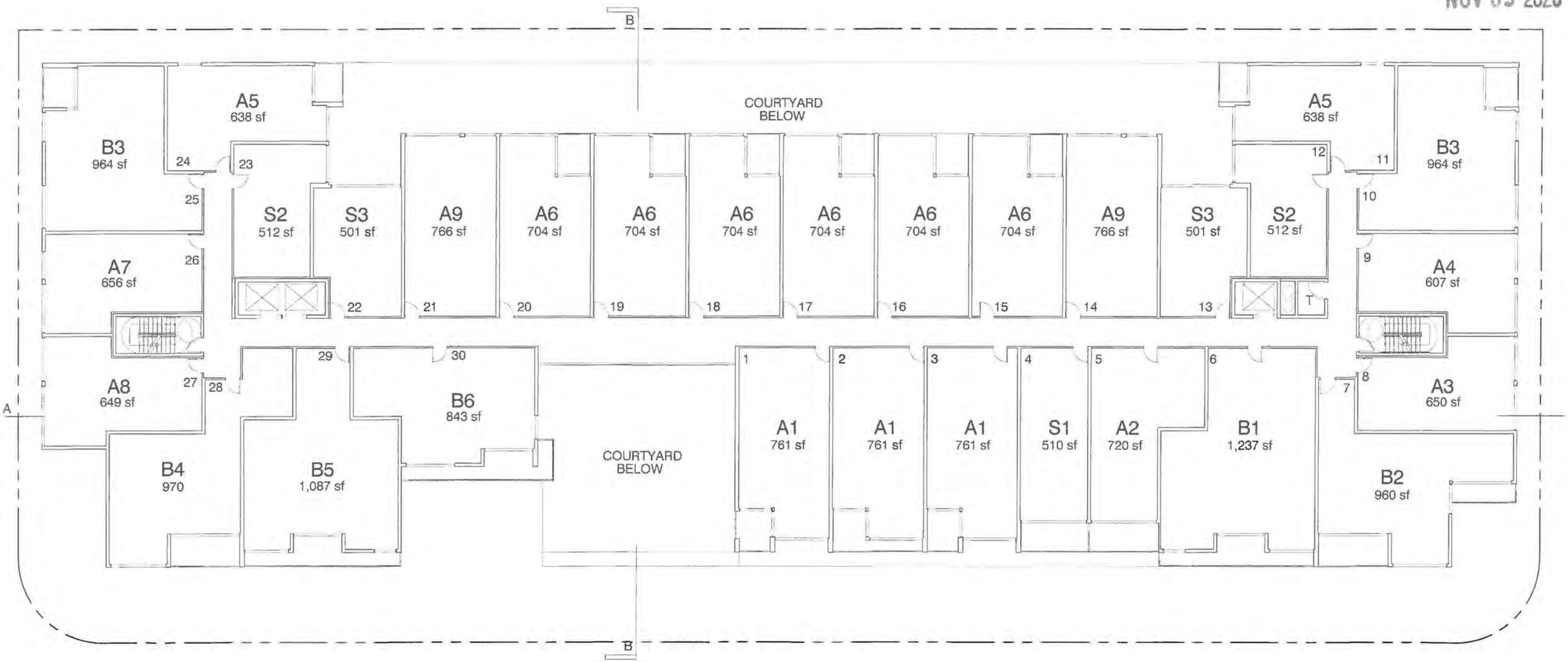

NORTH

A2.4

TYPICAL RESIDENTIAL FLOOR PLAN

09.17.2019

SCALE: 1" = 10'-0"

0' 5' 10' 20'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1728 BERKELEY STREET
SANTA MONICA, CA 90404
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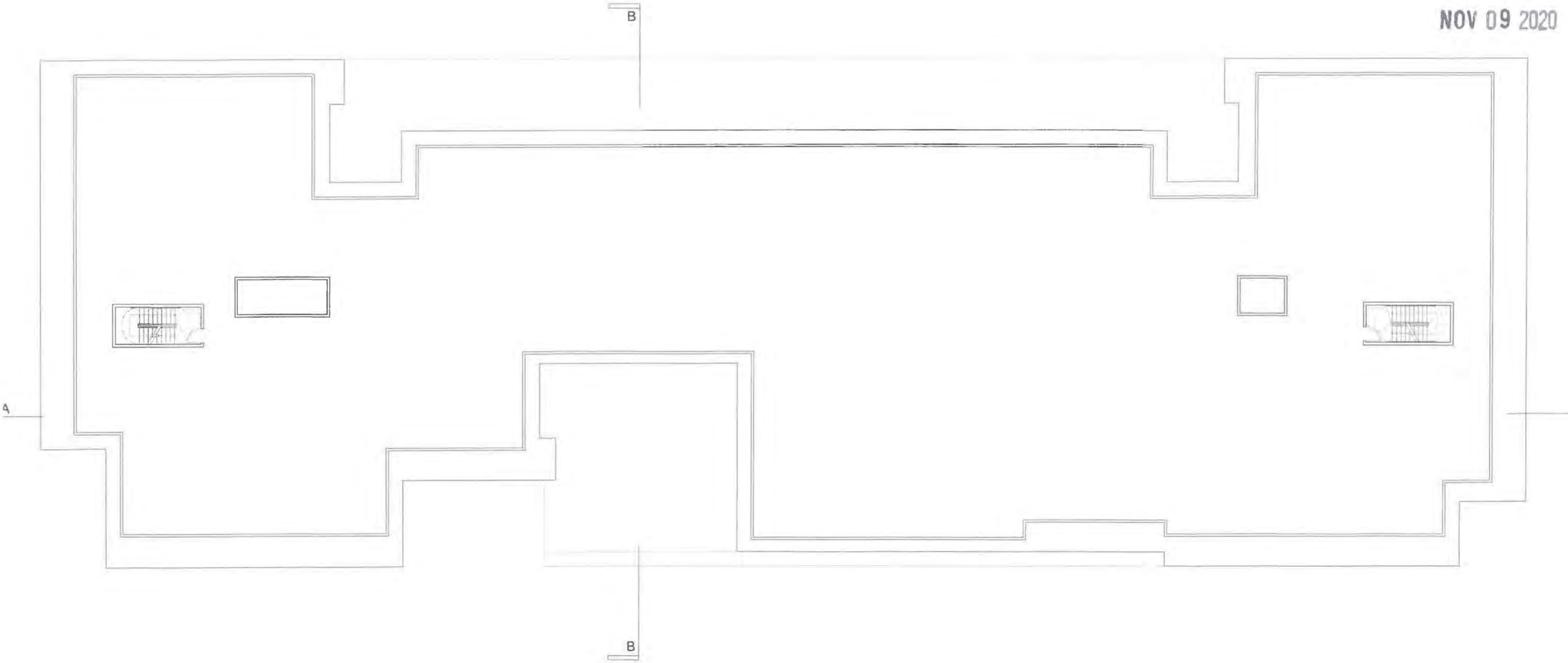

NORTH

A2.5
ROOF FLOOR PLAN

09.17.2019

SCALE: 1" = 10'-0"

0' 5' 10' 20'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1758 BERKELEY STREET
SANTA MONICA, CA 90404
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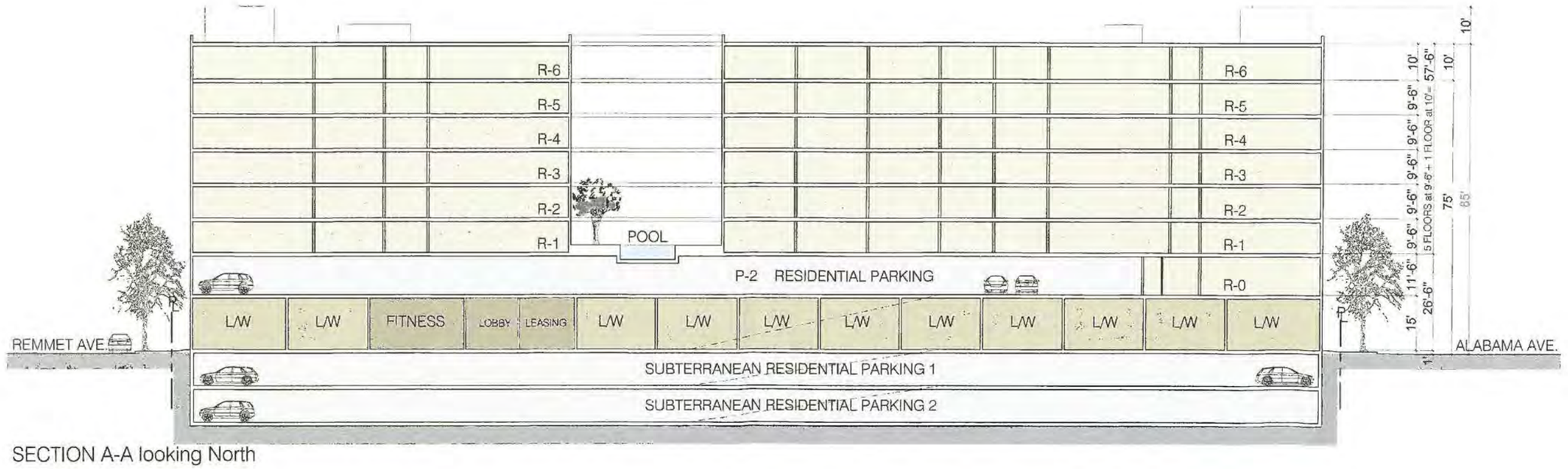
SECTION B-B looking West



SECTION A-A looking North

A3.1
SECTIONS
09.17.2019
SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.6278 FAX 310.394.2424
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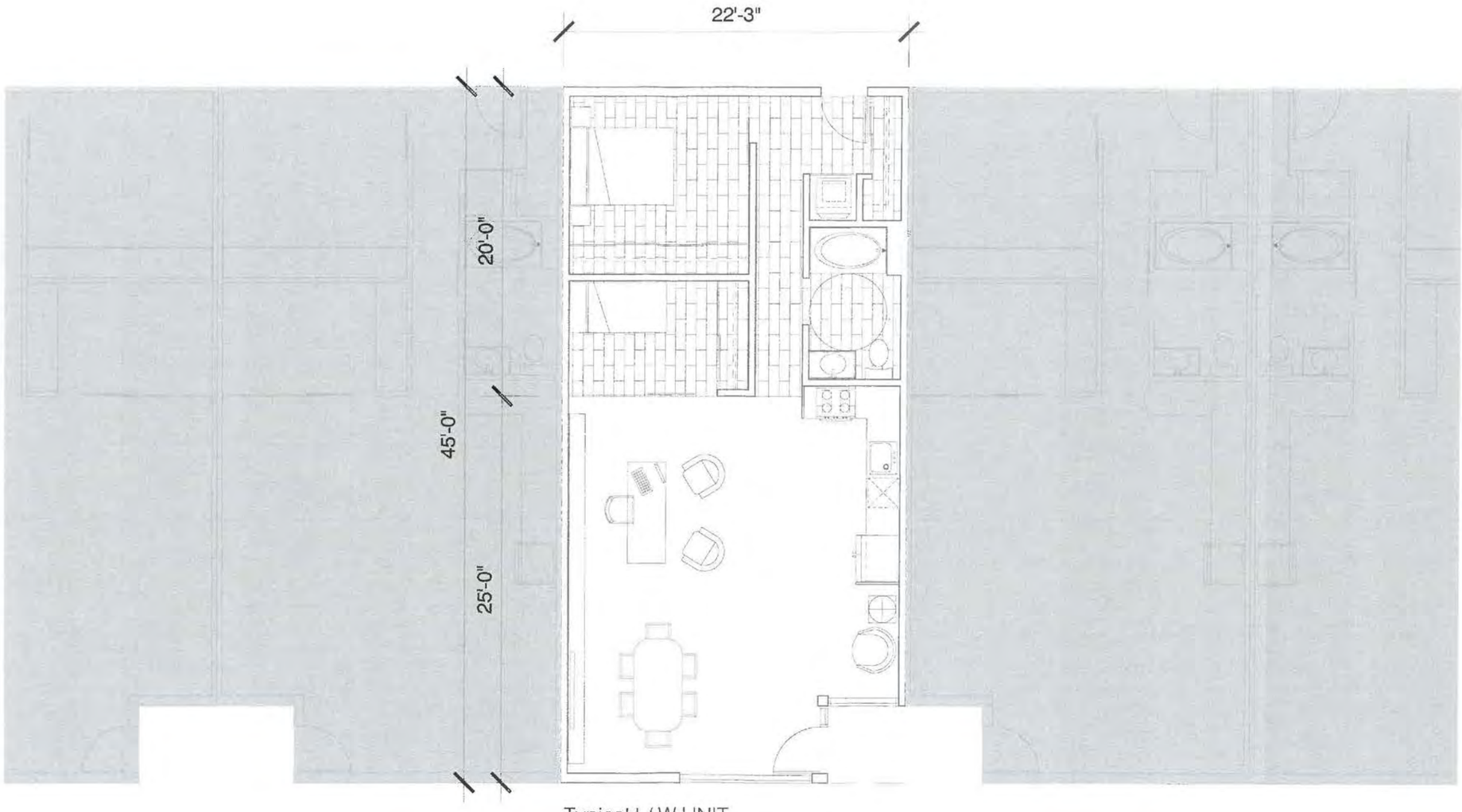

Typical L/ W UNIT
2 BEDROOMS + 1 BATH
976 sf

A4.1
TYPICAL LIVE/ WORK UNIT

09.17.2019

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1738 BERKELEY STREET
SANTA MONICA, CA 90404
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VANOWEN STREET (SOUTH) ELEVATION

ALABAMA AVENUE (EAST) ELEVATION

A5.1
ELEVATIONS

09.17.2019

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

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1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.264.0270 FAX 310.264.2424
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NORTH ELEVATION

REMMET AVENUE (WEST) ELEVATION

A5.2
ELEVATIONS

09.17.2019

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PREPARED FOR OWNER :
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21515 VANOWEN STREET
CANOGA PARK, CA

1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0270 FAX 310.394.2424
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VANOWEN STREET -BUILDING ENTRANCE -LOOKING EAST

A5.3
ARCHITECTURAL ILLUSTRATION
09.17.2019

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

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1734 BERKELEY STREET
SANTA MONICA CA 90404
TEL 310.394.0279 FAX 310.394.2424
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VANOWEN STREET -L/W UNITS -LOOKING NORTHEAST

A5.4
ARCHITECTURAL ILLUSTRATION
09.17.2019

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1735 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.6070 FAX 310.394.3404
www.vtbs.com

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VANOWEN STREET and ALABAMA AVENUE - LOOKING WEST

A5.5
ARCHITECTURAL ILLUSTRATION
09.17.2019

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1738 BERKELEY STREET
SANTA MONICA CA 90404
TEL 310.394.0275 FAX 310.394.2424
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22 50
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VANOWEN ST. ABOVE PODIUM DETAIL

VANOWEN STREET - LOOKING NORTH

A5.6
ARCHITECTURAL ILLUSTRATION
09.17.2019

PREPARED FOR OWNER :
21515 VANOWEN STREET ASSOCIATES, LLC

21515 VANOWEN STREET
CANOGA PARK, CA

1758 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0272 FAX 310.394.2424
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ALABAMA AVENUE - LOOKING SOUTHWEST

A5.7
ARCHITECTURAL ILLUSTRATION
09.17.2019

PREPARED FOR OWNER :
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21515 VANOWEN STREET
CANOGA PARK, CA

1738 BERKELEY STREET
SANTA MONICA CA 90404
TEL 310.394.0775 FAX 310.394.2424
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WC 2035 REQUIREMENTS

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

30% MIN OF SETBACK ALONG STREET LANDSCAPED

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

50% OF PAOS LANDSCAPED

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

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

RIO DISTRICT REQUIREMENT

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

TREE REPLACEMENT

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

TOTAL NO. OF EXISTING TREES TO BE REMOVED: 14
TOTAL NO. OF NEW TREES TO BE PLANTED: 40

Case 24 30
DIR-2018-2336-
SPP-SPPA

NOV 09 2020

NORTH

L1

OVERALL LANDSCAPE PLAN

09.17.2019

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

PREPARED FOR OWNER :
SANDSTONE PROPERTIES

21515 VANOWEN STREET
CANOGA PARK, CA

LRM
1735 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0272 FAX 310.394.2424
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LEGEND

1. WATER FEATURE (FOCAL POINT)
2. FOCAL POINT (SPECIMEN TREE)
3. ENHANCED PAVING
4. PERMEABLE PAVERS
5. DECORATIVE COBBLE
6. CAST IN PLACE CONCRETE BENCH (5.5 LF EACH, 5 BENCHES IN TOTAL)
7. 4'X4' TREE WELL WITH NEW STREET TREE
8. STREET TREE IN 8'X16' TREE WELL (QUERCUS ILEX)
9. ORNAMENTAL FLOWERING TREE (TABEBUIA IMPETIGINOSA)
10. GREEN SCREEN W/ SELF CLIMBING VINE
11. EXISTING PARALLEL PARKING
12. EXISTING STREET TREE TO REMAIN (LAGESTROMIA INDICA)
13. MAINTENANCE PATH
14. 6' HIGH FENCE WITH GATE
15. SHORT TERM BIKE PARKING(18 TOTAL)
16. LOW PLANTER CURB
17. 6' HIGH PROPERTY LINE WALL
18. PROPOSED QUEEN PALM @ 30' O.C.

25 30
DIR-2018-2336-SPP-SPPA

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L2

GROUND FLOOR LANDSCAPE PLAN

09.17.2019

SCALE: 3/32"=1'-0"

PREPARED FOR OWNER :
SANDSTONE PROPERTIES

21515 VANOWEN STREET
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1738 BERKELEY STREET
SANTA MONICA, CA 90404
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LEGEND

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

KEY MAP

26 30
DIR-2018-2336-SPR

NOV 09 2020

L3

GROUND FLOOR ENLARGEMENT PLAN

09.17.2019

PREPARED FOR OWNER :
SANDSTONE PROPERTIES

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LRM
1738 BERKELEY STREET
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LEGEND

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

27 30
DIR-2018-2336

NOV 09 2020

NORTH

L4

PODIUM LEVEL LANDSCAPE PLAN

09.17.2019

SCALE 3/32"=1'-0"

PREPARED FOR OWNER :
SANDSTONE PROPERTIES

21515 VANOWEN STREET
CANOGA PARK, CA

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1733 BERKELEY STREET
SANTA MONICA, CA 90404
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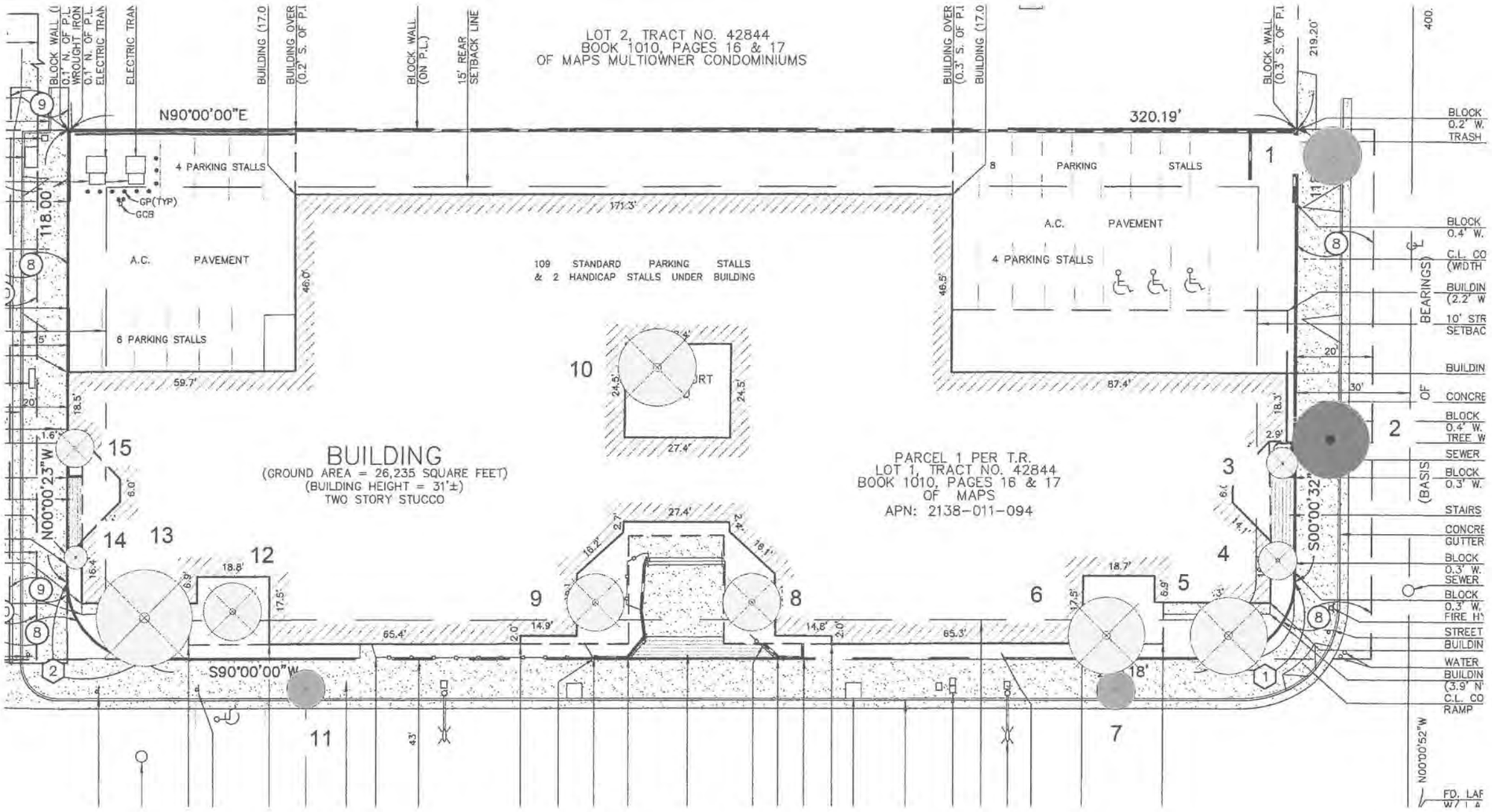

SUMMARY:

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

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

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

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

28 30
DIR-2018-2336-
NOV 09 2020

NORTH

L5

EXISTING TREE SURVEY

09.17.2019

SCALE 1/16"=1'-0"

PREPARED FOR OWNER :
SANDSTONE PROPERTIES

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1738 BERKELEY STREET
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TREE #	SPECIES NAME	COMMON NAME	CANOPY SIZE (FT)	HEIGHT /BTH (FT)	DBH (IN)	STD/MULTI	OTHER NOTES	PROTECTED (Y/N)	REMOVE (Y/N)
Tree 1	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15	15	5	STD		N	Y
Tree 2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	20	20	7	STD		Y	N
Tree 3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8	3	2	STD		N	Y
Tree 4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	3	2	STD		N	Y
Tree 5	HARPEPHYLLUM CAFFRUM	WILD PLUM	20	25	12,10,6	MULTI		N	Y
Tree 6	OLEA EUROPAEA	OLIVE	20	20	5,5	STD		N	Y
Tree 7	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10	6	3	STD		N	Y
Tree 8	OLEA EUROPAEA	OLIVE	15	6	5	STD		N	Y
Tree 9	OLEA EUROPAEA	OLIVE	15	15	3,5	STD		N	Y
Tree 10	TUPIDANTHUS CALYPTRATUS	UMBRELLA TREE	20	18	6,5,5,3	MULTI		N	Y
Tree 11	LAGERSTROEMIA INDICA	CRAPE MYRTLE	10	3.5	3	STD		N	Y
Tree 12	OLEA EUROPAEA	OLIVE	15	18	6	STD		N	Y
Tree 13	HARPEPHYLLUM CAFFRUM	WILD PLUM	25	30	14,12,8	MULTI		N	Y
Tree 14	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6	3	1.5	STD		N	Y
Tree 15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10	3	2	STD		N	Y

SUMMARY:

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

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

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

NOTES

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

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

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

29 30
DIR-2018-2336-
NOV 09 2020 SPP-SA

L6
EXISTING TREE SURVEY
09.17.2019

PREPARED FOR OWNER :
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CANOGA PARK, CA

LRM
1733 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424
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GROUNDCOVER

DYMONDIA MARGARETAE
silver carpet
SODDED FROM FLATS

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

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

NATIVE GROUNDCOVER

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

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

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

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

SHRUBS

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

CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.

DIANELLA CAERULEA 'CASSA BLUE'
blue flax lily
5 GAL @ 18" O.C

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

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

PENNISETUM SPATHIOLATUM
slender veldt grass
1 GAL @ 12" O.C.

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

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

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

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

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

NATIVE SHRUBS

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

EPILOBIUM CAN SPP. CANUM
hoary california fuchsia
1 GAL @ 12" O.C
NATIVE SPECIES
LARMP
WW

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

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

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

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

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

TREES

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

OLEA EUROPAEA 'SWAN HILL'
swan hill olive

QUERCUS ILEX
holly oak
36" BOX MIN.

TABEBUIA IMPETIGINOSA
pink trumpet tree
36" BOX MIN.

* LARMP = LOS ANGELES RIVER MASTER PLAN RECOMMENDED PLANT

* WW = WATERSHED WISE

30 30
Case DIR-2018-2336
NOV 09 2020 L7

CONCEPTUAL PLANT PALETTE

09.17.2019

PREPARED FOR OWNER :
SANDSTONE PROPERTIES

21515 VANOWEN STREET
CANOGA PARK, CA

LRM
1736 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424
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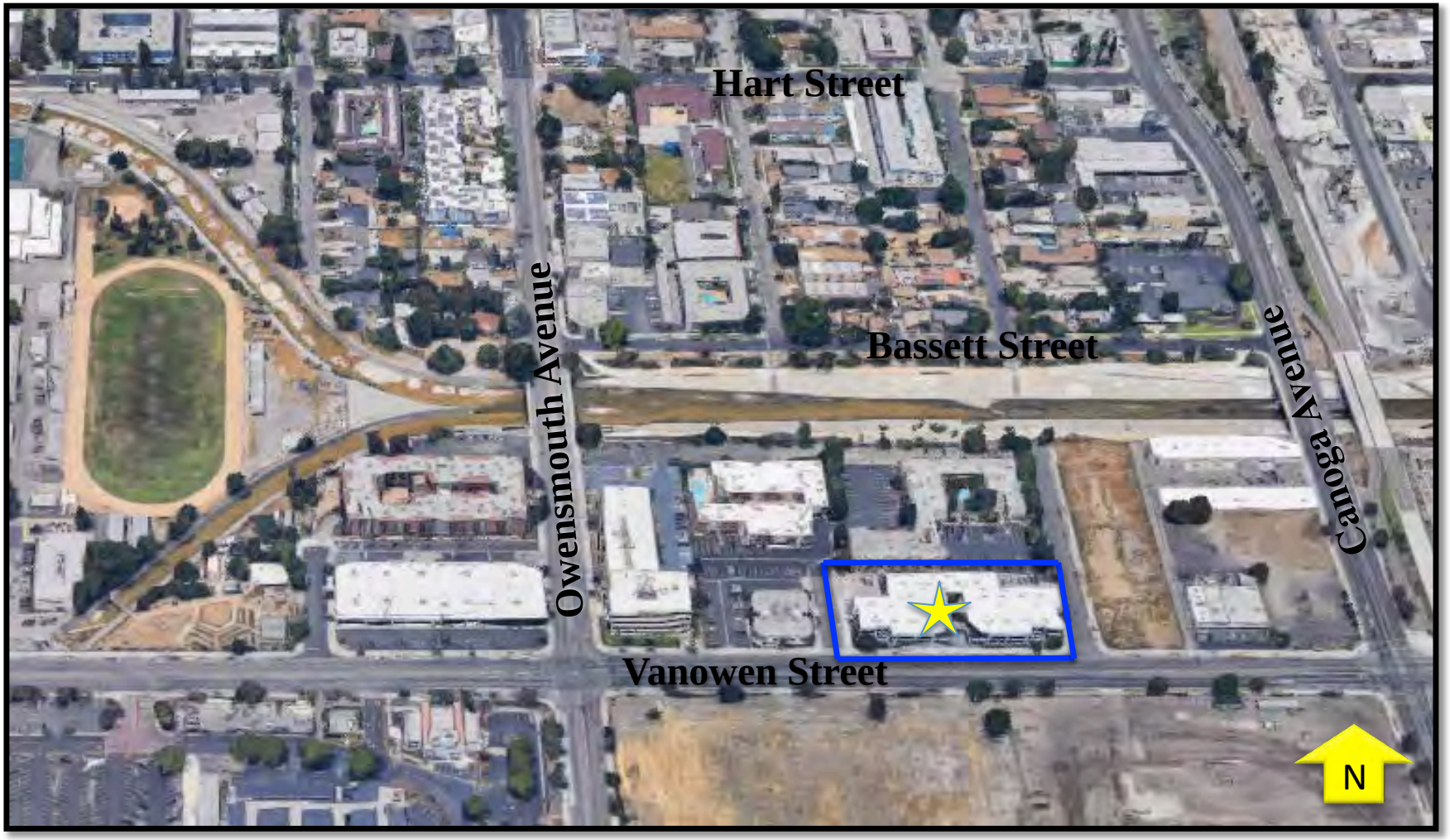
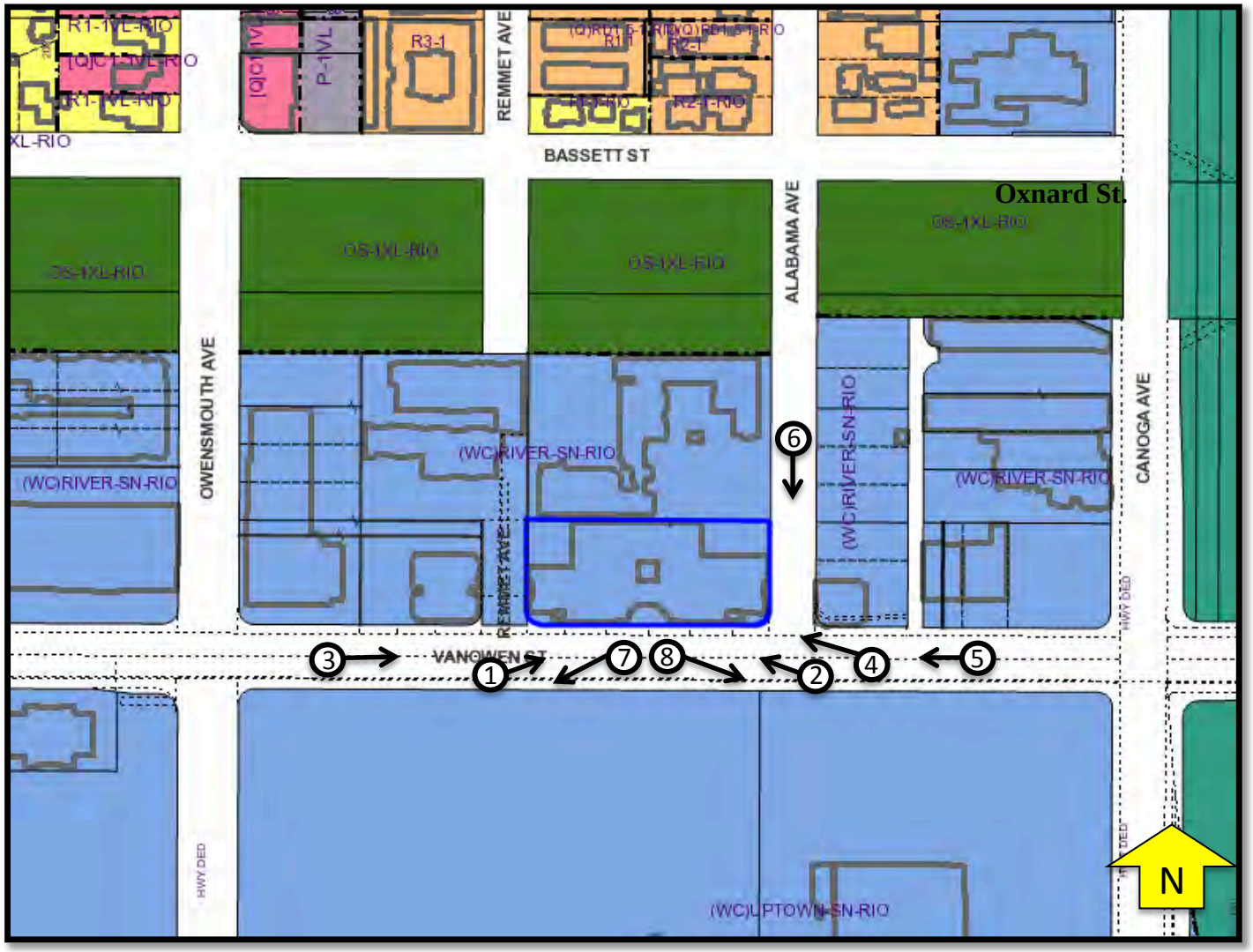
SITE PHOTO EXHIBIT
Address: 21507 – 21519 Vanowen Street
Applicant: 21515 Vanowen Street Associates, LLC



INDEX MAP

Address: 21507 – 21519 Vanowen Street

Applicant: 21515 Vanowen Street Associates, LLC



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

1) View of Subject Property from southwest corner.

2) View of Subject Property from southeast corner.

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

3) View facing east along Vanowen Street.

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

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

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

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

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

6) View south along Alabama Avenue toward Vanowen Street.

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

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

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

Exhibit D:

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

Environmental Investigation and Cleanup, United Technologies Corporation Canoga Avenue Site

CalEPA
California Environmental Protection Agency

Irma Muñoz, Chair
Rene Purdy, Executive Officer
320 West 4th St., Suite 200
Los Angeles, CA 90013
www.waterboards.ca.gov/losangeles

CALIFORNIA Water Boards

July 2020

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

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

Site History

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

Environmental Investigations

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

Soil and Soil Gas Assessment

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

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

Groundwater Assessment

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

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

Remediation Activities

Soil Remediation

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

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

Soil Vapor

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

Groundwater Remediation Update

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

- Initially a groundwater pump and treatment (remediation) system was operated at the Site from 1991 to 1998 to control migration of the primary CVOCs in the shallow upper groundwater zone (less than 50 feet bgs).

Based on the collected data demonstrating adequate decreases in the CVOCs, the Los Angeles Water Board approved the initial shut-off of this shallow groundwater remediation system in 1998 and full decommissioning of the system in March 2005.

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

Environmental Land Use Covenant and Soil Vapor Mitigation

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

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

Next Steps

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

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

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

Information Resources and Contacts

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

The administrative file for the project is available at the Water Board's office:
Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite #200
Los Angeles, CA 90013
By appointment, please call (213) 576-6636 or email at RB4-PublicRecords@waterboards.ca.gov.

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

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

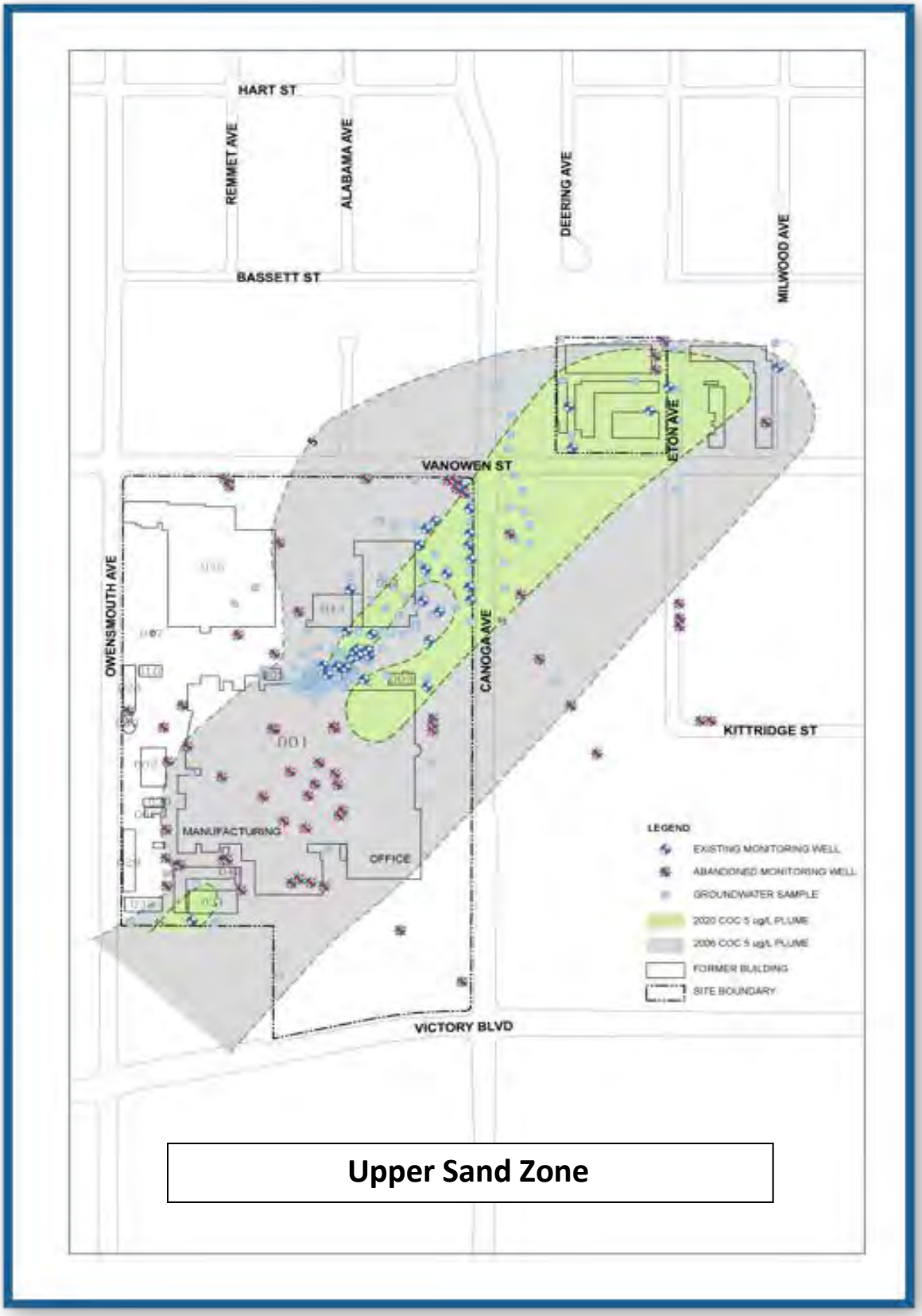
Ana Townsend, Project Manager
(213) 576-6738 or ana.townsend@waterboards.ca.gov

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

Exhibit E:

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

Slide 20: Site Assessment: Groundwater



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

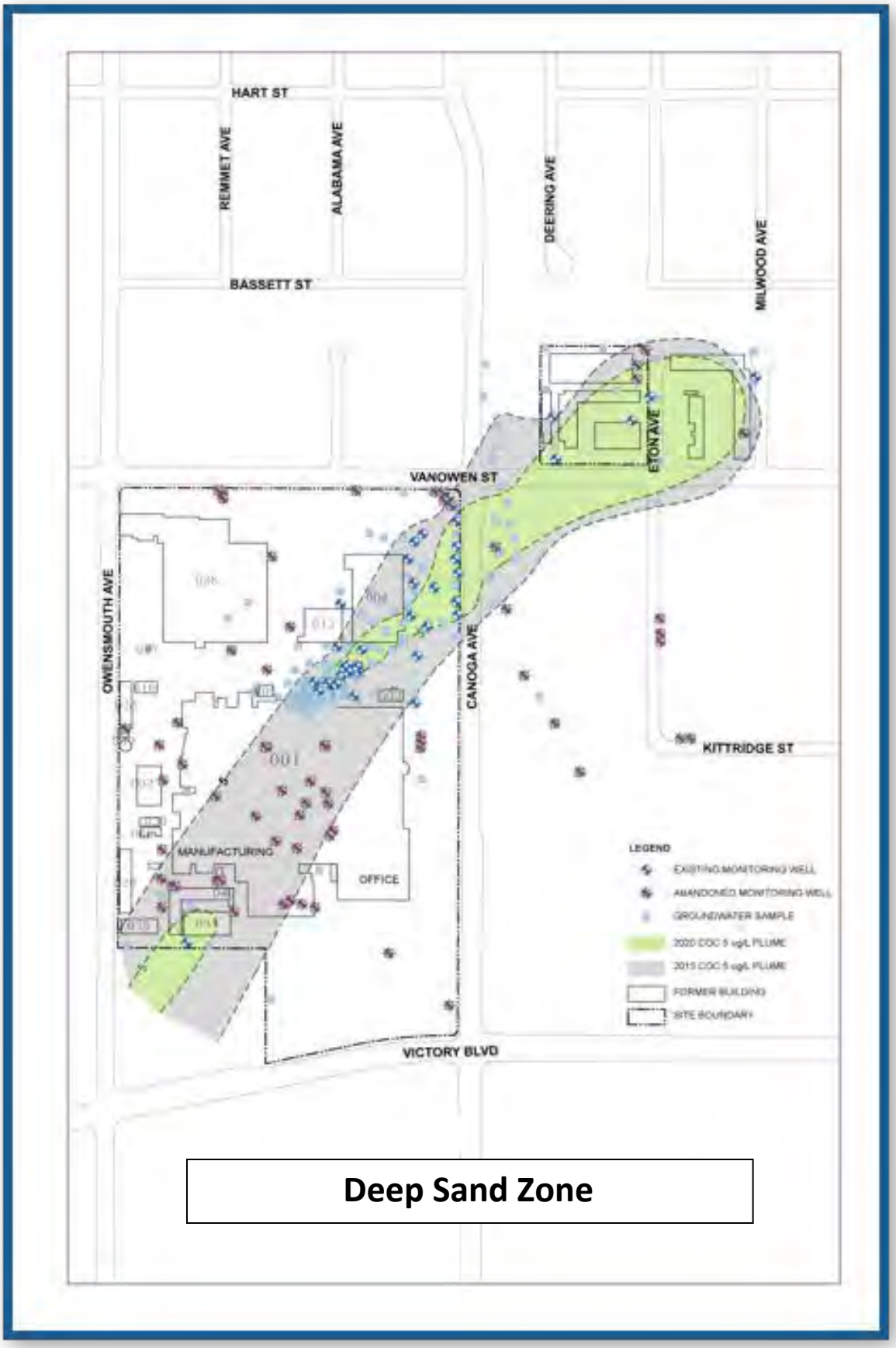
We use data from over 140 permanent and 150 temporary monitoring wells to find and track contamination in these aquifers.

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

Slide 21: Site Assessment: Groundwater

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

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



Deep Sand Zone

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

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

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

Exhibit F-1 and F-2:

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

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

December 28, 2020

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

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

SITE/CASE: PRATT & WHITNEY-ROCKETDYNE, THE FORMER BOEING CANOGA AVENUE FACILITY, 6633 CANOGA AVENUE, CANOGA PARK (SCP NO. 0237A, SITE ID NO. 2040214)

Dear Mr. Barquest:

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

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

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

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

Sincerely,

_____
Renee Purdy
Executive Officer

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

December 28, 2020

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

SUBJECT: APPROVAL OF SUPPLEMENTAL WORK PLAN FOR ENHANCED IN-SITU BIOREMEDIATION AND CHEMICAL REDUCTION OF CHLORINATED VOLATILE ORGANIC COMPOUNDS IN GROUNDWATER

SITE/CASE: PRATT & WHITNEY-ROCKETDYNE, THE FORMER BOEING CANOGA AVENUE FACILITY, 6633 CANOGA AVENUE, CANOGA PARK (SCP NO. 0237A, SITE ID NO. 2040214)

Dear Mr. Barquest:

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

1. The additional site assessment activities completed from September 2019 to June 2020 provided a more detailed understanding of the location of elevated chlorinated CVOCs in the Upper, Intermediate, and Deep Sand Zones in the suspected area of the original release, as well as the current conditions resulting from prior EISB injections in that area.

2. Evaluation of the groundwater monitoring analytical results collected subsequent to the EISB programs implemented on-site in 2012, 2015, and 2018, and off-site in 2019, and recent sampling as part of the membrane interface probe – hydraulic

profiling tool (MiHPT) investigations completed in 2019 and 2020 indicates that additional amendment and increasing populations of Dehalococcoides (DHC) are required to effectively remediate the suspected release area.

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

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

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

Sincerely,

R Purdy

Digitally signed by R Purdy
Date: 2020.12.27 20:51:26 -08'00'

Water Boards

Renee Purdy
Executive Officer

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

Exhibit G:

Approval of Work Plan for Off-Site Soil Vapor and Groundwater Evaluation, dated June 4, 2021

Los Angeles Regional Water Quality Control Board

June 4, 2021

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

SUBJECT: APPROVAL OF WORK PLAN FOR OFF-SITE SOIL VAPOR AND GROUNDWATER EVALUATION

SITE/CASE: PRATT & WHITNEY- ROCKETDYNE, THE FORMER BOEING CANOGA AVENUE FACILITY, 6633 CANOGA AVENUE, CANOGA PARK, CA (SCP NO. 0237A, SITE ID NO. 2040214)

Dear Mr. Barquest:

Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) staff has reviewed the "Work Plan for Off-Site Soil Vapor and Groundwater Evaluation, Canoga Avenue Facility, 6633 Canoga Avenue, Canoga Park, California" (Work Plan) dated March 2021, and the "Addendum Work Plan for Off-Site Soil Vapor and Groundwater Evaluation, Raytheon Technologies Corporation – Canoga Avenue Facility, 6633 Canoga Avenue, Canoga Park" (Work Plan Addendum) dated April 30, 2021, both prepared by your consultant Haley & Aldrich. Soil remedial excavations were completed at the Site in 2017. An on-site soil vapor assessment to evaluate the current soil vapor conditions was competed in January 2021, with site contaminants detected in soil vapor near the property boundaries. The Los Angeles Water Board requested that additional off-soil vapor assessment be completed in order to evaluate the off-site soil vapor conditions and determine if there is an indication for potential off-Site vapor intrusion concerns due to historical Site operations.

The Work Plan proposes to collect off-site soil vapor and first encountered groundwater from 22 off-site locations. Each of the proposed 22 locations will have soil vapor samples collected at approximately 5 and 10 feet below ground surface (bgs), and first encountered groundwater samples will be collected at approximately 18 feet bgs. Off-site sampling locations and depths were selected based on building locations, anticipated depth to groundwater and historical information.

Based on the review of the information provided in the Work Plan and Work Plan Addendum, Los Angeles Water Board staff concurs with the implementation of the off-Site soil vapor and groundwater sampling activities proposed. Based on the results from this off-Site soil vapor assessment, additional step-out soil vapor and groundwater samples may be required to be completed. The results of the off-site soil vapor and groundwater evaluation is due to the Los Angeles Water Board via GeoTracker by **September 1, 2021**. The report should include soil vapor concentration contour maps for major contaminants detected.

Should you have any questions related to this project, please contact Ms. Ana Townsend at (213) 576-6738 (ana.townsend@waterboards.ca.gov).

Sincerely,

R Purdy Digitally signed by R Purdy
Date: 2021.06.03 13:26:30 -07'00'
Water Boards

_____
Renee Purdy
Executive Officer

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

Exhibit H:

Completion of Soil Remediation Activities, dated October 8, 2021

Los Angeles Regional Water Quality Control Board

October 8, 2021

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

SUBJECT: COMPLETION OF SOIL REMEDIATION ACTIVITIES AT THE CANOGA AVENUE FACILITY

SITE: UNITED TECHNOLOGIES CORPORATION - CANOGA AVENUE FACILITY, 6633 AND 6733 CANOGA AVENUE AND 21600 VANOWEN STREET, CANOGA PARK, CALIFORNIA 91303 (SITE ID NO. 2040214, SCP NO. 0237A)

Dear Mr. Barquest:

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) is the State regulatory agency with primary responsibility for the protection of groundwater and surface water quality within major portions of Los Angeles and Ventura counties. To accomplish this, the Los Angeles Water Board oversees the investigation and cleanup of discharges of waste that may affect the quality of waters of the state as authorized by the California Water Code ([CWC], Division 7).

Los Angeles Water Board staff has reviewed the *Soil Remediation Closure Report, Canoga Avenue Facility, 6633 Canoga Avenue, Canoga Park, California* (Report) dated December 22, 2017, the *On-Site Soil Vapor Evaluation Report, Canoga Avenue Facility, 6633 Canoga Avenue, Canoga Park, California* dated March 2021, and other investigation reports and relevant information submitted to date regarding the subject property (Figure 1: Site Location Map attached). The following information related to the United Technologies Corporation Canoga Avenue Facility (the Site) is presented in the submitted reports:

1. The Site includes three County of Los Angeles Assessor Parcels in Tract 18773 including Assessor's Identification Numbers [AINs] 2139-001-003 at 21600 Vanowen Street, 2139-001-003 at 6733 Canoga Avenue and 2139-001-007 at 6633 Canoga Avenue, Canoga Park, California (Figure 2: Assessor's Identification Map attached). The three parcels comprise approximately 47 acres bounded by Canoga Avenue on the east, Vanowen Street on the north, Owensmouth Avenue

on the west and Victory Boulevard on the south. Rocket engines and related systems were manufactured at the Site from 1954 until March 2014 when operations were ceased. The activities conducted on the Site over time resulted in chemical impacts to soil and groundwater beneath the Site, including volatile organic compounds, petroleum hydrocarbons, and metals.

2. In the late 1950s, the Site housed a 5-watt research reactor, which was later replaced by a 10-watt research reactor. Atomic Energy Commission (AEC) staff conducted routine inspections of operations regarding the reactors during their time at the Site. In 1995, the United States Nuclear Regulatory Commission (formerly the AEC) studied Building 038 and surveyed it for radioactive contamination. None was identified, and no readings above background levels were detected in or around the area.

3. Since 1984, environmental investigations and remediation activities have been conducted at the Site under the oversight of the Los Angeles Water Board. These investigations and remediation activities have included the removal of underground storage tanks (USTs), leak detection and monitoring programs, and evaluation of potential source and release areas that could have impacted soil and groundwater.

4. In 2007 the northwest portion of the Site (former Building 038 Area) underwent soil remediation via excavation in accordance with a Los Angeles Water Board-approved remedial action plan. Based on the results of the adequate soil remediation, the Los Angeles Water Board issued a no further action letter for soil in the former Building 038 Area of the Site in 2010.

5. Upon ceasing operation in 2014, the Site began decommissioning, demolition and further remedial activities for the remainder of the Site. Demolition and soil remediation activities were conducted between October 2016 and November 2017 in accordance with the *Final Soil Management Plan for Assessment Remediation and Confirmation Sampling of Vadose Zone Soils* dated November 19, 2015 (SMP), which was approved by the Los Angeles Water Board in a letter dated July 21, 2016. The Site is currently vacant with no remaining structures, consisting of only a combination of bare ground and remnant parking/driveway pavement, and is enclosed by perimeter fencing.

6. From 2016 to 2017, remedial soil excavations were completed in 48 locations across the Site that were identified either prior to or during the site demolition process. Approximately 8,910 tons of soil were removed and disposed of off-site at landfills approved to accept the waste types disposed. Soil samples collected at the limits of the excavations confirmed that impacted soils in the vadose zone were adequately removed. A post-excavation human health risk assessment (HHRA) was conducted to evaluate the potential risk to human health associated with residual concentrations of chemical compounds detected in the vadose zone soils that were not excavated and remain in place at the Site. Results of the post-

excavation HHRA indicate that adverse health effects are unlikely to occur from future exposure to soil under unrestricted land use.

7. Based on the results of the soil confirmation sampling and the conclusions of the associated HHRA, the limited remaining soil impacts were determined not to be a significant human health risk or a significant threat to the underlying groundwater.

8. On August 8, 2019, an environmental land use covenant (ELUC) was recorded with the County of Los Angeles requiring specified mitigation measures or institutional controls to address potential risks from the vapor intrusion exposure pathway for all occupiable structures and prohibiting any future groundwater use at the Site. The ELUC restricts future uses to industrial/commercial use only. It will require that future redevelopment activities at the Site be designed to protect public health, safety, and the environment as well as monitor and manage any soil generated from beneath the remediated vadose soil zone under Los Angeles Water Board oversight and in accordance with the new SMP included with the ELUC.

9. In January 2021, soil vapor conditions were evaluated across the Site. The results demonstrate that observed soil vapor concentrations are not due to in-place vadose zone soil impacts greater than the approved Site risk-based soil remediation goals; but are generally within the range that is attributable to residual soil vapor from the removed historical soil impacts and/or the underlying groundwater impacts.

10. While soil remediation via excavation at the Site has been completed, elevated concentrations of contaminants in soil vapor, resulting from shallow contaminated groundwater and historical soil contamination remain in portions of the Site. The soil vapor concentrations have attenuated over time as a result of soil and groundwater remediation activities. The soil vapor does not pose a current risk as the Site is currently vacant with no buildings. The ELUC as described above addresses the potential vapor intrusion risks for future building occupants. Remedial actions or mitigative actions are required to address potential vapor intrusion concerns prior to considering approval of any unrestricted land uses of the burdened property. The ELUC requires that the Los Angeles Water Board review and approve of all vapor mitigation systems, including long-term monitoring.

11. Offsite soil vapor assessment activities are currently ongoing and will continue to be conducted under the oversight of the Los Angeles Water Board's Site Cleanup Program

12. The groundwater cleanup and monitoring that are currently ongoing at the Site will continue to be conducted under oversight of the Los Angeles Water Board's Site Cleanup Program.

Residual soil contamination remains on the Site, but the soil cleanup has met the criteria prescribed in Title 15, section 2550.4 of the California Code of Regulations. Based on the most current data, there is no evidence that the remaining residual contaminants in vadose zone soils pose a significant threat to groundwater. The soil remediation activities at the Site have resulted in the cleanup and abatement of the wastes in vadose zone soils to ensure protection of human health and all other beneficial uses of groundwater and surface water.

On June 27, 2020, the Los Angeles Water Board sent a Notice of Opportunity to Comment letter to all property owners and tenants surrounding the Site and other interested persons, inviting written comments on the proposed determination by the Board regarding completion of soil remediation. The Los Angles Water Board accepted written comments through November 19, 2020. The Board also held a community meeting on November 19, 2020 to provide information about the soil remediation and answer questions, and to take input on the Board's proposed determination regarding completion of soil remediation. The Los Angeles Water Board received several hundred comments via emails and letters and during the public meeting. The Los Angeles Water Board considered all these comments prior to making its determination and has provided written responses to the comments received, which can be found on GeoTracker at the following link: GeoTracker (ca.gov)

COVENANT AND ENVIRONMENTAL RESTRICTION

Based on the soil matrix and soil vapor data provided and the continuing groundwater remedial actions being conducted under the oversight of the Los Angeles Water Board, the Site meets the requirements for commercial/industrial land use as long as certain conditions are met. These conditions have been documented in the executed ELUC filed with the County of Los Angeles on August 8, 2019. Specifically, the ELUC requires that any future structure have vapor intrusion mitigation controls that are approved by the Los Angeles Water Board, prohibits groundwater withdrawals for potable, non-potable, irrigation, or other non-remediation use, and requires that any soil excavation or management activities follow the new SMP attached to the ELUC. The ELUC allows for other land uses such as residential to be re-evaluated provided that certain vapor intrusion mitigation measures are approved by the Los Angeles Water Board. The Site owner/operator must also receive approval from the Los Angeles Water Board for all proposed mitigation measures prior to occupation of any new structures.

NO FURTHER SOIL REMEDIATION REQUIRED

Based upon information provided to the Los Angeles Water Board, and with the provision that the information was accurate and representative of site conditions, the Los Angeles Water Board acknowledges that the soil was remediated in accordance with the approved SMP for the Site and has determined that no further soil remediation is required at the Site at this time. However, any proposed site redevelopment or improvement with any

structures must follow the provisions of the ELUC filed with the County of Los Angeles regarding vapor intrusion mitigation and soil management. The Site owner/operator must notify the Los Angeles Water Board immediately if additional waste in soil and/or groundwater is encountered at the Site.

Should you have any questions related to this project, please contact Ms. Ana Townsend at (213) 576-6738 (ana.townsend@waterboards.ca.gov).

Sincerely,

_____
Renee Purdy
Executive Officer

Attachment: Figure 1: Site Location Map
Figure 2: Site Assessor's Identification Map

cc: Steve Armann, USSEPA Region 9
Milena Zasadzien / Blake Lamb, City of Los Angeles, Department of City Planning
Tim Fargo / Sheila Toni, City of Los Angeles, Department of City Planning
Elizabeth Ene / Charles Rausch, City of Los Angeles, Department of City Planning
Thomas Tatnall / Kelly Hoggan, Haley & Aldrich, Inc.
David Platt, Raytheon Technologies
Stefanie Forsey, Public Storage
Jordan Sisson, Law Office of Gideon Kracov
Gideon Kracov, Law Office of Gideon Kracov
Jane Williams, California Communities Against Toxics
Jim Wells, L. Everett & Associates
Larry Green, Uniball-Rodamco Westfield
Chris Rowe
Gina Thornburg
Steve Baird

FIGURE 1.
Site Location

MAP SOURCE: ESRI

SITE COORDINATES : 34°11'28.65"N,118°35'58.12"W

HALEY ALDRICH

UNITED TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY
6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

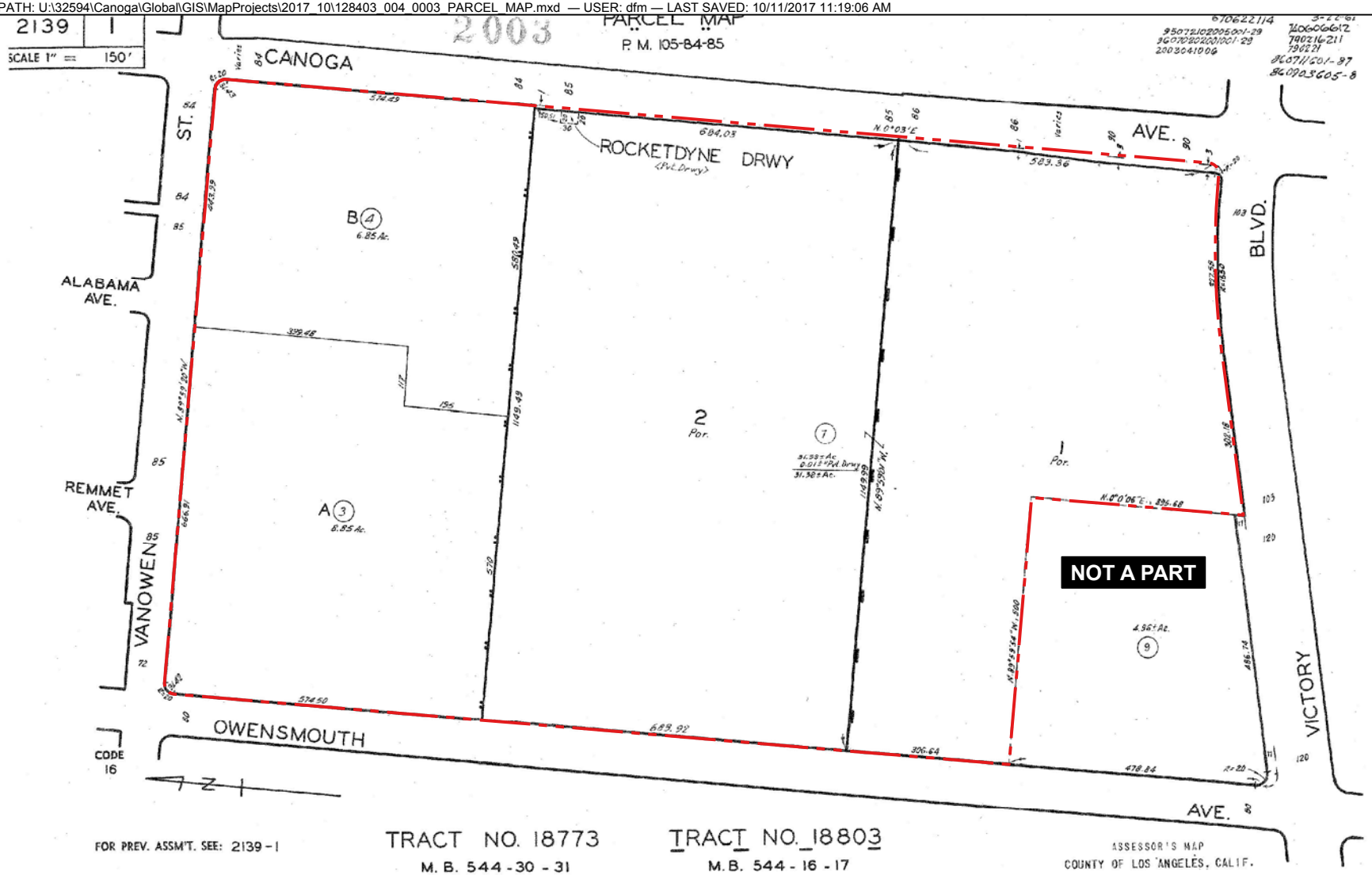
SITE LOCATION MAP

APPROXIMATE SCALE: 1 IN = 2,000 FT
DECEMBER 2017

FIGURE 1

U:\325941\CanogaGIS\MapProjects\2015-08\325941-450-0001-SiteLocus.mxd

GIS FILE PATH: U:\32594\Canoga\Global\GIS\MapProjects\2017_10\128403_004_0003_PARCEL_MAP.mxd — USER: dfm — LAST SAVED: 10/11/2017 11:19:06 AM



LEGEND

SITE BOUNDARY

NOTE

SOURCE: COUNTY OF LOS ANGELES, CALIFORNIA

FIGURE 2
Assessor's Identification Map

HALEY ALDRICH

UNITED TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY
6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

ACCESSOR'S PARCEL MAP

DECEMBER 2017

FIGURE 3

Exhibit I-1 and I-2:

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

Addendum, dated February 25, 2021

SheppardMullin

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

213.617.4234 direct
kteshima@sheppardmullin.com

December 21, 2020

File Number: 57ER-265809

VIA E-MAIL

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

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

Dear Ms. Toni:

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

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

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

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

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

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

Very truly yours,

Kira Teshima
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4848-9674-5173.1

cc: Blake E. Lamb
Claudia Rodriguez
Tim Fargo, Ph.D.
Brad Rosenheim
Sarah F. Golden

ENCLOSURE

ATTACHMENT

Phase I Environmental Site Assessment

August 29, 2016

CENTEC engineering
Environmental Assessments and Solutions
4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660
(949) 476-8922 • FAX (949) 474-3222

August 29, 2016

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

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

Dear Mr. Garcia:

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

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

2) A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building

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

3) There are no PCB-containing transformers evident. The age of the building (post-1980) does not suggest a significant use of asbestos-containing building materials, and no suspect, damaged, friable materials were noted. Hazardous materials are limited to the hydraulic fluid in the elevator equipment and the cleaning supplies. There are no hazardous wastes generated on-site.

4) A review of adjacent properties indicated some evidence for concern. A former aerospace facility is across Vanowen Street to the south of the subject property and there had been hazardous materials in use and hazardous wastes generated there. There are also areas of contamination at the former aerospace facility, however, the closest directly south-southwest of the subject property has been remediated and closed, and the solvents at the remainder of the facility to the south and southeast have undergone remedial actions and been reduced in significance. Groundwater monitoring indicates the Boeing plume flows northeasterly and does not impact the subject property.

5) Our review of known cases of contamination found within a one-mile radius of the subject property found no reasons to suspect that off-site sources of contamination would adversely impact the subject property. There are numerous different sites of known or suspected contamination from leaking USTs or process spills within a ½-mile radius of the subject property. Most of the sites are leaking USTs that have a "case closed" status, or are under remediation. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east, which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility

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

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

Sincerely,
CENTEC ENGINEERING, INC.

Steven N. Collins, REA
Principal, Project Manager

CENTEC engineering
Environmental Assessments and Solutions
4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660
(949) 476-8922 • FAX (949) 474-3222

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

AUGUST 29, 2016

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

- For property located at -

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

CENTEC PROJECT #0816059

- Prepared for -

SANDSTONE PROPERTIES

- Prepared by -

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

August 29, 2016

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INTRODUCTION

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

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

Definitions for ASTM Standard Practice E1527-13

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

Controlled Recognized Environmental Conditions (CRECs)
Defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with

hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical Recognized Environmental Conditions (HRECs)
Defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

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

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

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

SITE DESCRIPTION AND HISTORY

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

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

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

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

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

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

GEOLOGY AND HYDROGEOLOGY

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

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

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

ON-SITE INSPECTION

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

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

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

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

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

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

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

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

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

REVIEW OF GOVERNMENT AGENCIES AND PUBLIC RECORDS

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

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

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

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

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

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

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

KNOWN SOURCES OF OFF-SITE CONTAMINATION

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

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

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

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

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

Vapor Encroachment Screening

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

CONCLUDING REMARKS

FINDINGS

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

OPINIONS

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

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

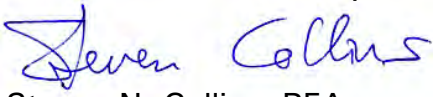
According to an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group, the property is being valued at a "fair market value," with no devaluation based on known or perceived issues of environmental contamination.

CONCLUSIONS

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

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

CENTEC ENGINEERING, INC.



Steven N. Collins, REA
Principal, Project Manager

APPENDIX

SITE LOCATION MAP

MAP A - ASSESSOR'S MAP

AERIAL PHOTOGRAPH - 2015

PHOTOGRAPHS - SUBJECT PROPERTY

TABLE 1 - HISTORICAL AERIAL PHOTOGRAPH REVIEW

EXHIBIT 1 - ENVIRONMENTAL RADIUS REPORT

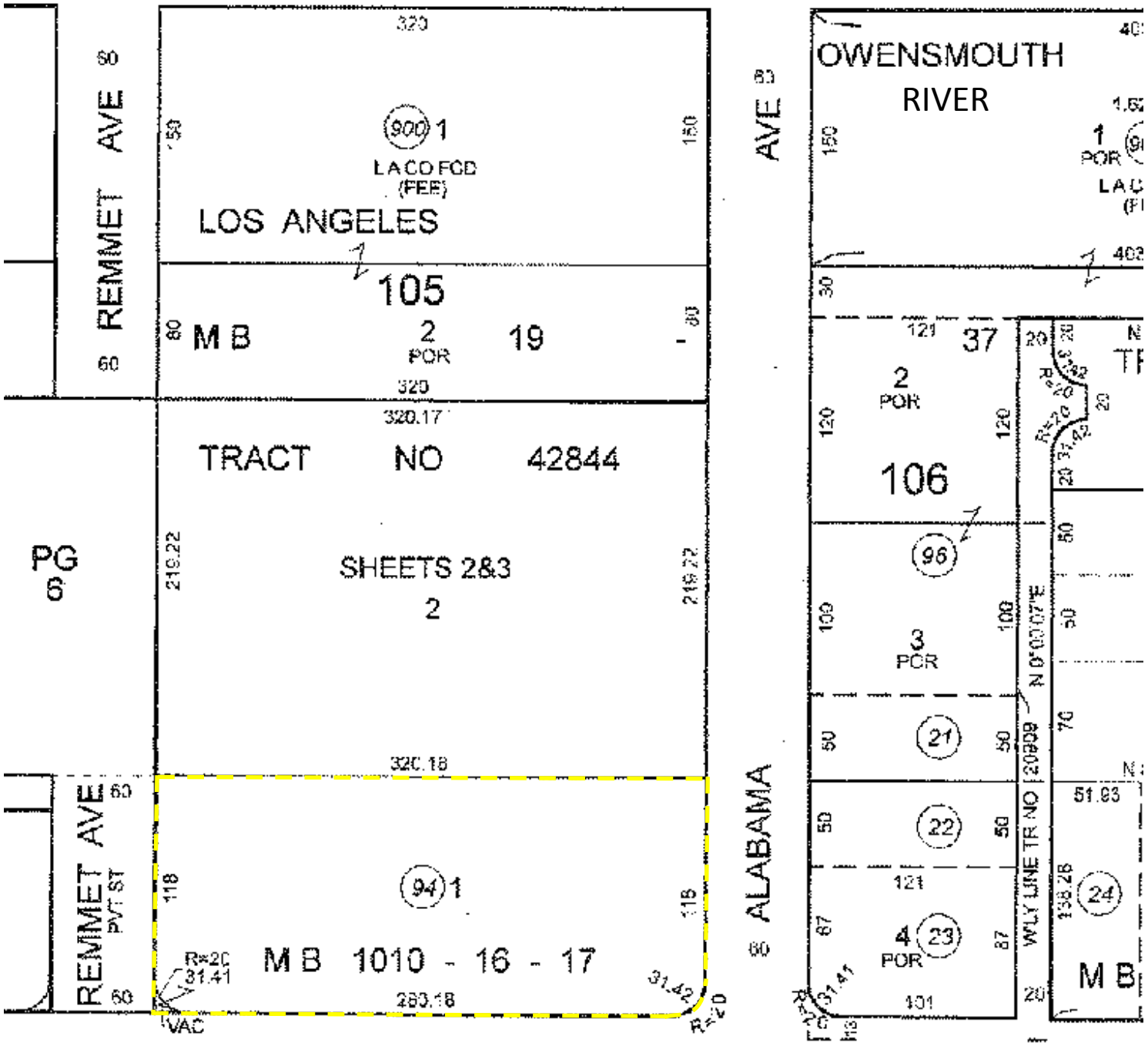
Site location Map

Topo: 0.75 Mile Radius

21515 VANOWEN STREET CANOGA PARK, CA 91303

Map Image Position: TP
Map Reference Code & Name: 5630737 Canoga Park
Map State(s): CA
Version Date: 2012

BASSETT STREET



VANOWEN STREET

CENTEC engineering

N

MAP A
ASSESSOR'S MAP

SCALE (not to scale)

Property located at
21515 Vanowen Street
Canoga Park, CA 91303

Centec Project #0816059

SITE LOCATION

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

(Approximate subject property outline in red)

CENTEC engineering

N

SOURCE: GOOGLE

AERIAL PHOTOGRAPH

Property located at
21515 Vanowen Street
Canoga Park, CA 91303

Centec Project #0816059

SCALE (not to scale)

SITE LOCATION

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

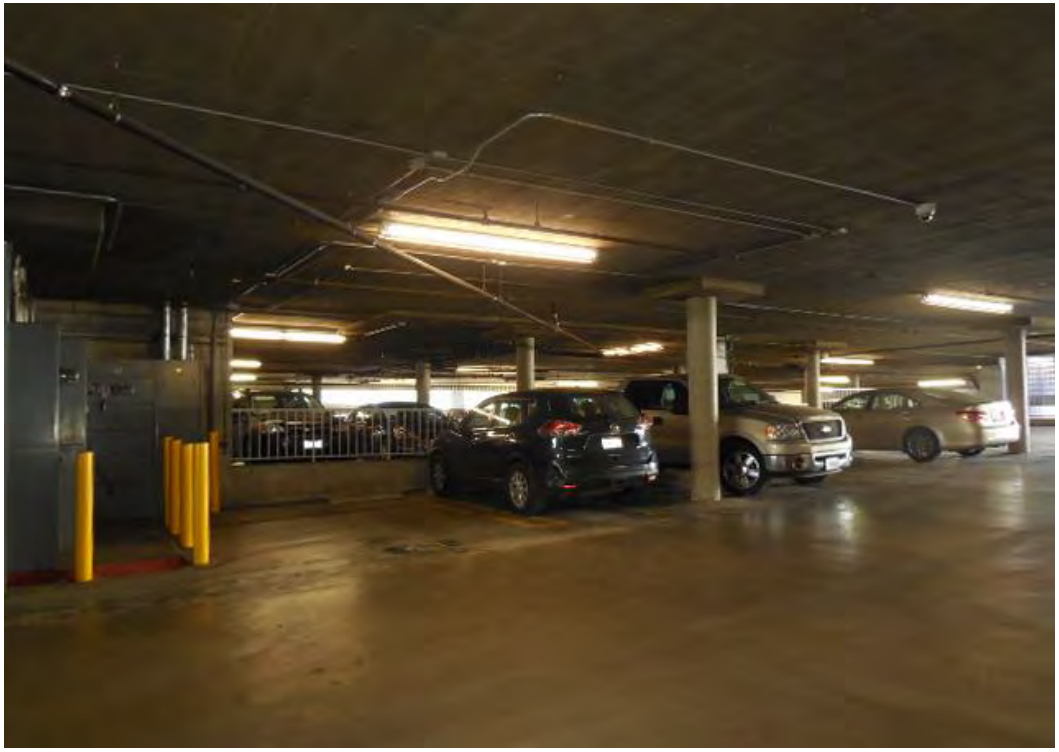
Looking northwest across Vanowen Street
toward the south and east sides of the property

Looking southeast toward the northwest corner of the property

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

Looking west through the front lobby

Typical interior office improvements (Suite 220)



View of the parking under the building

Typical restroom improvements

TABLE 1

HISTORICAL AERIAL PHOTOGRAPH REVIEW

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

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

USGS Topographic Maps from historicaerials.com covered 1903-1986

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

No unusual or suspect conditions were noted on the property.

EXHIBIT 1

ENVIRONMENTAL FIRSTSEARCH REPORT

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

0816059
21515 Vanowen Street
Canoga Park, CA 91303

Inquiry Number: 4700985.2s
August 18, 2016

FirstSearch Area/Linear Report

Prepared using the EDR FieldCheck® System

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

Search Summary Report

TARGET SITE **21515 VANOWEN STREET**
CANOGA PARK, CA 91303

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

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Search Summary Report

TARGET SITE: **21515 VANOWEN STREET**
CANOGA PARK, CA 91303

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

Search Summary Report

TARGET SITE: **21515 VANOWEN STREET**
CANOGA PARK, CA 91303

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

Site Information Report

Request Date: AUGUST 15, 2016
Request Name: STEVE COLLINS
Search Type: COORD
Job Number: NA

Target Site: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	118.599629	118.5996290 - 118° 35' 58.66''	Easting:	352604.1
Latitude:	34.194066	34.1940660 - 34° 11' 38.63''	Northing:	3784635.5
Elevation:	793 ft. above sea level		Zone:	Zone 11

Demographics

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

RADON

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

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%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91303	45	3

Target Site Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

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

No sites found for target address

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	HAZNET --CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	1
A1	RCRA-SQG --CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	3
2	SLIC --Completed - Case Closed --T10000003103	PRATT &WHITNEY - CANOGA FACILI	21600 VANOWEN STREET CANOGA PARK, CA 91303	0.07 SSW	+ 2	5
A3	LUST --Open - Active --T10000008974	COMMERCIAL PROPERTY	21401 VANOWEN ST CANOGA PARK, CA 91303	0.07 East	- 1	6
4	HAZNET --CAL000075301	HCMG/WOODLAND PARK	6800 OWENSMOUTH CANOGA PARK, CA 91303	0.08 WNW	+ 1	8
B5	LUST --Pollution Characterization --913030907 --T0603702095	J W CHARLES JACOBI	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	11
B6	HAZNET --CAC001190040	LOS ANGELES TRANSPORTATION AUT	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	13
B7	LUST --Completed - Case Closed --T0603702095	JACOBI BUILDING MATERIALS	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	14
B8	HAZNET --CAC002310369	JACOBI BUILDING MATERIALS	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	17
9	HAZNET --CAC002583770	LAW OFFICES OF GARY WILLIAMS	6928 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.16 NNW	+ 0	18
C10	HAZNET --CAC002608083	AVIA PAINTING INC	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	19

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

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

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

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

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
D33	ENVIROSTOR --19370329 --71002566 --80001667 --Refer: RCRA --Refer: Other Agency --Refer: RWQCB *Additional key fields are available in the Map Findings section	BOEING NORTH AMERICAN, INC.	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+ 3	66
D34	MANIFEST --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	72
D34	RCRA-TSDF --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	74
D34	CORRACTS --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	115
D34	SEMS-ARCHIVE --0901574 --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	119
D35	HAZNET --CAH777001581	CITY OF LOS ANGELES - DPW - BU	6633 CANOGA AVE MC AB-57 CANOGA PARK, CA 91309	0.22 SSE	+ 3	120
D36	WMUDS/SWAT	SANTA SUSANA FACILITY	6633 CANOGA AVE CANOGA PARK ,CA, CA 91304	0.22 SSE	+ 3	123
E37	HAZNET --CAL000275126	AIRMIS MFG	6930 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 2	125
E38	HAZNET --CAL000216192	NATIONAL READY MIXED CONCRETE	6969 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 1	126
H39	HAZNET --CAD008355661	IMPRESS EXPRESS	6701 ETON AVE CANOGA PARK, CA 91303	0.23 ESE	- 2	129
H40	HAZNET --CAL000115832	FLYING COLORS PRINTING AND GRA	6724 ETON AVENUE CANOGA PARK, CA 91303	0.23 ESE	- 3	132

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E41	HAZNET --CAL000149098	AZTEC POLISHING	6938 DEERING AVE CANOGA PARK, CA 91303	0.23 NE	- 2	135
E42	HAZNET --CAD085405934	GLOBAL GEOCHEMISTRY CORP	6919 ETON AVE CANOGA PARK, CA 91303	0.24 ENE	- 4	138
G43	HAZNET --CAL000092966	COMPANION ANIMAL HOSPITAL	7009 CANOGA AVE CANOGA PARK, CA 91303	0.24 NNE	- 1	141
E44	HAZNET --CAL000293076	HITECH LED PRODUCTS INC	6925 ETON AVE CANOGA PARK, CA 91303	0.25 NE	- 4	142
45	HAZNET --CAL000311983	MACY'S WEST 219A	21900 VANOWEN ST CANOGA PARK, CA 91303	0.25 WSW	+ 7	143
46	LUST --Pollution Characterization --913030734 --T0603702079	CALMAT FACILITY FORMER	7001 DEERING AVE LOS ANGELES, CA 91303	0.26 NE	- 1	146
47	LUST --Completed - Case Closed --T0603702073	SERVICE STATION 4844	6760 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.30 West	+ 5	148
48	SLIC --Completed - Case Closed --SL204071489 --T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	156
48	LUST --Case Closed --913030870 --T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	157
I49	LUST --Completed - Case Closed --T0603702074	THRIFTY OIL STN 141	6851 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.34 West	+ 5	159
I50	LUST --Post remedial action monitoring --Open - Eligible for Closure --913030116 --T0603702072 --T0603702072	TOPANGA CAR WASH	6829 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 West	+ 5	166

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
I51	LUST --Preliminary site assessment underway --913030616 --T0603702074	THRIFTY #141 (FORMER)	6851 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 WNW	+ 5	178
I52	LUST --Preliminary site assessment underway --913030689 --T0603702075	SHELL #204-1242-0604	22001 VANOWEN ST LOS ANGELES, CA 91303	0.35 West	+ 6	180
J53	LUST --Completed - Case Closed --T0603702083	PACIFIC BELL (B1-100)	22012 VANOWEN ST LOS ANGELES, CA 91303	0.36 West	+ 6	182
54	LUST --Case Closed --Completed - Case Closed --913030107 --T0603702071 --T0603702071	PACIFIC BELL	6685 TOPANGA CYN BLVD CANOGA PARK, CA 91303	0.36 WSW	+ 7	184
J55	SLIC --Open - Assessment & Interim Remedial Action --SL0603768586	WHITE ANGEL CLEANERS	22017 VANOWEN ST CANOGA PARK, CA 91303	0.37 West	+ 6	187
56	SLIC --Completed - Case Closed --T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	188
56	LUST --Case Closed --913670643 --T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	189
57	SLIC --Completed - Case Closed --No further action required --SLT43134132	ROCKWELL - BEST BUY	21601 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 12	191
K58	SLIC --Completed - Case Closed --SL204521606	SG HOUSING PROJECT	6625 VARIEL AVENUE CANOGA PARK, CA	0.41 ESE	- 4	192

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
K59	SLIC --No further action required	SG HOUSING/RENKEN LAB	6625 VARIEL CANOGA PARK, CA 91304	0.41 ESE	- 4	193
60	LUST --Open - Remediation --T0603780785	REINHOLD GAMPER	7140 REMMET AVE CANOGA PARK, CA 91303	0.42 North	+ 4	194
61	LUST --Case Closed --Completed - Case Closed --913030761 --T0603702082 --T0603702082	BOB SMITH BMW	7050 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.42 NW	+ 4	198
L62	LUST --Remediation Plan --913030798 --T0603702085	WORTHMAN OIL S.S. (FORMER)	21404 SHERMAN WY LOS ANGELES, CA 91303	0.45 NNE	+ 3	201
L63	LUST --Pollution Characterization --Completed - Case Closed --913030898 --T0603702094 --T0603702094	HULL BROTHERS LUMBER CO	21350 SHERMAN WY CANOGA PARK, CA 91303	0.48 NNE	+ 3	203
L64	LUST --Pollution Characterization --913030916 --T0603702096	EXXON	7215 CANOGA CANOGA PARK, CA 91404	0.48 NNE	+ 4	208
L65	LUST --Completed - Case Closed --T0603742630	CHEVRON #20-2018	21403 SHERMAN WAY CANOGA PARK, CA 91303	0.48 North	+ 4	210
L66	LUST --Case Closed --Completed - Case Closed --913030707 --T0603702077 --T0603702077	EXXON #7-3830	21401 SHERMAN WY CANOGA PARK, CA 91303	0.48 North	+ 4	214
67	ENVIROSTOR --60000187 --No Further Action	MTA ORANGE LINE	RIGHT OF WAY FROM LANKERS N. HOLLYWOOD TO WOODLAND HILLS, CA 91367	0.53 ESE	- 4	217

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79 GEOCODED: 79 NON GEOCODED: 0

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: RAP DISCOUNT AUTO SUPPLY
ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAD981998578

HAZNET:
envid: 1000110908
Year: 1996
GEPAID: CAD981998578
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21407 VANOWEN
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Recycler
Tons: .7500
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000110908
Year: 1996
GEPAID: CAD981998578
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21407 VANOWEN
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 5.2125
Cat Decode: Unspecified oil-containing waste
Method Decode: Recycler
Facility County: Los Angeles

envid: 1000110908
Year: 1996
GEPAID: CAD981998578
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21407 VANOWEN

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

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

ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Tons: .1000
Cat Decode: Other organic solids
Method Decode: Disposal, Other
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-SQG

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

NAME: RAP DISCOUNT AUTO SUPPLY
ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD981998578

RCRA-SQG:
Date form received by agency: 06/09/1987
Facility name: RAP DISCOUNT AUTO SUPPLY
Facility address: 21407 VANOWEN
CANOGA PARK, CA 91303
EPA ID: CAD981998578
Mailing address: VANOWEN
CANOGA PARK, CA 91303
Contact: ENVIRONMENTAL MANAGER
Contact address: 21407 VANOWEN
CANOGA PARK, CA 91303
Contact country: US
Contact telephone: (818) 884-3370
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: RAP AUTO PARK INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-SQG

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

NAME: RAP DISCOUNT AUTO SUPPLY
ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD981998578

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

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

NAME: PRATT &WHITNEY - CANOGA FACILITY, BUILDING 038
ADDRESS: 21600 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T10000003103

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 10/21/2010
Global Id: T10000003103
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.192866
Longitude: -118.600331
Case Type: Cleanup Program Site
Case Worker: AMT
Local Agency: Not reported
RB Case Number: 0237A1
File Location: Regional Board
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: COMMERCIAL PROPERTY
ADDRESS: 21401 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Active
ID/Status: T10000008974

LUST:
Region: STATE
Global Id: T10000008974
Latitude: 34.19406
Longitude: -118.59784
Case Type: LUST Cleanup Site
Status: Open - Active
Status Date: 05/26/2016
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: Not reported
RB Case Number: 913030989
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

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

Contact:
Global Id: T10000008974
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

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

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

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

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: COMMERCIAL PROPERTY
ADDRESS: 21401 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Active
ID/Status: T10000008974

Global Id: T10000008974
Action Type: RESPONSE
Date: 07/05/2016
Action: Other Report / Document

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

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

Global Id: T10000008974
Action Type: ENFORCEMENT
Date: 05/26/2016
Action: Referral to Regional Board

Global Id: T10000008974
Action Type: ENFORCEMENT
Date: 06/01/2016
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: HCMG/WOODLAND PARK
ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000075301

HAZNET:
envid: S113050441
Year: 1998
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0417
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1997
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .1917
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1996
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: HCMG/WOODLAND PARK
ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000075301

Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .1940
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1995
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0985
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1994
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Tons: .0417
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: HCMG/WOODLAND PARK
ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000075301

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: J W CHARLES JACOBI

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: 913030907
ID/Status: T0603702095

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030907
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702095
W Global ID: W0606501096
Staff: CEC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: 12/1/1989
Date Leak First Reported: 10/1/1997
Date Leak Record Entered: 1/15/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/28/2002
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Other Cause
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7212.796487142659990006186 1503
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 10/28/1997
Preliminary Site Assessment Began: 1/23/1998
Pollution Characterization Began: 12/6/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 10/1/1997
Enforcement Action Date: 1/21/1999
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: 170
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: J W CHARLES JACOBI

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: 913030907
ID/Status: T0603702095

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: JOHN MOE
RP Address: 49 STEVENSEN STREET
Program: LUST
Lat/Long: 34.1939377 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 10/97 - WORKPLAN TO PERFORM A SITE INVESTIGATION 05/98 - SITE INVESTIGATION

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

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

ADDRESS: 21341 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S112873159
Year: 1996
GEPAID: CAC001190040
Contact: LOS ANGELES TRANSPORTATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 194
Mailing City,St,Zip: LOS ANGELES, CA 900530000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: .4170
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Not reported
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: JACOBI BUILDING MATERIALS
ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702095

LUST:
Region: STATE
Global Id: T0603702095
Latitude: 34.1939377
Longitude: -118.596308
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/30/2006
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030907
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702095
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702095
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:
Global Id: T0603702095
Status: Completed - Case Closed
Status Date: 06/30/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: JACOBI BUILDING MATERIALS
ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702095

Global Id: T0603702095
Status: Open - Case Begin Date
Status Date: 12/01/1989

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 10/28/1997

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 01/22/1998

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 01/23/1998

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 09/18/2000

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 12/06/2001

Global Id: T0603702095
Status: Open - Verification Monitoring
Status Date: 10/01/1997

Regulatory Activities:
Global Id: T0603702095
Action Type: RESPONSE
Date: 02/22/2006
Action: Request for Closure

Global Id: T0603702095
Action Type: RESPONSE
Date: 01/22/1998
Action: Soil and Water Investigation Workplan

Global Id: T0603702095
Action Type: RESPONSE
Date: 09/18/2000
Action: Preliminary Site Assessment Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

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

NAME: JACOBI BUILDING MATERIALS
ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702095

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

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

Global Id: T0603702095
Action Type: RESPONSE
Date: 10/28/2002
Action: Soil and Water Investigation Report

Global Id: T0603702095
Action Type: RESPONSE
Date: 02/22/2006
Action: Monitoring Report - Quarterly

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

Global Id: T0603702095
Action Type: ENFORCEMENT
Date: 06/30/2006
Action: Closure/No Further Action Letter

Global Id: T0603702095
Action Type: ENFORCEMENT
Date: 05/03/2006
Action: Site Visit / Inspection / Sampling

Global Id: T0603702095
Action Type: ENFORCEMENT
Date: 07/23/2002
Action: Staff Letter

Global Id: T0603702095
Action Type: ENFORCEMENT
Date: 05/31/2001
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

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

ADDRESS: 21341 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S112911123
Year: 2002
GEPAID: CAC002310369
Contact: ROCHLLE GOMELSKY- AMERCIAN OIL
Telephone: 8187008297
Mailing Name: Not reported
Mailing Address: 21341 VANOWEN
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Tons: 0.75
Cat Decode: Other organic solids
Method Decode: Disposal, Land Fill
Facility County: Los Angeles

envid: S112911123
Year: 2001
GEPAID: CAC002310369
Contact: ROCHLLE GOMELSKY- AMERCIAN OIL
Telephone: 8187008297
Mailing Name: Not reported
Mailing Address: 21341 VANOWEN
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Tons: 5
Cat Decode: Other organic solids
Method Decode: Disposal, Land Fill
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112941441 **DIST/DIR:** 0.160 NNW **ELEVATION:** 793 **MAP ID:** 9

NAME: LAW OFFICES OF GARY WILLIAMS
ADDRESS: 6928 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC002583770

HAZNET:
envid: S112941441
Year: 2004
GEPAID: CAC002583770
Contact: GARY WILLIAMS
Telephone: 8187159212
Mailing Name: Not reported
Mailing Address: 6928 OWENSMOUTH AVE
Mailing City,St,Zip: CANOGA PARK, CA 91303
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 3.85
Cat Decode: Oil/water separation sludge
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112956206 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C10

NAME: AVIA PAINTING INC
ADDRESS: 6925 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC002608083

HAZNET:
envid: S112956206
Year: 2006
GEPAID: CAC002608083
Contact: ILAN AZIAELLI, EXT 102
Telephone: 8183472842
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032032
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Latex waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.83
Cat Decode: Latex waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S112956206
Year: 2006
GEPAID: CAC002608083
Contact: ILAN AZIAELLI, EXT 102
Telephone: 8183472842
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032032
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2
Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: COLUMBIA ANALYTICAL SERVICES, INC
ADDRESS: 6925 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000138847

HAZNET:
envid: S113075824
Year: 2002
GEPAID: CAL000138847
Contact: DANNY WONG/QA COORDINATOR
Telephone: 8185875550
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000212588
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Not reported
Tons: 0.02
Cat Decode: Unspecified aqueous solution
Method Decode: Not reported
Facility County: Los Angeles

envid: S113075824
Year: 2001
GEPAID: CAL000138847
Contact: DANNY WONG/QA COORDINATOR
Telephone: 8185875550
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000212588
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Not reported
Tons: 0.02
Cat Decode: Unspecified aqueous solution
Method Decode: Not reported
Facility County: Los Angeles

envid: S113075824
Year: 2000
GEPAID: CAL000138847
Contact: DANNY WONG/QA COORDINATOR
Telephone: 8185875550
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: COLUMBIA ANALYTICAL SERVICES, INC
ADDRESS: 6925 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000138847

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD044429835
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Disposal, Other
Tons: 0.2
Cat Decode: Laboratory waste chemicals
Method Decode: Disposal, Other
Facility County: Los Angeles

envid: S113075824
Year: 1999
GEPAID: CAL000138847
Contact: COLUMBIA ANALYTICAL SERVICES
Telephone: 8185875550
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD044429835
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Disposal, Other
Tons: 1.7200
Cat Decode: Laboratory waste chemicals
Method Decode: Disposal, Other
Facility County: Los Angeles

envid: S113075824
Year: 1998
GEPAID: CAL000138847
Contact: COLUMBIA ANALYTICAL SERVICES
Telephone: 8185875550
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD044429835
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Disposal, Other
Tons: .3270
Cat Decode: Unspecified solvent mixture
Method Decode: Disposal, Other

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: COLUMBIA ANALYTICAL SERVICES, INC
ADDRESS: 6925 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000138847

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: ACTION VOLVO
ADDRESS: 21311 VAN OWEN #112
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000123855

HAZNET:
envid: S113069827
Year: 2000
GEPAID: CAL000123855
Contact: NAREK RJANUSZ
Telephone: 8187159300
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1999
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1997
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: ACTION VOLVO
ADDRESS: 21311 VAN OWEN #112
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000123855

Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1996
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.9182
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1994
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .2293
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

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

NAME: ACTION VOLVO

ADDRESS: 21311 VAN OWEN #112
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000123855

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES
Rev: 12/31/2014
ID/Status: CAL000061694

ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113045647
Year: 2004
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Not reported
Tons: 0.2
Cat Decode: Waste oil and mixed oil
Method Decode: Not reported
Facility County: Los Angeles

envid: S113045647
Year: 2003
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113045647
Year: 2002
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES
ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000061694

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113045647
Year: 2001
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.13
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113045647
Year: 2001
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.12
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES
Rev: 12/31/2014
ID/Status: CAL000061694

ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC
ADDRESS: 21311 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL912203547

HAZNET:
envid: S113163000
Year: 2003
GEPAID: CAL912203547
Contact: WADE LENNAN/PRESIDENT
Telephone: --
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.83
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 2000
GEPAID: CAL912203547
Contact: WADE LENNAN/PRESIDENT
Telephone: --
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC
ADDRESS: 21311 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL912203547

Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .2293
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .4378
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .0625
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Transfer Station

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC
ADDRESS: 21311 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL912203547

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113117763 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B15

NAME: INDY 2000 TRANSMISSIONS
ADDRESS: 21311 VANOWEN ST STE 112
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000244596

HAZNET:
envid: S113117763
Year: 2002
GEPAID: CAL000244596
Contact: HUGO SALAZAR
Telephone: 8183400161
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST STE 112
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.25
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION
Rev: 12/31/2014
ID/Status: CAL000039967

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113037626
Year: 2013
GEPAID: CAL000039967
Contact: TIM JACKSON
Telephone: 9014348468
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.05
Cat Decode: Not reported
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Not reported

envid: S113037626
Year: 2013
GEPAID: CAL000039967
Contact: TIM JACKSON
Telephone: 9014348468
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Los Angeles
TSD EPA ID: CAD981696420
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.912
Cat Decode: Not reported
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Not reported

envid: S113037626
Year: 2012
GEPAID: CAL000039967

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION
Rev: 12/31/2014
ID/Status: CAL000039967

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: TIM JACKSON
Telephone: 9012246869
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 3.753
Cat Decode: Not reported
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113037626
Year: 2011
GEPAID: CAL000039967
Contact: BARBARA HODICK-SR ENV SPECLST
Telephone: 9014348460
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0375
Cat Decode: Off-specification, aged or surplus inorganics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S113037626
Year: 2010
GEPAID: CAL000039967
Contact: TIM JACKSON
Telephone: 9012246869
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION
ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000039967

Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 4.17
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113458743 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C17

NAME: ROBERT G CARTON
Rev: 12/31/2014
ID/Status: CAC002650959

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113458743
Year: 2010
GEPAID: CAC002650959
Contact: ROBERT G CARTON
Telephone: 5414790542
Mailing Name: Not reported
Mailing Address: 520 BRIMSTONE RD
Mailing City,St,Zip: WOLF CREEK, OR 97497
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.342
Cat Decode: Waste oil and mixed oil
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO
ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000063136

HAZNET:
envid: S113046113
Year: 2004
GEPAID: CAL000063136
Contact: CHRISTEN KORSBAEK
Telephone: 8188838070
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032031
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.62
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113046113
Year: 2002
GEPAID: CAL000063136
Contact: CHRISTEN KORSBAEK
Telephone: 8188838070
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032031
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.62
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113046113
Year: 2001
GEPAID: CAL000063136
Contact: CHRISTEN KORSBAEK
Telephone: 8188838070
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO
ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000063136

Mailing City,St,Zip: CANOGA PARK, CA 913032031
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.81
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113046113
Year: 2000
GEPAID: CAL000063136
Contact: CHRISTEN KORSBAEK
Telephone: 8188838070
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032031
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.97
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113046113
Year: 1999
GEPAID: CAL000063136
Contact: ELLERBY CAROLYN
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032031
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Transfer Station
Tons: .3336
Cat Decode: Unspecified organic liquid mixture
Method Decode: Transfer Station

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO
ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000063136

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC
Rev: 12/31/2014
ID/Status: CAL000059488

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113044840
Year: 2003
GEPAID: CAL000059488
Contact: FRANK SCHNEIDER/OWNER
Telephone: 8188830345
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113044840
Year: 2002
GEPAID: CAL000059488
Contact: FRANK SCHNEIDER/OWNER
Telephone: 8188830345
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.2
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113044840
Year: 2001
GEPAID: CAL000059488
Contact: FRANK SCHNEIDER/OWNER
Telephone: 8188830345
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC
Rev: 12/31/2014
ID/Status: CAL000059488

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113044840
Year: 2000
GEPAID: CAL000059488
Contact: FRANK SCHNEIDER/OWNER
Telephone: 8188830345
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000113451
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.2
Cat Decode: Unspecified organic liquid mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113044840
Year: 1999
GEPAID: CAL000059488
Contact: FRANK SCHNEIDER
Telephone: 8188830345
Mailing Name: Not reported
Mailing Address: 6933 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD009452657
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Not reported
Tons: .1876
Cat Decode: Unspecified organic liquid mixture
Method Decode: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC
Rev: 12/31/2014
ID/Status: CAL000059488

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S106838421 **DIST/DIR:** 0.191 SE **ELEVATION:** 793 **MAP ID:** D20

NAME: THE BOEING COMPANY - BUILDING 009

ADDRESS: 6620 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: SL0603777226

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 09/19/2005
Global Id: SL0603777226
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.191637
Longitude: -118.597035
Case Type: Cleanup Program Site
Case Worker: AMT
Local Agency: Not reported
RB Case Number: 0237E
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113106630 **DIST/DIR:** 0.198 NNE **ELEVATION:** 793 **MAP ID:** C21

NAME: TIRES AND LLANTAS
ADDRESS: 6941 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000209352

HAZNET:
envid: S113106630
Year: 2000
GEPAID: CAL000209352
Contact: CARMEN OROZCO
Telephone: 8188842588
Mailing Name: Not reported
Mailing Address: 6941 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 2.08
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113052618 **DIST/DIR:** 0.203 NE **ELEVATION:** 791 **MAP ID:** E22

NAME: RIMO MANUFACTURING INC
ADDRESS: 6918 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000080204

HAZNET:
envid: S113052618
Year: 2009
GEPAID: CAL000080204
Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.0425
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113052618
Year: 2006
GEPAID: CAL000080204
Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.83
Cat Decode: Waste oil and mixed oil
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113052618
Year: 2003
GEPAID: CAL000080204

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113052618 **DIST/DIR:** 0.203 NE **ELEVATION:** 791 **MAP ID:** E22

NAME: RIMO MANUFACTURING INC
ADDRESS: 6918 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.2
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113052618
Year: 2002
GEPAID: CAL000080204
Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Tons: 0.3
Cat Decode: Other inorganic solid waste
Method Decode: Disposal, Other
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103945721 **DIST/DIR:** 0.205 NNE **ELEVATION:** 792 **MAP ID:** C23

NAME: RAYNE SOFTWATER OF THE VALLEY

ADDRESS: 6953 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030852
ID/Status: T0603702091

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030852
Status: Preliminary site assessment underway
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702091
W Global ID: W0606501096
Staff: RVJ
Local Agency: 19050
Cross Street: HART ST
Enforcement Type: Not reported
Date Leak Discovered: 8/29/2000
Date Leak First Reported: 2/12/1991
Date Leak Record Entered: 2/12/1991
Date Confirmation Began: 8/29/1990
Date Leak Stopped: 8/29/1990
Date Case Last Changed on Database: 11/30/2001
Date the Case was Closed: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: KUPPERS, FRED
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7992.578677363041176679495073
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 3/2/2000
Pollution Characterization Began: 2/12/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 5.8
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103945721 **DIST/DIR:** 0.205 NNE **ELEVATION:** 792 **MAP ID:** C23

NAME: RAYNE SOFTWATER OF THE VALLEY

ADDRESS: 6953 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030852
ID/Status: T0603702091

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: Not reported
Program: LUST
Lat/Long: 34.1973696 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 4/30/97 - INFORMATION LETTER SENT & FOLLOW-UP; 5/29/97 - COUNTY ASSESSOR REVIEW.; 5/30/97 - INFORMATION LETTER & SENT & FOLLOW-UP.: 9/22/99 WP FOR LIMITED SITE ASSESSMENT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112908607 **DIST/DIR:** 0.206 NNW **ELEVATION:** 793 **MAP ID:** 24

NAME: PACIFIC ENVIRONMENTAL
ADDRESS: 21600 HART STREET
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC002275225

HAZNET:
envid: S112908607
Year: 2000
GEPAID: CAC002275225
Contact: MIKE LYSSY/OWNER
Telephone: 9493637200
Mailing Name: Not reported
Mailing Address: 30101 TOWN CENTER DR 107
Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.03
Cat Decode: Other organic solids
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S112908607
Year: 2000
GEPAID: CAC002275225
Contact: MIKE LYSSY/OWNER
Telephone: 9493637200
Mailing Name: Not reported
Mailing Address: 30101 TOWN CENTER DR 107
Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000
Gen County: Not reported
TSD EPA ID: CAD009007626
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: 0.84
Cat Decode: Asbestos containing waste
Method Decode: Disposal, Land Fill
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112903307 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F25

NAME: PS BUSINESS PARKS
Rev: 12/31/2014
ID/Status: CAC002201785

ADDRESS: 21301 VANOWEN ST STE A
CANOGA PARK, CA 91304
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S112903307
Year: 1999
GEPAID: CAC002201785
Contact: PS BUSINESS PARKS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 17326 EDWARDS RD STE 115
Mailing City,St,Zip: CERRITOS, CA 907030000
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: .0750
Cat Decode: Other organic solids
Method Decode: Transfer Station
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113114489 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F26

NAME: FRAZEE PAINT # 46
ADDRESS: 21301 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000229549

HAZNET:
envid: S113114489
Year: 2005
GEPAID: CAL000229549
Contact: STEVE EATON
Telephone: 8586263383
Mailing Name: Not reported
Mailing Address: 6625 MIRAMAR RD
Mailing City,St,Zip: SAN DIEGO, CA 921212508
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.68
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-LQG

EDR ID: 1011861635 **DIST/DIR:** 0.213 NW **ELEVATION:** 795 **MAP ID:** 27

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL
Rev: 12/09/2015
ID/Status: CAR000195883

ADDRESS: 6921 JORDON AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-LQG:
Date form received by agency: 10/10/2008
Facility name: OWENSMOUTH CONTINUATION HIGH SCHOOL
Facility address: 6921 JORDON AVE
CANOGA PARK, CA 91303
EPA ID: CAR000195883
Mailing address: 333 S BEAUDRY AVE
20TH FL LAUSD OEHS
LOS ANGELES, CA 90017
Contact: SOE AUNG
Contact address: 333 S BEAUDRY AVE 20TH FL LAUSD OEHS
LOS ANGELES, CA 90017
Contact country: US
Contact telephone: 213-241-3904
Contact email: SOE.AUNG@LAUSD.NET
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:
Owner/operator name: LAUSD
Owner/operator address: 333 S BEAUDRY AVE
LOS ANGELES, CA 90017
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Owner/operator name: OWENSMOUTH CONTINUATION SCHOOL
Owner/operator address: Not reported
Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-LQG

EDR ID: 1011861635 **DIST/DIR:** 0.213 NW **ELEVATION:** 795 **MAP ID:** 27

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL
Rev: 12/09/2015
ID/Status: CAR000195883

ADDRESS: 6921 JORDON AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: US Environmental Protection Agency

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112873969 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E28

NAME: PROMATIC INDUSTRIES
ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC001205712

HAZNET:
envid: S112873969
Year: 1996
GEPAID: CAC001205712
Contact: PROMATIC INDUSTRIES
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 5.5044
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S112873969
Year: 1996
GEPAID: CAC001205712
Contact: PROMATIC INDUSTRIES
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 1.5846
Cat Decode: Unspecified oil-containing waste
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113154906 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E29

NAME: PROMATIC INDUSTRIES INC
ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000339075

HAZNET:
envid: S113154906
Year: 2014
GEPAID: CAL000339075
Contact: TOM BLOSS
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 3.44025
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113154906
Year: 2011
GEPAID: CAL000339075
Contact: TOM BLOSS
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.251
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113154906
Year: 2010
GEPAID: CAL000339075

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113154906 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E29

NAME: PROMATIC INDUSTRIES INC
ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000339075

Contact: TOM BLOSS
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 5.14995
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113154906
Year: 2008
GEPAID: CAL000339075
Contact: TOM BLOSS
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.60545
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS
ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC002117480

HAZNET:
envid: S112898426
Year: 2007
GEPAID: CAC002117480
Contact: TOM BLOSS-QC MGR
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: S112898426
Year: 2006
GEPAID: CAC002117480
Contact: TOM BLOSS-QC MGR
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 2.52
Cat Decode: Oil/water separation sludge
Method Decode: Recycler
Facility County: Los Angeles

envid: S112898426
Year: 2005
GEPAID: CAC002117480
Contact: TOM BLOSS-QC MGR
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS
ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC002117480

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 1.37
Cat Decode: Unspecified oil-containing waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S112898426
Year: 2003
GEPAID: CAC002117480
Contact: TOM BLOSS-QC MGR
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 2.06
Cat Decode: Unspecified oil-containing waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S112898426
Year: 2001
GEPAID: CAC002117480
Contact: TOM BLOSS-QC MGR
Telephone: 8188885076
Mailing Name: Not reported
Mailing Address: 6926 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 2.52
Cat Decode: Unspecified oil-containing waste
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS
ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAC002117480

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113094131 **DIST/DIR:** 0.214 NNE **ELEVATION:** 792 **MAP ID:** G31

NAME: CANOGA LUBE & OIL
ADDRESS: 6965 CANOGA AVENUE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000178122

HAZNET:
envid: S113094131
Year: 2000
GEPAID: CAL000178122
Contact: HARTMUT R THOMPSON/OWNER
Telephone: 8183401155
Mailing Name: Not reported
Mailing Address: 6965 CANOGA AVENUE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113094131
Year: 1996
GEPAID: CAL000178122
Contact: JOHN BERRY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6965 CANOGA AVENUE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Recycler
Tons: .2293
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDY **Rev:** 12/31/2014
ID/Status: CAR000239640

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Laboratory waste chemicals
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0315
Cat Decode: Laboratory waste chemicals
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: NVT330010000
TSD County: 99
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 193.844
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDY **Rev:** 12/31/2014
ID/Status: CAR000239640

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.345
Cat Decode: Other inorganic solid waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.018
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDY **Rev:** 12/31/2014
ID/Status: CAR000239640

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.4765
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDY **Rev:** 06/13/2016
ID/Status: Remediation

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC REG 4:
Region: 4
Facility Status: Remediation
SLIC: 0237A
Substance: TPH/V
Staff: John Geroch

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Site Assessment
ID/Status: SL204281528

SLIC:
Region: STATE
Facility Status: Open - Site Assessment
Status Date: 08/23/2005
Global Id: SL204281528
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1907897679698
Longitude: -118.599128723145
Case Type: Cleanup Program Site
Case Worker: AMT
Local Agency: Not reported
RB Case Number: 0237A
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Total Petroleum Hydrocarbons (TPH)
Site History: The site is approximately 47-acres and was developed in the mid-1950s for the manufacture of rocket engines and related systems. Operations at the site concluded in 2014. The currently idle site contains numerous vacant industrial buildings and structures in various states of disrepair, surrounded by surface parking lots along Canoga Avenue and Victory Boulevard. Numerous environmental investigations and cleanup activities have been conducted across the Site since 1984 that have identified elevated levels of chemicals of potential concern (COPCs), including chlorinated solvents from historic manufacturing activities at the site. Soil and groundwater cleanup activities are currently ongoing at the subject site.

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.
ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

ENVIROSTOR:
Facility ID: 19370329
Status: Refer: RCRA
Status Date: 05/05/1995
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.18888
Longitude: -118.5972
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: THE BOEING CO-CANOGA PARK
Alias Type: Alternate Name
Alias Name: CAD074103771
Alias Type: EPA Identification Number
Alias Name: 110018987113
Alias Type: EPA (FRS #)
Alias Name: 19370329
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 02/02/1995
Comments: NFA FOR SITE MITIGATION OPERATIONS, THIS IS A RCRA FACILITY.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.
ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

Completed Document Type: * Discovery
Completed Date: 12/14/1982
Comments: FACILITY IDENTIFIED ID FROM HWMB ISD FILES. ROUTINE INSP.A COMPLIANCE COMPANY.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 71002566
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.19051
Longitude: -118.5974
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD074103771
Alias Type: EPA Identification Number
Alias Name: 110018987113
Alias Type: EPA (FRS #)

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.
ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

Alias Name: 71002566
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 80001667
Status: Refer: RWQCB
Status Date: 01/01/2008
Site Code: Not reported
Site Type: Corrective Action
Site Type Detailed: Corrective Action
Acres: 0
NPL: NO
Regulatory Agencies: RWQCB
Lead Agency: WQC
Program Manager: Not reported
Supervisor: * Unknown
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.19081
Longitude: -118.5974
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.
ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

Potential Description: NONE SPECIFIED
Alias Name: ROCKWELL INTERNATIONAL; ROCKETDYNE DIV.
Alias Type: Alternate Name
Alias Name: CAD074103771
Alias Type: EPA Identification Number
Alias Name: 110018987113
Alias Type: EPA (FRS #)
Alias Name: 19370329
Alias Type: Envirostor ID Number
Alias Name: 80001667
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Interim Measures Questionnaire
Completed Date: 09/13/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: RCRA Facility Assessment Report
Completed Date: 07/26/1991
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Agreement
Completed Date: 01/01/1985
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Human Exposure Controlled
Completed Date: 10/27/1997
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Human Exposure Controlled
Completed Date: 03/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.
ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

Completed Document Type: Groundwater Migration Controlled
Completed Date: 03/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Groundwater Migration Controlled
Completed Date: 07/24/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Human Exposure Controlled
Completed Date: 07/24/2003
Comments: Not reported

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: GROUNDWATER
Completed Document Type: Interim Measures Implementation Report
Completed Date: 04/30/1991
Comments: Not reported

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: GROUNDWATER
Completed Document Type: RFI Report
Completed Date: 08/17/1989
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 10/01/1985
Comments: Not reported

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: SOILS
Completed Document Type: Interim Measures Workplan
Completed Date: 10/27/1997
Comments: FACILITY IS VOLUNTARILY BEGINNING SOURCE REMOVAL ACTIVITIES AS OF THIS DATE RSARACINO 19971028.14:45S

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: GROUNDWATER
Completed Document Type: RFI Workplan
Completed Date: 06/09/1989

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.
ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

Comments: Not reported

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: GROUNDWATER
Completed Document Type: Interim Measures Workplan
Completed Date: 08/31/1990
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

MANIFEST

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: NY Department of Environmental Conservation

Rev: 05/01/2016
ID/Status: CAD074103771

NY MANIFEST:
Country: USA
EPA ID: CAD074103771
Facility Status: Not reported
Location Address 1: 6633 CANOGA PARK AVE
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: CANOGAPARK
Location State: CA
Location Zip: 91304
Location Zip 4: Not reported

NY MANIFEST:
EPAID: CAD074103771
Mailing Name: ROCKWELL INTERNATIONAL
Mailing Contact: FRANKLINR SWANSON
Mailing Address 1: 6633 CANOGA PARK AVE
Mailing Address 2: Not reported
Mailing City: CANOGA PARK
Mailing State: CA
Mailing Zip: 91304
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 8188569194

NY MANIFEST:
Document ID: NYB4163229
Manifest Status: C
seq: Not reported
Year: 1994
Trans1 State ID: 10742PNY
Trans2 State ID: Not reported
Generator Ship Date: 07/11/1994
Trans1 Recv Date: 07/11/1994
Trans2 Recv Date: / /
TSD Site Recv Date: 07/27/1994
Part A Recv Date: 07/28/1994
Part B Recv Date: 08/05/1994
Generator EPA ID: CAD074103771
Trans1 EPA ID: NYD980769947
Trans2 EPA ID: Not reported
TSDF ID 1: NYD000632372
TSDF ID 2: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

MANIFEST

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: NY Department of Environmental Conservation

Rev: 05/01/2016
ID/Status: CAD074103771

Manifest Tracking Number: Not reported
Import Indicator: Not reported
Export Indicator: Not reported
Discr Quantity Indicator: Not reported
Discr Type Indicator: Not reported
Discr Residue Indicator: Not reported
Discr Partial Reject Indicator: Not reported
Discr Full Reject Indicator: Not reported
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: Not reported
Waste Code: D002 - NON-LISTED CORROSIVE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00010
Units: P - Pounds
Number of Containers: 001
Container Type: DF - Fiberboard or plastic drums (glass)
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100
Waste Code: D001 - NON-LISTED IGNITABLE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 00020
Units: P - Pounds
Number of Containers: 001
Container Type: DF - Fiberboard or plastic drums (glass)
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

RCRA-TSDF:
Date form received by agency: 02/28/2014
Facility name: UNITED TECHNOLOGIES CORP
Facility address: 6633 CANOGA AVE
CANOGA PARK, CA 91309
EPA ID: CAD074103771
Mailing address: FARMSPRINGS RD
MAIL STOP EHS 6FS101
FARMINGTON, CT 06032
Contact: DAVID M CURNOCK
Contact address: FARMSPRINGS RD MAIL STOP EHS 6FS101
FARMINGTON, CT 06032
Contact country: Not reported
Contact telephone: (603) 406-7737
Contact email: DAVID.CURNOCK@YTC.COM
EPA Region: 09
Land type: Private
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

Owner/Operator Summary:
Owner/operator name: UNITED TECHNOLOGIES CORP
Owner/operator address: FARMSPRINGS RD MAIL STOP EHS 6FS101
FARMINGTON, CT 06032
Owner/operator country: Not reported
Owner/operator telephone: (860) 728-7000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/30/2012
Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORP (SEE PAGE 4A)
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/14/2013
Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION
Owner/operator address: ONE FINANCIAL PLAZA EHS MAIL STOP 503 UTC

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

HARTFORD, CT 06101
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/30/2012
Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/14/2013
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Historical Generators:
Date form received by agency: 06/12/2013
Site name: UNITED TECHNOLOGIES CO
Classification: Small Quantity Generator

. Waste code: 135
. Waste name: 135

. Waste code: 181
. Waste name: 181

. Waste code: 352
. Waste name: 352

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: 512
. Waste name: 512

. Waste code: 513
. Waste name: 513

. Waste code: 521
. Waste name: 521

. Waste code: 611
. Waste name: 611

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: U077
. Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 03/16/2012
Site name: PRATT & WHITNEY ROCKETDYNE, INC
Classification: Large Quantity Generator

. Waste code: 121
. Waste name: 121

. Waste code: 122
. Waste name: 122

. Waste code: 141
. Waste name: 141

. Waste code: 171
. Waste name: 171

. Waste code: 181
. Waste name: 181

. Waste code: 212
. Waste name: 212

. Waste code: 214
. Waste name: 214

. Waste code: 221
. Waste name: 221

. Waste code: 222
. Waste name: 222

. Waste code: 223
. Waste name: 223

. Waste code: 331
. Waste name: 331

. Waste code: 341
. Waste name: 341

. Waste code: 343
. Waste name: 343

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: 352
. Waste name: 352

. Waste code: 551
. Waste name: 551

. Waste code: 711
. Waste name: 711

. Waste code: 791
. Waste name: 791

. Waste code: 792
. Waste name: 792

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: U077
. Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 06/17/2010
Site name: PRATT & WHITNEY ROCKETDYNE, INC.
Classification: Large Quantity Generator

. Waste code: 122
. Waste name: 122

. Waste code: 141
. Waste name: 141

. Waste code: 171
. Waste name: 171

. Waste code: 181
. Waste name: 181

. Waste code: 214
. Waste name: 214

. Waste code: 331
. Waste name: 331

. Waste code: 341
. Waste name: 341

. Waste code: 343
. Waste name: 343

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: 352
. Waste name: 352

. Waste code: 551
. Waste name: 551

. Waste code: 711
. Waste name: 711

. Waste code: 791
. Waste name: 791

. Waste code: 792
. Waste name: 792

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D021
. Waste name: CHLOROBENZENE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D040
. Waste name: TRICHLORETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/04/2008
Site name: CANOGA FACILITY
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: U134
. Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)

. Waste code: U213
. Waste name: FURAN, TETRAHYDRO-(I) (OR) TETRAHYDROFURAN (I)

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: U223
. Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T) (OR) TOLUENE DIISOCYANATE (R,T)

Date form received by agency: 02/20/2006
Site name: THE BOEING COMPANY - CANOGA FACILITY
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: P029
. Waste name: COPPER CYANIDE (OR) COPPER CYANIDE CU(CN)

. Waste code: P098
. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

. Waste code: P104
. Waste name: SILVER CYANIDE (OR) SILVER CYANIDE AG(CN)

. Waste code: P106
. Waste name: SODIUM CYANIDE (OR) SODIUM CYANIDE NA(CN)

. Waste code: P121
. Waste name: ZINC CYANIDE (OR) ZINC CYANIDE ZN(CN)2

. Waste code: U151
. Waste name: MERCURY

Date form received by agency: 08/10/2005
Site name: PRATT AND WHITNEY ROCKETDYNE INC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 08/10/2005
Site name: PRATT AND WHITNEY ROCKETDYNE INC
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM;

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

(2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/26/2004
Site name: THE BOEING COMPANY - CANOGA
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D005
. Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: F007
. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: LABP
. Waste name: LAB PACK

. Waste code: U151
. Waste name: MERCURY

Date form received by agency: 02/26/2002
Site name: THE BOEING COMPANY - CANOGA FACILITY
Classification: Large Quantity Generator

. Waste code: 132
. Waste name: 132

. Waste code: 171
. Waste name: 171

. Waste code: 711
. Waste name: 711

. Waste code: 723
. Waste name: 723

. Waste code: 728
. Waste name: 728

. Waste code: 792
. Waste name: 792

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D005

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. 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: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: F007
. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: LABP
. Waste name: LAB PACK

Date form received by agency: 10/12/2000
Site name: BOEING COMPANY-CANOGA PARK
Classification: Large Quantity Generator

Date form received by agency: 03/04/1999
Site name: BOEING NORTH AMERICAN, INC. - CANOGA
Classification: Large Quantity Generator

Date form received by agency: 12/10/1996
Site name: THE BOEING CO CANOGA PARK

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Classification: Large Quantity Generator

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D018
. Waste name: BENZENE

. Waste code: D019
. Waste name: CARBON TETRACHLORIDE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: F007

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
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. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: F008
. Waste name: PLATING BATH RESIDUES FROM THE BOTTOM OF PLATING BATHS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.

. Waste code: F009
. Waste name: SPENT STRIPPING AND CLEANING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.

. Waste code: P015
. Waste name: BERYLLIUM

. Waste code: U021
. Waste name: [1,1'-BIPHENYL]-4,4'-DIAMINE (OR) BENZIDINE

Date form received by agency: 09/01/1996
Site name: THE BOEING CO CANOGA PARK
Classification: Large Quantity Generator

Date form received by agency: 02/29/1996
Site name: ROCKWELL-ROCKETDYNE DIV. - CANOGA
Classification: Large Quantity Generator

Date form received by agency: 03/31/1994
Site name: ROCKWELL INTERNATIONAL
Classification: Large Quantity Generator

Date form received by agency: 02/28/1992
Site name: ROCKWELL INTERNATIONAL CORP. ROCKETDYNE
Classification: Large Quantity Generator

Date form received by agency: 04/30/1990
Site name: ROCKWELL INTL CORP/ROCKETDYNE DIV CANOGA
Classification: Large Quantity Generator

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE

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RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
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SOURCE: US Environmental Protection Agency

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FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 4361

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 1697

Waste code: D003
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.
Amount (Lbs): 782

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 1120

Waste code: D008
Waste name: LEAD
Amount (Lbs): 617

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 10

Waste code: D011
Waste name: SILVER
Amount (Lbs): 813

Waste code: D018
Waste name: BENZENE
Amount (Lbs): 1623

Waste code: D035

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Waste name: METHYL ETHYL KETONE
Amount (Lbs): 2360

Waste code: F001
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 1623

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 1623

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 2680

Waste code: F006
Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

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ID/Status: CAD074103771

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
Amount (Lbs): 3590

Waste code: U077
Waste name: ETHANE, 1,2-DICHLORO-
Amount (Lbs): 782

Corrective Action Summary:
Event date: 10/01/1985
Event: CA029ST

Event date: 10/01/1985
Event: CA049PA

Event date: 10/01/1985
Event: CA Prioritization, Facility or area was assigned a high corrective action priority.

Event date: 10/01/1985
Event: CA074HI

Event date: 01/01/1989
Event: RFI Imposition

Event date: 06/09/1989
Event: RFI Workplan Approved

Event date: 08/17/1989
Event: RFI Approved

Event date: 08/31/1990
Event: Stabilization Measures Implemented, Groundwater extraction and treatment (e.g., to achieve groundwater containment, to achieve MCL).

Event date: 04/30/1991
Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater

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RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

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remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 04/30/1991
Event: Stabilization Construction Completed

Event date: 07/26/1991
Event: RFA Completed, Assessment was an RFA.

Event date: 07/26/1991
Event: RFA Completed

Event date: 07/26/1991
Event: RFA Determination Of Need For An RFI, RFI is Necessary;

Event date: 10/31/1991
Event: CA036WQ

Event date: 09/13/1994
Event: Stabilization Measures Evaluation,This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 09/13/1994
Event: Stabilization Measures Evaluation,This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 10/03/1994
Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.

Event date: 10/27/1997
Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).

Event date: 10/27/1997
Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

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Event date: 10/27/1997
Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 10/27/1997
Event: CA Responsibility Referred To A Non-RCRA Federal Authority

Event date: 10/27/1997
Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 03/09/2001
Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001
Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001
Event: Current Human Exposures under Control, More information is needed to make a determination.

Event date: 03/09/2001
Event: Current Human Exposures under Control, More information is needed to make a determination.

Event date: 07/24/2003
Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

Event date: 07/24/2003
Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Event date: 07/24/2003
Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 07/24/2003
Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: Not reported
Event: CA03192

Facility Has Received Notices of Violations:
Regulation violated: FR - 264.140-150.H
Area of violation: TSD - Financial Requirements
Date violation determined: 04/09/1992
Date achieved compliance: 04/30/1993
Violation lead agency: EPA
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL
Area of violation: LDR - General

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 54400
Paid penalty amount: 48000

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 07/26/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 54400
Paid penalty amount: 48000

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 07/26/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E
Area of violation: TSD - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 07/26/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E
Area of violation: TSD - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 54400
Paid penalty amount: 48000

Regulation violated: FR - 268 ALL
Area of violation: LDR - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 07/26/1990
Enf. disposition status: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 54400
Paid penalty amount: 48000

Regulation violated: FR - 264.140-150.H
Area of violation: TSD - Financial Requirements
Date violation determined: 01/29/1990
Date achieved compliance: 03/13/1990
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/29/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 01/25/1990
Date achieved compliance: 03/31/1991
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 01/25/1990
Date achieved compliance: 03/31/1991
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 02/01/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL
Area of violation: LDR - General
Date violation determined: 07/06/1988
Date achieved compliance: 11/21/1988
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 07/06/1988
Date achieved compliance: 11/21/1988
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/18/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 07/06/1988
Date achieved compliance: 11/21/1988
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E
Area of violation: TSD - General
Date violation determined: 07/06/1988
Date achieved compliance: 11/21/1988
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/18/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 07/06/1988
Date achieved compliance: 11/21/1988
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/18/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 09/03/2008

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/19/2005
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: Local

Evaluation date: 11/23/1998
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/29/1996
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 02/28/1996
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 04/09/1992
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 04/30/1993
Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 01/29/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 03/13/1990
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 03/31/1991

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Evaluation lead agency: EPA

Evaluation date: 03/13/1990
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: LDR - General
Date achieved compliance: 03/31/1991
Evaluation lead agency: EPA

Evaluation date: 01/29/1990
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/29/1990
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 03/13/1990
Evaluation lead agency: State

Evaluation date: 01/25/1990
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 03/31/1991
Evaluation lead agency: State

Evaluation date: 08/10/1988
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/06/1988
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 11/21/1988
Evaluation lead agency: State

Evaluation date: 07/06/1988
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Closure/Post-Closure
Date achieved compliance: 11/21/1988
Evaluation lead agency: State

Evaluation date: 07/06/1988

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

SOURCE: US Environmental Protection Agency

Rev: 12/09/2015
ID/Status: CAD074103771

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: LDR - General
Date achieved compliance: 11/21/1988
Evaluation lead agency: State

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

CORRACTS:

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19890609
Action: CA150 - RFI Workplan Approved
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20010309
Action: CA750NO - Migration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20010309
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20010309
Action: CA725IN - Current Human Exposures Under Control, More information is needed to make a determination
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20010309
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19940913
Action: CA225IN - Stabilization Measures Evaluation, This facility is not, amenable to stabilization activity because of, a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

NAICS Code(s): 56291
Remediation Services
Original schedule date: 19940913
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19890817
Action: CA200 - RFI Approved
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20030724
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20030724
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20030724
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human Exposures Under Control has been verified
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20030724
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910726
Action: CA070YE - RFA Determination Of Need For An RFI, RFI is Necessary
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19910726

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910726
Action: CA050 - RFA Completed
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19910726
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19971027
Action: CA725NO - Current Human Exposures Under Control, Current human exposures are NOT under control
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19971027
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: SOILS
Actual Date: 19971027
Action: CA600SR - Stabilization Measures Implemented, Primary measure is source removal and/or treatment
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19910430
Action: CA650 - Stabilization Construction Completed
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19900831
Action: CA600GW - Stabilization Measures Implemented, Groundwater extraction and treatment
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SEMS-ARCHIVE

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 03/07/2016
ID/Status: 0901574
ID/Status: CAD074103771

SEMS-ARCHIVE:
Site ID: 901574
EPA ID: CAD074103771
Federal Facility: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013: :
Site ID: 0901574
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
Contact Sequence ID: 13288747.00000
Person ID: 13003854.00000

Contact Sequence ID: 13294342.00000
Person ID: 13003858.00000

Contact Sequence ID: 13300200.00000
Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: SANTA SUSANA FIELD LAB
Alias Address: Not reported
CA

CERCLIS-NFRAP Assessment History:
Action: DISCOVERY
Date Started: / /
Date Completed: 11/01/79
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 10/01/85
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 10/01/85
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT
Rev: 12/31/2014
ID/Status: CAH777001581

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Recycler
Tons: 0.62
Cat Decode: Household waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Disposal, Land Fill
Tons: 1.12
Cat Decode: Household waste
Method Decode: Disposal, Land Fill
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT
Rev: 12/31/2014
ID/Status: CAH777001581

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 2.62
Cat Decode: Household waste
Method Decode: Treatment, Incineration
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 1.62
Cat Decode: Household waste
Method Decode: Treatment, Incineration
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 0.4
Cat Decode: Household waste
Method Decode: Treatment, Incineration

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT
ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAH777001581

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

WMUDS/SWAT

EDR ID: S103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY **Rev:** 04/01/2000

ADDRESS: 6633 CANOGA AVE
CANOGA PARK ,CA, CA 91304

SOURCE: CA State Water Resources Control Board

WMUDS/SWAT:
Edit Date: Not reported
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.
Primary Waste: DOMIND
Primary Waste Type: Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards.
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Base Meridian: Not reported
NPID: Not reported
Tonnage: 0
Regional Board ID: Not reported
Municipal Solid Waste: False
Superorder: False
Open To Public: False
Waste List: False
Agency Type: Private
Agency Name: ROCKWELL INTERNATIONAL CORP.
Agency Department: Not reported
Agency Address: 6633 CANOGA AVE
Agency City,St,Zip: CANOGA PARK ,CA 91304
Agency Contact: Not reported
Agency Telephone: 8188844000
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City,St,Zip: Not reported
Land Owner Contact: Not reported
Land Owner Phone: Not reported
Region: 4
Facility Type: Municipal/Domestic - Facility that treats sewage or a mixture of predominantly sewage and other waste from districts, municipalities, communities, hospitals, schools, and publicly or privately owned systems (excluding individual subsurface leaching systems disposing of less than 1,000 gallons per day).
Facility Description: Not reported
Facility Telephone: 8188844000
SWAT Facility Name: Not reported
Primary SIC: 3764

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

WMUDS/SWAT

EDR ID: S103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY **Rev:** 04/01/2000

ADDRESS: 6633 CANOGA AVE
CANOGA PARK ,CA, CA 91304

SOURCE: CA State Water Resources Control Board

Secondary SIC: Not reported
Comments: Not reported
Last Facility Editors: Not reported
Waste Discharge System: True
Solid Waste Assessment Test Program: False
Toxic Pits Cleanup Act Program: False
Resource Conservation Recovery Act: True
Department of Defence: False
Solid Waste Assessment Test Program: Not reported
Threat to Water Quality: Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Sub Chapter 15: False
Regional Board Project Officer: DAB
Number of WMUDS at Facility: 1
Section Range: Not reported
RCRA Facility: Yes
Waste Discharge Requirements: A
Self-Monitoring Rept. Frequency: Quarterly Submittal
Waste Discharge System ID: 4B562013001
Solid Waste Information ID: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113128554 **DIST/DIR:** 0.223 NE **ELEVATION:** 791 **MAP ID:** E37

NAME: AIRMIS MFG
ADDRESS: 6930 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000275126

HAZNET:
envid: S113128554
Year: 2004
GEPAID: CAL000275126
Contact: RUBEN CORDOVA
Telephone: 8187653103
Mailing Name: Not reported
Mailing Address: 6930 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 91303
Gen County: Not reported
TSD EPA ID: CAT000613976
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Transfer Station
Tons: 0.17
Cat Decode: Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Decode: Transfer Station
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO
ADDRESS: 6969 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000216192

HAZNET:
envid: S113109268
Year: 2014
GEPAID: CAL000216192
Contact: RUSS MORTON
Telephone: 8187680050
Mailing Name: Not reported
Mailing Address: 15821 VENTURA BLVD STE 475
Mailing City,St,Zip: ENCINO, CA 914364778
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.0924
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113109268
Year: 2009
GEPAID: CAL000216192
Contact: RUSS MORTON ENVIR. COORD
Telephone: 8187680050
Mailing Name: Not reported
Mailing Address: 15821 VENTURA BLVD STE 475
Mailing City,St,Zip: ENCINO, CA 914364778
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.7089
Cat Decode: Unspecified oil-containing waste
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: S113109268
Year: 2006
GEPAID: CAL000216192

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO
ADDRESS: 6969 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000216192

Contact: RUSS MORTON ENVIR. COORD
Telephone: 8187680050
Mailing Name: Not reported
Mailing Address: 15821 VENTURA BLVD STE 475
Mailing City,St,Zip: ENCINO, CA 914364778
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Recycler
Tons: 0.02
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Recycler
Facility County: Los Angeles

envid: S113109268
Year: 2005
GEPAID: CAL000216192
Contact: JEFF LITZIE - DISPATCHER
Telephone: 8188840893
Mailing Name: Not reported
Mailing Address: 15821 VENTURA BLVD STE 475
Mailing City,St,Zip: ENCINO, CA 914364778
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Recycler
Tons: 0.09
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Recycler
Facility County: Los Angeles

envid: S113109268
Year: 2002
GEPAID: CAL000216192
Contact: JEFF LITZIE - DISPATCHER
Telephone: 8188840893
Mailing Name: Not reported
Mailing Address: 15821 VENTURA BLVD STE 475
Mailing City,St,Zip: ENCINO, CA 914364778
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO
ADDRESS: 6969 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000216192

Disposal Method: Recycler
Tons: 0.11
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Recycler
Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS
ADDRESS: 6701 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAD008355661

HAZNET:
envid: S112999367
Year: 2007
GEPAID: CAD008355661
Contact: LYDIA RENDON - ACCOUNTING
Telephone: 8189991600
Mailing Name: Not reported
Mailing Address: 9320 LURLINE AVE
Mailing City,St,Zip: CHATSWORTH, CA 91311
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.27
Cat Decode: Unspecified solvent mixture
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: S112999367
Year: 2007
GEPAID: CAD008355661
Contact: LYDIA RENDON - ACCOUNTING
Telephone: 8189991600
Mailing Name: Not reported
Mailing Address: 9320 LURLINE AVE
Mailing City,St,Zip: CHATSWORTH, CA 91311
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.27
Cat Decode: Unspecified solvent mixture
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: S112999367
Year: 2007
GEPAID: CAD008355661
Contact: LYDIA RENDON - ACCOUNTING
Telephone: 8189991600
Mailing Name: Not reported
Mailing Address: 9320 LURLINE AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS
ADDRESS: 6701 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAD008355661

Mailing City,St,Zip: CHATSWORTH, CA 91311
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.33
Cat Decode: Waste oil and mixed oil
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: S112999367
Year: 2007
GEPAID: CAD008355661
Contact: LYDIA RENDON - ACCOUNTING
Telephone: 8189991600
Mailing Name: Not reported
Mailing Address: 9320 LURLINE AVE
Mailing City,St,Zip: CHATSWORTH, CA 91311
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.33
Cat Decode: Waste oil and mixed oil
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

envid: S112999367
Year: 2006
GEPAID: CAD008355661
Contact: LYDIA RENDON - ACCOUNTING
Telephone: 8189991600
Mailing Name: Not reported
Mailing Address: 6701 ETON AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032814
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS
ADDRESS: 6701 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAD008355661

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS
ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000115832

HAZNET:
envid: S113066063
Year: 1998
GEPAID: CAL000115832
Contact: PAUL MARINO
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6701 ETON AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .0585
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S113066063
Year: 1997
GEPAID: CAL000115832
Contact: PAUL MARINO
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6701 ETON AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .0565
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S113066063
Year: 1996
GEPAID: CAL000115832
Contact: PAUL MARINO
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6701 ETON AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS
Rev: 12/31/2014
ID/Status: CAL000115832

ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Recycler
Tons: .0070
Cat Decode: Other inorganic solid waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S113066063
Year: 1996
GEPAID: CAL000115832
Contact: PAUL MARINO
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6701 ETON AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0250
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113066063
Year: 1996
GEPAID: CAL000115832
Contact: PAUL MARINO
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6701 ETON AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Recycler
Tons: .0000
Cat Decode: Not reported
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS
ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000115832

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING
ADDRESS: 6938 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000149098

HAZNET:
envid: S113082153
Year: 2011
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2011
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2010
GEPAID: CAL000149098

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING
ADDRESS: 6938 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000149098

Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.0625
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2010
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.0625
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2004
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING
ADDRESS: 6938 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000149098

Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Land Fill
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Disposal, Land Fill
Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP
ADDRESS: 6919 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAD085405934

HAZNET:
envid: S113002015
Year: 2000
GEPAID: CAD085405934
Contact: RICHARD W. BREWER/HEALTH SFTY
Telephone: --
Mailing Name: Not reported
Mailing Address: 16921 PARTHENIA STREET SUITE 201
Mailing City,St,Zip: NORTH HILLS, CA 913430000
Gen County: Not reported
TSD EPA ID: TND000772186
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Invalid Code
Tons: 1.83
Cat Decode: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Decode: Invalid Code
Facility County: Los Angeles

envid: S113002015
Year: 2000
GEPAID: CAD085405934
Contact: RICHARD W. BREWER/HEALTH SFTY
Telephone: --
Mailing Name: Not reported
Mailing Address: 16921 PARTHENIA STREET SUITE 201
Mailing City,St,Zip: NORTH HILLS, CA 913430000
Gen County: Not reported
TSD EPA ID: CAT080022148
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 0.05
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113002015
Year: 2000
GEPAID: CAD085405934
Contact: RICHARD W. BREWER/HEALTH SFTY
Telephone: --
Mailing Name: Not reported
Mailing Address: 16921 PARTHENIA STREET SUITE 201

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP
Rev: 12/31/2014
ID/Status: CAD085405934

ADDRESS: 6919 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: NORTH HILLS, CA 913430000
Gen County: Not reported
TSD EPA ID: TND000772186
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Disposal, Other
Tons: 0.08
Cat Decode: Laboratory waste chemicals
Method Decode: Disposal, Other
Facility County: Los Angeles

envid: S113002015
Year: 2000
GEPAID: CAD085405934
Contact: RICHARD W. BREWER/HEALTH SFTY
Telephone: --
Mailing Name: Not reported
Mailing Address: 16921 PARTHENIA STREET SUITE 201
Mailing City,St,Zip: NORTH HILLS, CA 913430000
Gen County: Not reported
TSD EPA ID: TND000772186
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Invalid Code
Tons: 0.02
Cat Decode: Laboratory waste chemicals
Method Decode: Invalid Code
Facility County: Los Angeles

envid: S113002015
Year: 2000
GEPAID: CAD085405934
Contact: RICHARD W. BREWER/HEALTH SFTY
Telephone: --
Mailing Name: Not reported
Mailing Address: 16921 PARTHENIA STREET SUITE 201
Mailing City,St,Zip: NORTH HILLS, CA 913430000
Gen County: Not reported
TSD EPA ID: TND000772186
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Invalid Code
Tons: 0.05
Cat Decode: Other inorganic solid waste
Method Decode: Invalid Code

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP
ADDRESS: 6919 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAD085405934

Facility County: Los Angeles

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113057079 **DIST/DIR:** 0.245 NNE **ELEVATION:** 792 **MAP ID:** G43

NAME: COMPANION ANIMAL HOSPITAL
ADDRESS: 7009 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000092966

HAZNET:
envid: S113057079
Year: 1998
GEPAID: CAL000092966
Contact: PETERSON/THIELE
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 7009 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000121946
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .0458
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Recycler
Facility County: Los Angeles

envid: S113057079
Year: 1997
GEPAID: CAL000092966
Contact: PETERSON/THIELE
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 7009 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAL000121946
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .0416
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113136757 **DIST/DIR:** 0.246 NE **ELEVATION:** 789 **MAP ID:** E44

NAME: HITECH LED PRODUCTS INC
ADDRESS: 6925 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000293076

HAZNET:
envid: S113136757
Year: 2005
GEPAID: CAL000293076
Contact: AARON BEDROSIAN
Telephone: 8188870136
Mailing Name: Not reported
Mailing Address: 6925 ETON AVE
Mailing City,St,Zip: CANOGA PARK, CA 91303
Gen County: Not reported
TSD EPA ID: AZR000033381
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Not reported
Tons: 0.56
Cat Decode: Waste oil and mixed oil
Method Decode: Not reported
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000311983

HAZNET:
envid: S113144599
Year: 2014
GEPAID: CAL000311983
Contact: MONICA NG
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 08816
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Unspecified organic liquid mixture
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.8325
Cat Decode: Unspecified organic liquid mixture
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: S113144599
Year: 2014
GEPAID: CAL000311983
Contact: MONICA NG
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 08816
Gen County: Los Angeles
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Unspecified organic liquid mixture
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.2725
Cat Decode: Unspecified organic liquid mixture
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000311983

Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.185
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.7365
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: TXD055141378
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.225
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2014
ID/Status: CAL000311983

Facility County: Not reported

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587495 **DIST/DIR:** 0.259 NE **ELEVATION:** 792 **MAP ID:** 46

NAME: CALMAT FACILITY FORMER
ADDRESS: 7001 DEERING AVE
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: 913030734
ID/Status: T0603702079

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030734
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702079
W Global ID: W0606501096
Staff: CEC
Local Agency: 19050
Cross Street: SHERMAN & VANOWEN
Enforcement Type: EF
Date Leak Discovered: 8/5/1986
Date Leak First Reported: 11/24/1987
Date Leak Record Entered: 3/31/1988
Date Confirmation Began: 8/5/1986
Date Leak Stopped: 8/5/1986
Date Case Last Changed on Database: 4/9/2001
Date the Case was Closed: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: ED RUIZ/GARY MINIER
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 8179.925068550512566838303627
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: 6/3/1999
Preliminary Site Assessment Began: 3/29/2001
Pollution Characterization Began: 12/19/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 11/24/1987
Enforcement Action Date: 3/29/2001
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587495 **DIST/DIR:** 0.259 NE **ELEVATION:** 792 **MAP ID:** 46

NAME: CALMAT FACILITY FORMER
ADDRESS: 7001 DEERING AVE
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: 913030734
ID/Status: T0603702079

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: JAY GRADY
RP Address: 2025 E. FINANCIAL WAY
Program: LUST
Lat/Long: 34.1974456 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 3/19/97 - INFORMATION LETTER SENT & FOLLOW-UP.; 5/27/97 - ENFORCEMENT LETTER & FOLLOW-UP.; 4/9/01 GW MONITORING & SURVEY RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

LUST:
Region: STATE
Global Id: T0603702073
Latitude: 34.1928077
Longitude: -118.6055332
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/23/2015
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030507A
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702073
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702073
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702073
Status: Completed - Case Closed
Status Date: 12/19/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Global Id: T0603702073
Status: Completed - Case Closed
Status Date: 09/23/2015

Global Id: T0603702073
Status: Open - Case Begin Date
Status Date: 12/31/1987

Global Id: T0603702073
Status: Open - Eligible for Closure
Status Date: 06/20/2014

Global Id: T0603702073
Status: Open - Reopen Case
Status Date: 09/10/2002

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 04/01/1990

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 07/25/1990

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 04/21/1992

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 07/15/1992

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 11/23/2005

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 10/04/2007

Global Id: T0603702073
Status: Open - Verification Monitoring
Status Date: 05/09/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Regulatory Activities:
Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2010
Action: Remedial Progress Report

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2007
Action: Other Report / Document

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 11/21/2007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Action: Staff Letter

Global Id: T0603702073
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: Other
Date: 04/01/1990
Action: Leak Discovery

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603702073
Action Type: Other
Date: 12/31/1987
Action: Leak Reported

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 09/10/2002
Action: 13267 Requirement

Global Id: T0603702073
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 04/16/2014
Action: Notification - Preclosure

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/29/2014
Action: Site Assessment Report

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 06/04/2009

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Action: Well Installation Report

Global Id: T0603702073
Action Type: RESPONSE
Date: 09/14/2009
Action: Soil and Water Investigation Report

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603702073
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/04/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 08/28/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603702073
Action Type: RESPONSE
Date: 05/24/2013
Action: Other Workplan - Regulator Responded

Global Id: T0603702073
Action Type: RESPONSE
Date: 02/27/2014
Action: Request for Closure - Regulator Responded

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844
ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 09/23/2015
Action: Closure/No Further Action Letter

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 09/15/2009
Action: Staff Letter

Global Id: T0603702073
Action Type: Other
Date: 04/01/1990
Action: Leak Stopped

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/01/2008
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2002
Action: Soil and Water Investigation Workplan

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 11/30/2005
Action: Staff Letter

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702073

Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: REMEDIATION
Date: 06/12/2009
Action: Soil Vapor Extraction (SVE)

Global Id: T0603702073
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702073
Action Type: RESPONSE
Date: 07/20/2009
Action: Soil and Water Investigation Workplan

Global Id: T0603702073
Action Type: RESPONSE
Date: 05/28/2008
Action: Well Installation Report

Global Id: T0603702073
Action Type: ENFORCEMENT
Date: 01/26/2003
Action: Technical Correspondence / Assistance / Other

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR
ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: SL204071489
ID/Status: T0603702093

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 12/01/1998
Global Id: SL204071489
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.2030111844444
Longitude: -118.595956595556
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0326
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

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

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 10/23/1997
Global Id: T0603702093
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1904628
Longitude: -118.6016171
Case Type: Cleanup Program Site
Case Worker: SLC
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030870
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: * Solvents
Site History: Not reported

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR
ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: 913030870
ID/Status: T0603702093

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030870
Status: Case Closed
Substance: Solvents
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702093
W Global ID: W0606501096
Staff: SLC
Local Agency: 19050
Cross Street: VICTORY BLVD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 8/24/1992
Date Leak Record Entered: 9/13/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 10/27/1993
Date the Case was Closed: 10/23/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5240.826206945845755689864635 1
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 8/24/1992
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR
ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: 913030870
ID/Status: T0603702093

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: Not reported
Program: SLIC
Lat/Long: 34.1904628 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141
ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

LUST:
Region: STATE
Global Id: T0603702074
Latitude: 34.1947667
Longitude: -118.6059843
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 02/17/2010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030616
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: 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: T0603702074
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702074
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702074
Status: Completed - Case Closed
Status Date: 02/17/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141
ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

Global Id: T0603702074
Status: Open - Case Begin Date
Status Date: 05/15/1990

Global Id: T0603702074
Status: Open - Remediation
Status Date: 08/24/1990

Global Id: T0603702074
Status: Open - Remediation
Status Date: 02/14/2008

Global Id: T0603702074
Status: Open - Site Assessment
Status Date: 01/28/1991

Global Id: T0603702074
Status: Open - Site Assessment
Status Date: 07/18/2000

Global Id: T0603702074
Status: Open - Verification Monitoring
Status Date: 12/26/1996

Regulatory Activities:
Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 02/06/2001
Action: Staff Letter

Global Id: T0603702074
Action Type: RESPONSE
Date: 09/21/2005
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/09/2007
Action: Interim Remedial Action Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141
ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

Global Id: T0603702074
Action Type: RESPONSE
Date: 02/14/2008
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 06/15/2008
Action: Remedial Progress Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: Other
Date: 05/15/1990
Action: Leak Reported

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141
ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/03/2007
Action: Interim Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603702074
Action Type: REMEDIATION
Date: 01/04/2006
Action: Excavation

Global Id: T0603702074
Action Type: REMEDIATION
Date: 01/04/1990
Action: Excavation

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: REMEDIATION
Date: 04/01/2006
Action: Excavation

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141
ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/03/2007
Action: Other Report / Document

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 05/12/2003
Action: Soil and Water Investigation Report

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 01/12/2010
Action: Notification - Preclosure

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 04/17/2008
Action: Staff Letter

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/01/2008
Action: Interim Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2008
Action: Other Report / Document

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 02/17/2010
Action: Closure/No Further Action Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702074

Global Id: T0603702074
Action Type: RESPONSE
Date: 12/17/2009
Action: Request for Closure

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 04/18/2003
Action: Site Visit / Inspection / Sampling

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

LUST:
Region: STATE
Global Id: T0603702072
Latitude: 34.1943807
Longitude: -118.6059823
Case Type: LUST Cleanup Site
Status: Open - Eligible for Closure
Status Date: 11/01/2012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030116
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702072
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702072
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702072
Status: Open - Case Begin Date
Status Date: 09/11/1989

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Status: Open - Eligible for Closure
Status Date: 11/01/2012

Global Id: T0603702072
Status: Open - Remediation
Status Date: 05/15/2007

Global Id: T0603702072
Status: Open - Remediation
Status Date: 05/20/2009

Global Id: T0603702072
Status: Open - Site Assessment
Status Date: 06/11/1990

Global Id: T0603702072
Status: Open - Site Assessment
Status Date: 08/03/2007

Global Id: T0603702072
Status: Open - Verification Monitoring
Status Date: 12/26/1996

Regulatory Activities:
Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/08/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072
Action Type: RESPONSE
Date: 11/23/2010
Action: Well Installation Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 11/23/2010
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2013
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 03/28/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072
Action Type: Other
Date: 09/11/1989
Action: Leak Discovery

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 04/18/2003
Action: Site Visit / Inspection / Sampling

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: Other
Date: 06/13/1990
Action: Leak Reported

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/15/2009
Action: Site Visit / Inspection / Sampling

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 08/03/2007
Action: Soil and Water Investigation Workplan

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 05/20/2010
Action: Well Installation Workplan

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 08/14/2007
Action: Staff Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/20/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: REMEDIATION
Date: 11/13/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2008
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/14/2014
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2007
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 04/23/2003
Action: Staff Letter

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 12/04/2012
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 11/24/2014
Action: Notification - Preclosure

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 08/11/1998
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 12/16/2014
Action: Request for Closure - Regulator Responded

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 08/10/2006
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2011
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 08/14/2012
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2014
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 02/27/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2003
Action: Soil and Water Investigation Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 02/24/2003
Action: Interim Remedial Action Plan

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 12/14/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2008
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: REMEDIATION
Date: 10/01/2006
Action: Dual Phase Extraction

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 12/05/2003
Action: Site Visit / Inspection / Sampling

LUST REG 4:
Region: 4
Regional Board: 04

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH
ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

County: Los Angeles
Facility Id: 913030116
Status: Post remedial action monitoring
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702072
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: VAN OWEN ST
Enforcement Type: SI
Date Leak Discovered: 9/11/1989
Date Leak First Reported: 6/13/1990
Date Leak Record Entered: 6/25/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/8/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5993.0739648267090153942042885
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/11/1990
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 12/26/1996
Enforcement Action Date: 8/11/1998
Historical Max MTBE Date: 3/26/2002
Hist Max MTBE Conc in Groundwater: 1100
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: No
GW Qualifier: =
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Responsible Party: MEL/HOWARD ADER
RP Address: 6279 VARIEL AVE.
Program: LUST
Lat/Long: 34.1943807 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 4/15/99 FREE PRODUCT RECOVERY RPT AND GW MON RPT DEC 1998; 3/15/00 HEALTH & SAFETY PLAN FOR A SITE INVESTIGATION; 7/25/00 2ND QTR GW MON RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102438969 **DIST/DIR:** 0.351 WNW **ELEVATION:** 798 **MAP ID:** I51

NAME: THRIFTY #141 (FORMER)

ADDRESS: 6851 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030616
ID/Status: T0603702074

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030616
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: ETVE
Global ID: T0603702074
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: BASSETT STREET
Enforcement Type: SI
Date Leak Discovered: Not reported
Date Leak First Reported: 5/15/1990
Date Leak Record Entered: 5/16/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 10/8/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 6128.4957920191420481073652423
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/18/2000
Pollution Characterization Began: 1/28/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: 8/24/1990
Post Remedial Action Monitoring Began: 12/26/1996
Enforcement Action Date: 7/28/1998
Historical Max MTBE Date: 12/2/2002
Hist Max MTBE Conc in Groundwater: 2.9
Hist Max MTBE Conc in Soil: 0
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102438969 **DIST/DIR:** 0.351 WNW **ELEVATION:** 798 **MAP ID:** I51

NAME: THRIFTY #141 (FORMER)

ADDRESS: 6851 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030616
ID/Status: T0603702074

GW Qualifier: =
Soil Qualifier: ND
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHRIS PANAITESCU
RP Address: 10000 LAKEVIEW BLVD.
Program: LUST
Lat/Long: 34.1947667 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 4/13/00 1ST QTR GW MON RPT 2000; 5/30/00 MON WELL ABANDONMENT RPT; 7/6/00 2ND QTR MON RPT 2000; 9/29/00 3RD QTR GW MON RPT 2000; 4/9/01 1ST QTR STATUS RPT 2001

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** I52

NAME: SHELL #204-1242-0604

ADDRESS: 22001 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030689
ID/Status: T0603702075

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030689
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: EDFP
Global ID: T0603702075
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: TOPANGA CANYON
Enforcement Type: NTC
Date Leak Discovered: Not reported
Date Leak First Reported: 10/29/1987
Date Leak Record Entered: 3/31/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/15/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5855.1494219821019304818226337
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 8/28/1996
Pollution Characterization Began: 7/8/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 8/29/2003
Hist Max MTBE Conc in Groundwater: 730
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** I52

NAME: SHELL #204-1242-0604

ADDRESS: 22001 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030689
ID/Status: T0603702075

GW Qualifier: =
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: SHELL OIL CO
RP Address: P.O. BOX 25370, SANTA ANA, CA 92799
Program: LUST
Lat/Long: 34.1939657 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: MTBE=ND IN GW THIS QTR, HOWEVER FP SHEEN STILL PRESENT. ; 6/28/00 2ND QTR GW MON RPT; 10/6/00 3RD QTR GW MON RPT 2000; 12/5/01 4TH QTR GW MON RPT2000; 4/15/01 1ST QTR MON RPT 2001

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100)
ADDRESS: 22012 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702083

LUST:
Region: STATE
Global Id: T0603702083
Latitude: 34.193732
Longitude: -118.6062338
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/29/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030770
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

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

Contact:
Global Id: T0603702083
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702083
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702083
Status: Completed - Case Closed
Status Date: 07/29/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100)

ADDRESS: 22012 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702083

Global Id: T0603702083
Status: Open - Case Begin Date
Status Date: 12/28/1988

Global Id: T0603702083
Status: Open - Site Assessment
Status Date: 12/28/1989

Regulatory Activities:
Global Id: T0603702083
Action Type: Other
Date: 12/28/1988
Action: Leak Reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL
ADDRESS: 6685 TOPANGA CYN BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030107
ID/Status: T0603702071
ID/Status: T0603702071

LUST:
Region: STATE
Global Id: T0603702071
Latitude: 34.1920688
Longitude: -118.6059504
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/18/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030107
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702071
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702071
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702071
Status: Completed - Case Closed
Status Date: 12/18/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL
ADDRESS: 6685 TOPANGA CYN BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030107
ID/Status: T0603702071
ID/Status: T0603702071

Global Id: T0603702071
Status: Open - Case Begin Date
Status Date: 03/03/1989

Global Id: T0603702071
Status: Open - Site Assessment
Status Date: 10/11/1989

Global Id: T0603702071
Status: Open - Verification Monitoring
Status Date: 05/12/1994

Regulatory Activities:
Global Id: T0603702071
Action Type: Other
Date: 03/03/1989
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030107
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603702071
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 3/3/1989
Date Leak Record Entered: 8/4/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/10/1997
Date the Case was Closed: 12/18/1996
How Leak Discovered: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL
ADDRESS: 6685 TOPANGA CYN BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030107
ID/Status: T0603702071
ID/Status: T0603702071

How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: 1E
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 4802.1360992933760933211075677
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 10/11/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 5/12/1994
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC TELESIS CO-PACIFIC BEL
RP Address: 2600 CAMINO RAMON, RM 1N200SS, SAN RAMON CA 94583
Program: LUST
Lat/Long: 34.1909557 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 12/20/96 - SITE PLAN & TANK DETAIL THERE WAS NEVER A REALEASE FROM THIS SITE. ALL SOIL & GROUNDWATER SAMPLES TESTED NON-DETECT.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: 1000819177 **DIST/DIR:** 0.372 West **ELEVATION:** 799 **MAP ID:** J55

NAME: WHITE ANGEL CLEANERS
ADDRESS: 22017 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Assessment & Interim Remedial Action
ID/Status: SL0603768586

SLIC:
Region: STATE
Facility Status: Open - Assessment & Interim Remedial Action
Status Date: 10/06/2015
Global Id: SL0603768586
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1942414065928
Longitude: -118.606774331352
Case Type: Cleanup Program Site
Case Worker: BA
Local Agency: Not reported
RB Case Number: 1153
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Site History: The site is a single, three-story structure and is occupied by shops on the main floors and offices on the upper floors. The building was constructed in approximately 1963 and various dry cleaners (first White Angel Cleaners and later N & E Cleaners) occupied a unit in the building and operated a dry cleaning business since approximately 1992. N & E Cleaners have been operating in the unit since approximately 2001. A Phase I environmental site assessment (ESA) conducted in 2002 for property transaction indicated the existence of recognized environmental conditions. Subsurface site investigations conducted afterwards in 2002, 2003 and 2007 showed that the soil, soil vapor and groundwater are contaminated with perchloroethylene (PCE), trichloroethene (TCE) and other volatile organic compounds (VOCs) as a result of release(s) from the dry cleaning operations. The site investigations involved soil vapor survey, soil and groundwater sampling and installation of groundwater monitoring wells. Groundwater monitoring has been conducted at the site since 2005 and site investigations are still underway.

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO
ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603702400

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 02/25/1998
Global Id: T0603702400
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1868849
Longitude: -118.599509
Case Type: Cleanup Program Site
Case Worker: SLC
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 0325
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO

ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: 913670643
ID/Status: T0603702400

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913670643
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: VE
Global ID: T0603702400
W Global ID: W0606501096
Staff: SLC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: Not reported
Date Leak Discovered: 9/19/1988
Date Leak First Reported: 2/19/1998
Date Leak Record Entered: 2/20/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/27/1997
Date the Case was Closed: 2/25/1998
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5169.826051430010663848872 7923
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO

ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: 913670643
ID/Status: T0603702400

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: J. C. PENNY CO.
RP Address: 6131 ORANGETHORPE AVE., BUENA PARK, CA 90624
Program: SLIC
Lat/Long: 34.1881638 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: VAPOR EXTRACTION COMPLETED. GROUNDWATER MONITORING DATA SHOWVERY LOW TO NON-DETECTABLE CONCENTRATION OF BTEX AND VERY LOW CONCENTRATIONS TO TPH-G IN GW. GROUNDWATER PLUME CONTINUING TO SHRINK. REFER TO SLIC #325

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S104405019 **DIST/DIR:** 0.413 South **ELEVATION:** 805 **MAP ID:** 57

NAME: ROCKWELL - BEST BUY
ADDRESS: 21601 VICTORY BLVD
WOODLAND HILLS, CA 91367
SAN DIEGO
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: No further action required
ID/Status: SLT43134132

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 08/12/1995
Global Id: SLT43134132
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.18862
Longitude: -118.600558
Case Type: Cleanup Program Site
Case Worker: RC
Local Agency: Not reported
RB Case Number: 0237B
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

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

SLIC REG 4:
Region: 4
Facility Status: No further action required
SLIC: 0237B
Substance: Not reported
Staff: Rebecca Chou

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S103987563 **DIST/DIR:** 0.413 ESE **ELEVATION:** 789 **MAP ID:** K58

NAME: SG HOUSING PROJECT
ADDRESS: 6625 VARIEL AVENUE
CANOGA PARK, CA
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: SL204521606

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 02/01/1997
Global Id: SL204521606
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.2030111844444
Longitude: -118.595956595556
Case Type: Cleanup Program Site
Case Worker: RC
Local Agency: Not reported
RB Case Number: 0447
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S103878682 **DIST/DIR:** 0.413 ESE **ELEVATION:** 789 **MAP ID:** K59

NAME: SG HOUSING/RENKEN LAB

ADDRESS: 6625 VARIEL
CANOGA PARK, CA 91304
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: No further action required

SLIC REG 4:
Region: 4
Facility Status: No further action required
SLIC: 0447
Substance: VOCs
Staff: Rebecca Chou

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER
ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Remediation
ID/Status: T0603780785

LUST:
Region: STATE
Global Id: T0603780785
Latitude: 34.20038
Longitude: -118.599927
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 05/18/2010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: ALT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030961
LOC Case Number: 00871
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

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

Contact:
Global Id: T0603780785
Contact Type: Regional Board Caseworker
Contact Name: ADAM TAING
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 West 4th Street
City: LOS ANGELES
Email: adam.taing@waterboards.ca.gov
Phone Number: 2135766752

Global Id: T0603780785
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603780785
Status: Open - Case Begin Date
Status Date: 11/15/2005

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER
ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Remediation
ID/Status: T0603780785

Global Id: T0603780785
Status: Open - Remediation
Status Date: 08/07/2008

Global Id: T0603780785
Status: Open - Remediation
Status Date: 05/18/2010

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 11/15/2005

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 05/20/2008

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 04/15/2009

Regulatory Activities:
Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603780785
Action Type: RESPONSE
Date: 07/14/2008
Action: Soil and Water Investigation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 05/19/2006
Action: Other Report / Document

Global Id: T0603780785
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603780785
Action Type: RESPONSE
Date: 08/15/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER
ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Remediation
ID/Status: T0603780785

Action: Well Installation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 07/15/2009
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603780785
Action Type: RESPONSE
Date: 08/15/2010
Action: CAP/RAP - Other Report

Global Id: T0603780785
Action Type: Other
Date: 11/15/2005
Action: Leak Discovery

Global Id: T0603780785
Action Type: Other
Date: 11/15/2005
Action: Leak Reported

Global Id: T0603780785
Action Type: REMEDIATION
Date: 11/15/2005
Action: Excavation

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 07/03/2015
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 04/15/2009
Action: Staff Letter

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 03/24/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER
ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Open - Remediation
ID/Status: T0603780785

Action: Staff Letter

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 08/07/2008
Action: Staff Letter

Global Id: T0603780785
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603780785
Action Type: RESPONSE
Date: 09/24/2015
Action: Well Installation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 09/24/2015
Action: CAP/RAP - Other Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603780785
Action Type: RESPONSE
Date: 11/21/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 05/18/2010
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW
ADDRESS: 7050 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030761
ID/Status: T0603702082
ID/Status: T0603702082

LUST:
Region: STATE
Global Id: T0603702082
Latitude: 34.198594
Longitude: -118.605483
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/20/1993
Lead Agency: LOS ANGELES, CITY OF
Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030761
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702082
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702082
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702082
Status: Completed - Case Closed
Status Date: 01/20/1993

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW
ADDRESS: 7050 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030761
ID/Status: T0603702082
ID/Status: T0603702082

Global Id: T0603702082
Status: Open - Case Begin Date
Status Date: 03/05/1992

Global Id: T0603702082
Status: Open - Remediation
Status Date: 12/28/1992

Regulatory Activities:
Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Discovery

Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Reported

Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Stopped

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030761
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603702082
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: 3/5/1992
Date Leak First Reported: 3/5/1992

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW

ADDRESS: 7050 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030761
ID/Status: T0603702082
ID/Status: T0603702082

Date Leak Record Entered: 7/10/1996
Date Confirmation Began: Not reported
Date Leak Stopped: 3/5/1992
Date Case Last Changed on Database: 1/20/1993
Date the Case was Closed: 1/20/1993
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7419.723371249271994317503796 2
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 12/28/1992
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: Not reported
Program: LUST
Lat/Long: 34.1983646 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER)

ADDRESS: 21404 SHERMAN WY
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Remediation Plan
ID/Status: 913030798
ID/Status: T0603702085

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030798
Status: Remediation Plan
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603702085
W Global ID: W0606501096
Staff: JW
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: Not reported
Date Leak First Reported: 1/26/1988
Date Leak Record Entered: 2/5/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/15/2000
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9146.914853811501642395686903
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 12/17/1988
Preliminary Site Assessment Began: 4/18/1989
Pollution Characterization Began: 12/5/1996
Remediation Plan Submitted: 8/24/2001
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 1/26/1988
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 2900
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER)

ADDRESS: 21404 SHERMAN WY
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Remediation Plan
ID/Status: 913030798
ID/Status: T0603702085

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: FINN MOLLER/PETE DAMICO
RP Address: 5777 W. CENTURY BLVD., #1187
Program: LUST
Lat/Long: 34.2010205 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: GROUNDWATER MONITORING REPORT NO PROP 65 NOTIFICATION. INFORMATION FROM LAFD REFERRAL CASEASSIGNED TO MYL ON 6/14/89.; 6/6/00 1ST QTR GW MON RPT 2000; 9/15/00 3RD QTR GW MON RPT 2000

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO
ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

LUST:
Region: STATE
Global Id: T0603702094
Latitude: 34.2010215
Longitude: -118.5972292
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/26/2006
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030898
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702094
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702094
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:
Global Id: T0603702094
Status: Completed - Case Closed
Status Date: 06/26/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO
ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

Global Id: T0603702094
Status: Open - Case Begin Date
Status Date: 05/01/1990

Global Id: T0603702094
Status: Open - Site Assessment
Status Date: 10/28/1997

Global Id: T0603702094
Status: Open - Site Assessment
Status Date: 01/23/1998

Global Id: T0603702094
Status: Open - Site Assessment
Status Date: 02/25/1999

Global Id: T0603702094
Status: Open - Site Assessment
Status Date: 08/03/2001

Global Id: T0603702094
Status: Open - Site Assessment
Status Date: 12/06/2001

Global Id: T0603702094
Status: Open - Verification Monitoring
Status Date: 05/01/1990

Regulatory Activities:
Global Id: T0603702094
Action Type: ENFORCEMENT
Date: 07/23/2002
Action: Staff Letter

Global Id: T0603702094
Action Type: Other
Date: 05/01/1990
Action: Leak Discovery

Global Id: T0603702094
Action Type: ENFORCEMENT
Date: 05/30/2006
Action: Notification - Preclosure

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO
ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

Global Id: T0603702094
Action Type: Other
Date: 05/01/1990
Action: Leak Reported

Global Id: T0603702094
Action Type: RESPONSE
Date: 02/24/2006
Action: Request for Closure

Global Id: T0603702094
Action Type: ENFORCEMENT
Date: 05/03/2006
Action: Site Visit / Inspection / Sampling

Global Id: T0603702094
Action Type: RESPONSE
Date: 10/28/2002
Action: Soil and Water Investigation Report

Global Id: T0603702094
Action Type: RESPONSE
Date: 08/03/2001
Action: Soil and Water Investigation Workplan

Global Id: T0603702094
Action Type: RESPONSE
Date: 02/25/1999
Action: Preliminary Site Assessment Report

Global Id: T0603702094
Action Type: ENFORCEMENT
Date: 06/26/2006
Action: Closure/No Further Action Letter

Global Id: T0603702094
Action Type: RESPONSE
Date: 02/24/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702094
Action Type: ENFORCEMENT
Date: 05/31/2001
Action: Staff Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO
ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030898
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702094
W Global ID: W0606501096
Staff: CEC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: 5/1/1990
Date Leak First Reported: 5/1/1990
Date Leak Record Entered: 1/15/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/28/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9230.991382624509248742945045
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 10/28/1997
Preliminary Site Assessment Began: 1/23/1998
Pollution Characterization Began: 12/6/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 5/1/1990
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: 12
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

GW Qualifier: Not reported
Soil Qualifier: <
Organization: Not reported
Owner Contact: Not reported
Responsible Party: JOHN MOE
RP Address: 49 STEVENSEN ST., 15TH FL
Program: LUST
Lat/Long: 34.2010215 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 5/98 - SITE INVESTIGATION; 9/13/00 SOIL AND GW RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103065163 **DIST/DIR:** 0.479 NNE **ELEVATION:** 797 **MAP ID:** L64

NAME: EXXON

ADDRESS: 7215 CANOGA
CANOGA PARK, CA 91404
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: 913030916
ID/Status: T0603702096

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030916
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603702096
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: SHERMAN WY
Enforcement Type: Not reported
Date Leak Discovered: 5/5/1988
Date Leak First Reported: 5/5/1988
Date Leak Record Entered: 9/11/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/16/1988
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9265.963642108704304247729471
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 9/16/1988
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103065163 **DIST/DIR:** 0.479 NNE **ELEVATION:** 797 **MAP ID:** L64

NAME: EXXON

ADDRESS: 7215 CANOGA
CANOGA PARK, CA 91404
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Pollution Characterization
ID/Status: 913030916
ID/Status: T0603702096

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHATTERON, BILL
RP Address: PO BOX 19649, IRVINE, CA 91404
Program: LUST
Lat/Long: 34.2014065 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: HEAVY CONTAMINATION INDICATED BY ON SITE ANALYZER --

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018
ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603742630

LUST:
Region: STATE
Global Id: T0603742630
Latitude: 34.201031
Longitude: -118.598216
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/12/2012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030970
LOC Case Number: 09452
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

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

Contact:
Global Id: T0603742630
Contact Type: Regional Board Caseworker
Contact Name: MARYAM TAIDY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mtaidy@waterboards.ca.gov
Phone Number: 2135766741

Global Id: T0603742630
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603742630
Status: Completed - Case Closed
Status Date: 07/12/2012

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018
ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603742630

Global Id: T0603742630
Status: Open - Case Begin Date
Status Date: 06/11/2004

Global Id: T0603742630
Status: Open - Site Assessment
Status Date: 06/11/2004

Global Id: T0603742630
Status: Open - Site Assessment
Status Date: 06/18/2008

Regulatory Activities:
Global Id: T0603742630
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 10/12/2012
Action: Well Destruction Report

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/11/2012
Action: Notification - Preclosure

Global Id: T0603742630
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 08/05/2006
Action: Other Report / Document

Global Id: T0603742630

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018
ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603742630

Action Type: RESPONSE
Date: 06/18/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 07/12/2012
Action: Closure/No Further Action Letter

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 07/12/2012
Action: Closure/No Further Action Letter

Global Id: T0603742630
Action Type: Other
Date: 06/11/2004
Action: Leak Discovery

Global Id: T0603742630
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: Other
Date: 06/11/2004
Action: Leak Reported

Global Id: T0603742630
Action Type: RESPONSE
Date: 06/28/2010
Action: Site Assessment Report

Global Id: T0603742630
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603742630

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: T0603742630

Action Type: RESPONSE
Date: 05/17/2011
Action: Request for Closure

Global Id: T0603742630
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603742630
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/06/2006
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830
ADDRESS: 21401 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030707
ID/Status: T0603702077
ID/Status: T0603702077

LUST:
Region: STATE
Global Id: T0603702077
Latitude: 34.2010474
Longitude: -118.597741
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/05/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030707
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

Contact:
Global Id: T0603702077
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702077
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603702077
Status: Completed - Case Closed
Status Date: 12/05/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830
ADDRESS: 21401 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030707
ID/Status: T0603702077
ID/Status: T0603702077

Global Id: T0603702077
Status: Open - Case Begin Date
Status Date: 05/04/1989

Global Id: T0603702077
Status: Open - Site Assessment
Status Date: 06/08/1989

Regulatory Activities:
Global Id: T0603702077
Action Type: Other
Date: 05/04/1989
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030707
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: EDFP
Global ID: T0603702077
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/4/1989
Date Leak Record Entered: 6/9/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/18/1997
Date the Case was Closed: 12/5/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830
ADDRESS: 21401 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030707
ID/Status: T0603702077
ID/Status: T0603702077

Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9224.990473220945129206104021
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/8/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: EXXON COMPANY, U.S.A.
RP Address: 2300 CLAYTON RD, SUITE 640, CONCORD, CA 94520
Program: LUST
Lat/Long: 34.2012395 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 10/01/96 - QUARTERLY MONITORING REPORT 04/04/97 - REPORT FOR THE ABANDONMENT OF THREE AIR SPARGING/SOIL VE & 6 GW MONITORING WELLS

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S107736792 **DIST/DIR:** 0.533 ESE **ELEVATION:** 789 **MAP ID:** 67

NAME: MTA ORANGE LINE **Rev:** 05/02/2016

ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD TO CANOGA PA ID/Status: 60000187
N. HOLLYWOOD TO WOODLAND HILLS, CA 91367 ID/Status: No Further Action
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:
Facility ID: 60000187
Status: No Further Action
Status Date: 10/29/2004
Site Code: 301216
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 102
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.19027
Longitude: -118.5909
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: Arsenic Lead
Confirmed COC: Arsenic Lead
Potential Description: SOIL
Alias Name: 110033605873
Alias Type: EPA (FRS #)
Alias Name: 301216
Alias Type: Project Code (Site Code)
Alias Name: 60000187
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 10/29/2004
Comments: The report summarizes the expedited removal of soil containing elevated levels of arsenic and lead along the right of way.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S107736792 **DIST/DIR:** 0.533 ESE **ELEVATION:** 789 **MAP ID:** 67

NAME: MTA ORANGE LINE **Rev:** 05/02/2016

ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD TO CANOGA PA ID/Status: 60000187
N. HOLLYWOOD TO WOODLAND HILLS, CA 91367 ID/Status: No Further Action
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Completed Date: 01/29/2004
Comments: The Report summarized sampling data for the MTA right-of-way.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/26/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S100946935 **DIST/DIR:** 0.565 SSE **ELEVATION:** 808 **MAP ID:** 68

NAME: TRILLIUM CLEANERS(FORMER)

ADDRESS: 6326 CANOGA AVE.
WOODLAND HILLS, CA 91367
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19720054
ID/Status: Refer: 1248 Local Agency

ENVIROSTOR:
Facility ID: 19720054
Status: Refer: 1248 Local Agency
Status Date: 04/25/2003
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 41
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 0
Longitude: 0
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19720054
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S100946935 **DIST/DIR:** 0.565 SSE **ELEVATION:** 808 **MAP ID:** 68

NAME: TRILLIUM CLEANERS(FORMER)

ADDRESS: 6326 CANOGA AVE.
WOODLAND HILLS, CA 91367
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19720054
ID/Status: Refer: 1248 Local Agency

Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S106665612 **DIST/DIR:** 0.732 South **ELEVATION:** 817 **MAP ID:** 69

NAME: THE PLAZA AT WARNER CENTER

ADDRESS: 6200-6250 CANOGA AVENUE
WOODLAND HILLS, CA 93041
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19000030
ID/Status: Refer: 1248 Local Agency

ENVIROSTOR:
Facility ID: 19000030
Status: Refer: 1248 Local Agency
Status Date: 03/18/2004
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 41
Senate: Not reported
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 0
Longitude: 0
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19000030
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S106665612 **DIST/DIR:** 0.732 South **ELEVATION:** 817 **MAP ID:** 69

NAME: THE PLAZA AT WARNER CENTER

ADDRESS: 6200-6250 CANOGA AVENUE
WOODLAND HILLS, CA 93041
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19000030
ID/Status: Refer: 1248 Local Agency

Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S103642982 **DIST/DIR:** 0.783 NW **ELEVATION:** 803 **MAP ID:** 70

NAME: EXCLUSIVE AUTO
ADDRESS: 22217 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19750103
ID/Status: Refer: 1248 Local Agency

ENVIROSTOR:
Facility ID: 19750103
Status: Refer: 1248 Local Agency
Status Date: 08/16/2001
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.20128
Longitude: -118.6109
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19750103
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/25/2001
Comments: Per email from Maria Gillette dated 5/5/2015. Received Closure Report from CUPA.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S103642982 **DIST/DIR:** 0.783 NW **ELEVATION:** 803 **MAP ID:** 70

NAME: EXCLUSIVE AUTO

ADDRESS: 22217 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19750103
ID/Status: Refer: 1248 Local Agency

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S105628548 **DIST/DIR:** 0.838 North **ELEVATION:** 808 **MAP ID:** 71

NAME: NEW TIERRA DEL SOL, L.P.

ADDRESS: 7505 CANOGA
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19750092
ID/Status: No Further Action

ENVIROSTOR:
Facility ID: 19750092
Status: No Further Action
Status Date: 01/09/2003
Site Code: 304250
Site Type: School Investigation
Site Type Detailed: School
Acres: 5.3
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.1977
Longitude: -118.6018
APN: NONE SPECIFIED
Past Use: ELECTRIC GENERATION/SUBSTATION, VEHICLE MAINTENANCE
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CANOGA PARK PRIMARY CENTER
Alias Type: Alternate Name
Alias Name: CANOGA PARK PRIMARY CENTER (PROPOSED)
Alias Type: Alternate Name
Alias Name: NEW ECONOMICS FOR WOMEN
Alias Type: Alternate Name
Alias Name: NEW ECONOMICS FOR WOMEN-CANOGA PARK ES
Alias Type: Alternate Name
Alias Name: 304250
Alias Type: Project Code (Site Code)
Alias Name: 19750092
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 07/01/2002

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S105628548 **DIST/DIR:** 0.838 North **ELEVATION:** 808 **MAP ID:** 71

NAME: NEW TIERRA DEL SOL, L.P.

ADDRESS: 7505 CANOGA
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

Rev: 05/02/2016
ID/Status: 19750092
ID/Status: No Further Action

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/16/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/06/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an 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. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 7 NAPA CO. LUST - Sites With Reported Contamination. LUST REG 8 - Leaking Underground Storage Tanks. SAN FRANCISCO CO. LUST - Local Oversite Facilities. LUST - Geotracker's Leaking Underground Fuel Tank Report. SAN MATEO CO. LUST - Fuel Leak List. LUST REG 6L - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 9 - Leaking Underground Storage Tank Report. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 2 - Fuel Leak List. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST SANTA CLARA - LOP Listing. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. SOLANO CO. LUST - Leaking Underground Storage Tanks. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. Riverside County Underground Storage Tank Cleanup Sites (LUST). RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: AST A listing of aboveground storage tank petroleum storage tank locations. AST - Aboveground Petroleum Storage Tank Facilities

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: CA LA LF LOS ANGELES CO. LF - List of Solid Waste Facilities. VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. WMUDS/SWAT - Waste Management Unit Database. SAN DIEGO CO. LF - Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. SAN DIEGO CO. LF - Inventory of Illegal Abandoned and Inactive Sites

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program US CDL - Clandestine Drug Labs.

Other Tanks: SWEEPS UST Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. SWEEPS UST - SWEEPS UST Listing

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. LA Co. Site Mitigation - Site Mitigation List. WDS - Waste Discharge System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: San Mateo County Environmental Health Services Division

Updated Semi-Annually

Database Sources

State/Tribal Tanks: California Environmental Protection Agency

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Alabama Ave	0.04 East		
Bassett St	0.10 North		
Canoga Ave	0.12 East		
Deering Ave	0.21 NE		
Eton Ave	0.24 East		
Hart St	0.23 North		
Jordan Ave	0.18 WNW		
Owensmouth Ave	0.11 West		
Remmet Ave	0.04 West		
Vanowen St	0.02 South		

Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

21515 VANOWEN STREET CANOGA PARK, CA 91303

Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.194066 Longitude: 118.599629)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR internal use only): 4700985.2s
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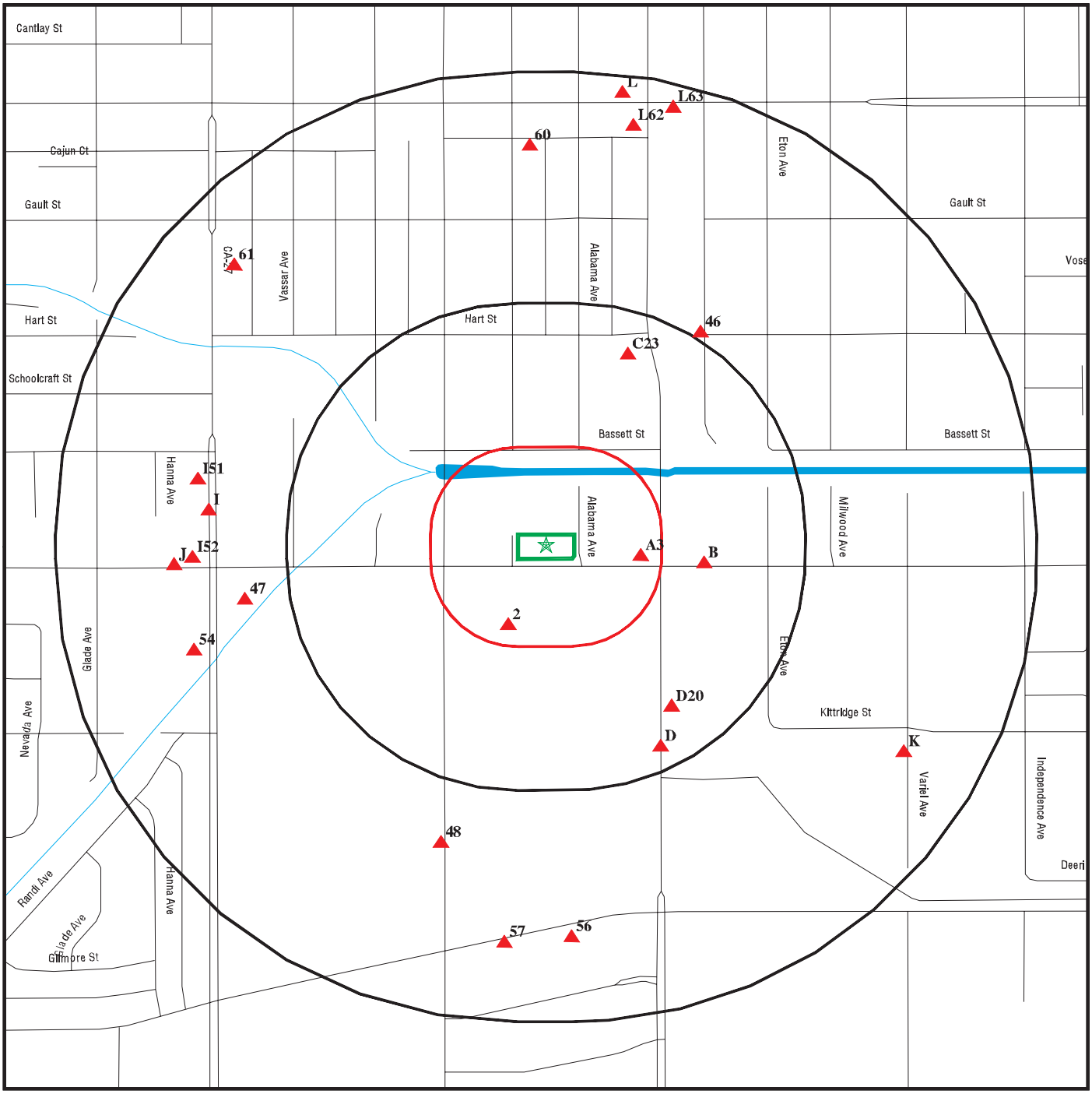
16-08-18.16:49:02.Thu

Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ **Target Property (Latitude: 34.194066 Longitude: 118.599629)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

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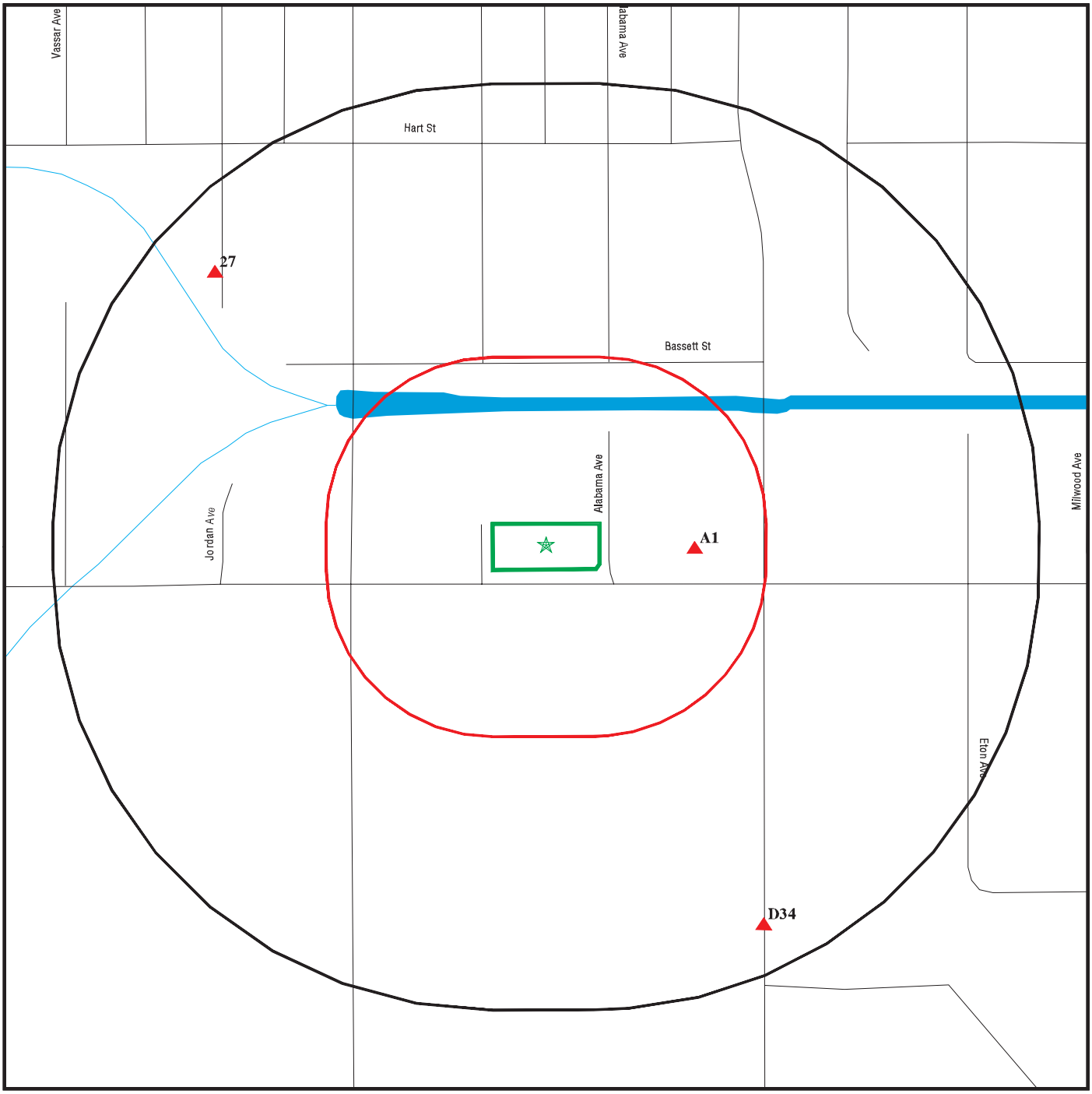
16-08-18.16:50:47.Thu

Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.194066 Longitude: 118.599629)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

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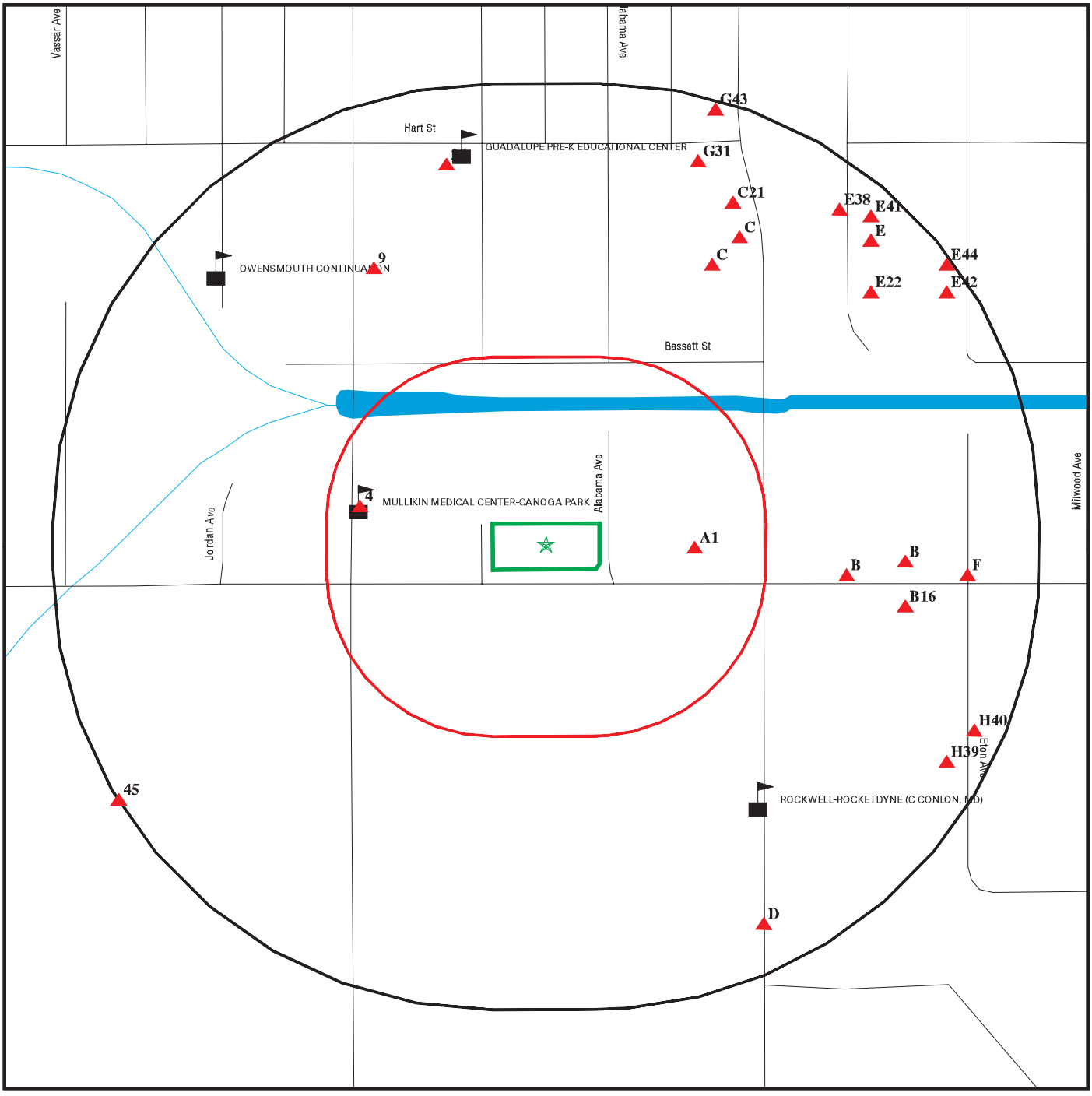
16-08-18.16:53:15.Thu

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS

21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 34.194066 Longitude: 118.599629)
- Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

EDR Reference Code (EDR Internal use only): 4700985.2s

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16-08-18.16:55:22.Thu

Site location Map

Topo: 0.75 Mile Radius

21515 VANOWEN STREET CANOGA PARK, CA 91303

Map Image Position: TP
Map Reference Code & Name: 5630737 Canoga Park
Map State(s): CA
Version Date: 2012

CENTEC engineering
Environmental Assessments and Solutions
4299 MacArthur Blvd. Suite 107 • Newport Beach, CA 92660
(949) 476-8922 • FAX (949) 474-3222

February 25, 2021

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

Re: Addendum to Centec Engineering's
Phase I Environmental Site Assessment
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our Phase I ESA completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") in August 29, 2016. In particular, Centec has been asked to conduct a desktop review of publicly available materials related to subsurface remediation being undertaken at the UTC/Rockwell/Rocketdyne property (the "UTC Site") located south and southeast of the Sandstone Property and evaluate the efficacy of that remediation and potential for vapor encroachment conditions at the Sandstone Site. Centec understands an update may be useful for you to assist the City of Los Angeles in its final review and approval for your proposed redevelopment of the Sandstone Property.

In order to complete this review, Centec reviewed the Phase 1 Environmental Site Assessment prepared in August 2016, as well as numerous documents available for the UTC Site on the State's GeoTracker and EnviroStor websites. Although Centec reviewed most of the reports and documents that pertained to the UTC Site available on the websites, the most pertinent ones that provided useful information on the UTC Site and its possible impact on the Sandstone Property included the following:

- Annual Groundwater Monitoring Reports, prepared by Haley & Aldrich (H&A), 2008 – Jan. 2020
- "Work Plan for On-Site Soil Vapor Sampling," prepared by H&A, 12/17/20
- "Approval Letter –Work Plan On-Site Soil Vapor Sampling," LARWQCB, 12/28/20

- "Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater," H&A, 9/15/20, plus "Request for Modification to the Supplemental Work Plan", H&A, 1/5/21
- "Approval Letter – Supplemental Work Plan for Enhanced In-Situ Remediation and Chemical Reduction," LARWQCB, 12/28/20
- "Remedial Action Implementation Report for Off-Site Supplemental Injection EISB Amendments – October to November 2019," H&A, 2/18/20
- "Soil Management Plan for All Site Construction and Maintenance Activities," H&A, 6/14/19
- "Transmittal of OEHHA's Comments on the Human Health Risk Assessment…Former Boeing Canoga Facility," LARWQCB, 1/24/19
- "Soil Remediation Closure Report," H&A, 12/22/17
- "Closure Report for Groundwater Extraction and Treatment System, UTC," H&A, 1/12/16
- "Report on CPT and MIHPT Groundwater Investigations," H&A, 11/12/14
- "Report on Site-Wide Soil and Soil Gas Investigation," H&A, 1/7/08
- "Covenant and Environmental Restriction on Property," LARWQCB, 7/29/19
- Various Community Outreach and Public Notice Presentations, 2020

All of these reports and documents, as well as others are available for review on the GeoTracker website, with the following link: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL204281528 under "Site Maps / Documents" tab.

Centec has also attached various site plans, figures and aerial photographs of the Sandstone and UTC properties, with additions of addresses and other features, at the end of this Addendum.

In sum, based on the available and most current data for the UTC Site, it appears UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the Sandstone Property. UTC Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps depict an ever-narrowing outer plume boundary that continues to move farther away from the Sandstone Property. Remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations at the UTC Site, and the ongoing actions

are fully expected to continue the reduction process. It therefore appears reasonable to conclude that no significant vapor encroachment condition would be likely for the Sandstone Property at this time.

I. The 2016 Phase I ESA

When the Phase I report was completed, the Sandstone Property was described as a rectangular-shaped parcel of 1.01 acres improved with a two-story office building with a subterranean parking garage. Based on the site inspection conducted at that time (August 17, 2016), the use of the property was noted to only be by office-related tenants, with no use of suspect hazardous materials. There were no retail uses noted, the elevator room was noted to be extremely clean, the two maintenance offices were noted to only contain some containers of latex paints within their small storage rooms, and no unusual spills, stains, stressed vegetation, USTs or ASTs, or other significant issues of environmental concern were noted. The sub-grade parking area under the building and the two small parking lots on the east and west sides of the building were noted to be concrete-paved with no significant stains. Based on Centec's historical and regulatory research conducted as part of the Phase 1 ESA process, it was confirmed that the building was constructed in 1982 and replaced older residences that had been on the site for decades. No historical concerns were identified by the research completed during preparation of the Phase 1 ESA.

For reference, a current aerial photograph of the immediate vicinity of the Sandstone and UTC properties captured on the GeoTracker website is attached to this Addendum. Centec has added various notations in blue ("Sandstone Bldg" on the north side of Vanowen Street, and "UTC Property" on the south side of Vanowen Street), as well as specific addresses and features in red ("21515" on the Sandstone Property, "Mira Apts" recently constructed across Alabama Street to its east, and the building designations for the 4 primary buildings formerly present on the UTC Site). Following this current aerial photograph is an aerial photo from 1960 obtained from a community outreach presentation by the LARWQCB. It was taken from a low-altitude airplane looking south toward the former UTC Site, with its former Building 038 at right, Buildings 004 and 043 at left, Building 001 at rear, and Canoga Avenue at left (its east side). It also depicts the residential development between the Los Angeles River on the bottom of the photo (the north side of the area) and Vanowen Street (the north perimeter of the UTC Site adjacent to the parked cars). The former residences on the Sandstone Property are evident in the central area along the north side of Vanowen Street with Alabama Street to the left (east).

As part of the Phase I ESA, Centec also reviewed the known sources of contamination in the vicinity of the Sandstone Property, and noted there were 26 such sites within a 1/2-mile radius of the subject property. Of specific interest here, Centec's research noted that the former Boeing/Pratt & Whitney/Rocketdyne facility ("UTC Site") encompassed approximately 47 acres between Vanowen Street on the north, Canoga Ave. on the east, Victory Blvd. on the south, and Owensmouth Ave. on the west. It did not include a parcel of almost 5 acres at the southwest corner of the overall area (developed as a Best Buy building in 1995). The site was developed in the mid-1950's for the manufacture of rocket engines and related systems, initially as Rockwell, Rocketdyne and Pratt and Whitney, then subsequently under Boeing's ownership. The overall site has more recently been known as United Technologies Corporation (UTC) as the current owner and Responsible Party. Site investigations began in 1984 and continue to this day with the apparent last stages of groundwater remediation to be completed. All of the former site buildings have been removed.

The northwest 9 acres of the overall site was improved as Building 038 and operated for research and development activities by Pratt & Whitney. The building was demolished prior to 2006. Some contamination was encountered in the soil and groundwater, primarily by heavy metals and volatile organic compounds (VOCs) such as PCE and TCE (common industrial degreasing solvents). Following extensive site investigation and groundwater monitoring, impacted soils were excavated down to a maximum depth of 18 feet below ground surface (bgs) in 4 areas, with a total of 2,202 tons of soil removed and transported for off-site disposal. Following this work, the "Building 038 Area Soil" case was granted a closure on October 21, 2010 by the LARWQCB as the lead regulatory agency. The closure letter acknowledged that groundwater had been encountered at 16 feet bgs (and generally noted as 16-24 feet bgs across the overall UTC Site), and "no significant sources for groundwater impacts have been identified as being present within the Building 038 Area." The impacts noted were attributed to sources on the rest of the UTC facility. The closure further noted that "no significant threat to groundwater resources is present in the soil underlying the Building 038 Area and does not appear to be a human health risk concern." Accordingly, no further actions were required for this northwest portion of the overall site, but investigations and remediation continued for the remainder of the overall site.

The remainder of the UTC facility included Rocketdyne Building 004 to the east of Building 038, and then the main production and manufacturing facilities (generally noted as Rocketdyne Building 001) on the southern two-thirds of the overall property. Building 004 was described as an office building and its adjacent smaller building 043 was described as a cafeteria, and were demolished with the other site buildings in 2016-2017. The most

significant sources of VOC contamination were identified within and along the north side of Building 001 and farther south in the central area of the building. This facility utilized various features of environmental concern, including clarifiers, sumps, solvent-based degreasers, trench drains, etc. and spills and leaks of VOCs, heavy metals, and petroleum hydrocarbons occurred over the years. Rockwell/Rocketdyne/UTC completed hundreds of sample locations over the past 3 decades to collect samples of soil, soil vapor and groundwater. This work identified generally low permeability soil (silty clays, sandy clays, sandy silts, clayey silts and silty fine sands) in the upper vadose zone down to 15-18 feet bgs, at which point groundwater is encountered. Three distinct groundwater zones have been identified, including the Upper, Intermediate and Deep zones, and all consistently flow towards the northeast.

The releases impacted groundwater, but the source areas were approximately 600-800 feet to the southeast and 1200 feet to the south of the Sandstone Property, and the Phase I ESA described the various remediation efforts that had significantly reduced the VOC concentrations. Groundwater at the UTC Site has consistently flowed to the northeast, and the available data did not suggest any significant impact to groundwater below the Sandstone Property has likely occurred. The nearest available monitoring point was 150 feet southeast of the Sandstone Property, and it only contained 17 μg/L PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 had significantly reduced VOC concentrations in the source areas, it was reasonably presumed any remnant VOCs across the property will also attenuate over time. Centec's overall conclusion regarding off-site sources of contamination was that "All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property."

In further conformance with ASTM guidelines, Centec summarily evaluated the potential for a vapor encroachment condition to impact the Sandstone Property. This ASTM evaluation is intended to be a cursory review and evaluation of nearby sources of contamination and their distance from the subject property, their location relative to groundwater flow (upgradient, downgradient), significance of known or potential releases of specific "Contaminants of Concern" (COC) with carcinogenic health risks, and their potential for a significant adverse impact to the subject property (collectively referred to as the "Tier 1 Screening"). Actual subsurface sampling to evaluate a potential risk is not required under the ASTM guidance. Based on this Tier 1 Screening, Centec noted that "there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude

that a VEC cannot be ruled out for the subject property, although the likely risk would appear low."

II. UTC Site Remediation

Given the recent changes in the status of the Sandstone Property and the current evaluation by the City of Los Angeles for the proposed demolition and redevelopment of the property, Centec was requested to provide a current review of the UTC Site property and its probable level of environmental impact on the subject property.

A review of the publicly available documents related to the UTC Site investigation and remediation identified above indicated that the more recent site investigation and remediation activities (since at least 2005) have been conducted by Haley & Aldrich (H&A), working under regulatory scrutiny and supervision by the LARWQCB. H&A identified 48 "Soil Impact" areas in and around Building 001 based on the extensive sampling activities, and the impacted soils were excavated out and transported for off-site disposal in 2017. Final verification sampling after the excavation activities concluded the remnant contaminants that were left in place in the vadose soil were protective for site use and groundwater, and further soil mitigation was not necessary. Following their review of the excavation report, as well as follow-up soil vapor sampling and construction-related soil management plan reports, the LARWQCB issued a limited "closure" for the vadose soils with a "Covenant and Environmental Restriction on Property" issued in late July 2019. The covenant recognized that certain restrictions on use of the property were identified, and the groundwater remediation activities were still ongoing.

Groundwater investigations (the reports of which are referenced above) have also been ongoing at the UTC Site since at least 1984, with samples collected with monitoring wells and with Hydropunch or grab technologies. Based on the early results with elevated concentrations of VOCs clearly detected in source area groundwater under Building 001, remediation was conducted via a pump and treat extraction system from 1991-1998, during which time 57,000,000 gallons of water were pumped out and treated. Nine extraction wells were utilized along the north and east perimeters of the site to capture the groundwater and act as a hydraulic barrier to off-site migration of contaminants. H&A commenced groundwater activities in 2006 by completing 21 CPT borings to further characterize the water-bearing zones, collect grab groundwater samples, and further assess the status of groundwater quality at the site at that time. Three new groundwater monitoring wells were also installed, bringing the sitewide total at that time to 46. Analytical results of the 97 groundwater samples collected at that time identified no concentrations of heavy metals, Total Petroleum Hydrocarbons or Emergent Chemicals

(1,4-Dioxane and Perchlorate) above California MCLs. However, concentrations of PCE, TCE and 1,1,-DCE were detected above MCLs, with the highest concentrations detected in the northeast quadrant of the site and plume maps showing a clear southwest to northeast directional orientation to the contaminant mass following the flow of groundwater. The highest concentrations were identified in the middle and lower areas of the Intermediate groundwater zone, with TCE/PCE detected at maximum concentrations of 360/77 µg/L (parts per billion) near and northeast of the northeast corner of Building 001. This primary source area is 650 feet southeast of the southeast corner of the Sandstone Property. Concentrations were substantially less in the upper groundwater zone, with TCE/PCE detected at maximum concentrations of 37/91 µg/L. The VOCs detected were noted to be significantly lower than those detected prior to initiation of the pump and treat system in 1991. In relation to the Sandstone Property, Centec notes the available sample points identified lower concentrations, with a CPT grab sample 350 feet to the southeast of Sandstone (CPT-104) containing TCE-PCE at 11.8/74.5 µg/L and a well sample 350 feet to the south (B-9) containing ND/6.0 µg/L. Following this work, a site-wide investigation was conducted in late 2007 to evaluate the presence of VOCs in soil and soil gas at the site. A site plan from the report of findings depicting the locations and findings of the investigation is attached to this report.

Subsequent to this site-wide work, H&A proposed and installed a new groundwater extraction and treatment system in 2011. The system operated from January 2012 until October 2015. Over 7.5 million gallons of water were captured and treated, with over 33 pounds of VOCs calculated to have been removed. Two extraction well were used, both of which were located in the heart of the VOC plume along the northeast side of Building 001, with most of the extraction conducted in the Intermediate zone (78%) and the remainder in the Deep zone. During the process, TCE was reduced form a maximum concentration (in well EX-1) of 1,670 µg/L to 11-535 µg/L, and PCE from 86.7 to 38-52 µg/L.

With further reduction of the VOC mass, H&A next initiated a new remedial strategy of in-situ injection of amendment compounds into the groundwater to bio-degrade the remnant VOCs. An initial pilot study was completed in 2009, and a follow-up trial was completed in 2012, both of which indicated the remedial approach was beneficial in degrading and destroying the VOCs. However, the compounds are injected into the groundwater (typically as a vertical column with rows of columns grouped together to form a barrier across the flow of groundwater), and the amendments only last and are effective for a period of time (months to a few years at most, depending on the compounds used). Additional injections were then completed in October-December 2015 in all 3 water bearing zones and in a southwest to northeast pattern from the north side of Building 001

to the extreme northeast corner of the site. Another round of injections was completed in February-March 2018, with one "Barrier Injection" area completed along the north side of Building 001 for the Upper groundwater zone and 5 distinct "Barriers" injected in both the Intermediate and Deep groundwater zones covering an area from the north wall of Building 001 northeasterly along Canoga Ave. and up to the northeast corner of the UTC Site. Based on the results of continuous groundwater monitoring throughout this period, it was evident some VOCs had migrated further to the northeast across the intersection of Vanowen Street and Canoga Avenue, and additional injection points were proposed and completed in Oct-Nov 2019 at a commercial development northeast of the intersection. Additionally, more enhanced injections were recently proposed throughout the treatment area on the UTC Site. Graphic depictions of the proposed new injection points within the 3 groundwater zones are included at the end of this report. A proposal was also presented to the LARWQCB in December 2020 to conduct additional soil vapor testing across the UTC Site to evaluate the current status of VOCs in vapor phase. Graphic depictions of these locations are included at the end of this report. Both of these proposals have recently been approved by LARWQCB, and will presumably be implemented as soon as possible.

III. Effectiveness of UTC Site Remediation

Based on the available information, it is quite clear UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the subject Sandstone Property. Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps have depicted an ever-narrowing outer boundary that continues to move farther away from the Sandstone Property.

For example, readily available reports by H&A in the state's GeoTracker website include plume outlines with iso-concentration lines plotted onto the site showing outer boundaries of the plume (where concentrations of TCE and PCE are no more than the MCL of 5 μg/L) and within the outer boundaries are additional lines depicting areas of higher and higher concentrations. The earliest available of these plume maps from 2008 depict the outer line (least contaminated edge of the plume at 5 μg/L) to be approximately 290 feet southeast of the Sandstone building's southeast corner, and the source area with the highest concentrations approximately 700 feet to the southeast. The June 2018 maps depicted the nearest low contamination zones as 350 feet to the southeast, and the most

recent maps for sampling in December 2019 depict the nearest low contamination lines as 500 feet to the southeast and the remnant source area 675 feet south of the subject property's southeast corner. Copies of these depictions of the expected extent of the groundwater plume emanating from the UTC Site, which were included in a Powerpoint presentation for a public meeting in November 2020 and in representative groundwater monitoring reports in 2008, 2014 and 2019, are attached to this report. They show flow direction and iso concentration lines for PCE and TCE concentrations in the shallowest groundwater zone for each of the 3 years.

Summary tables of contaminant concentrations in groundwater show the concentrations of PCE in this source area had decreased from a maximum of 1,920 µg/L in 2015 to 5.1 µg/L in 2019 following the groundwater pumping and treating of the in-situ injections, and TCE was reduced from 710 to 27 µg/L. The groundwater flow direction was consistently to the northeast during all of this time, and the additional data provided by expanded groundwater monitoring and in-situ injection monitoring northeast of the intersection depicted the nearest lines of low contaminant concentrations were 425 feet east of the Sandstone Property. The most recent work plan report by H&A in September 2020 and its "Request for Modification" to the Work Plan in January 2021 suggested the outer plume lines were even further reduced, and it is expected this trend will continue as the latest injections are monitored. Copies of pertinent site plans and plume depictions from the most recent "Request for Modification" Work Plan are also attached to this report for reference.

Based on the reduction in the contaminant mass following H&A's groundwater treatments and initial injection successes, 51 of the site's remaining groundwater monitoring wells outside of the plume areas were abandoned in 2015. These included a few wells south and southeast of the Sandstone Property between Sandstone and the impacted plume area, all of which appeared to have only been minimally impacted (general 0-20 µg/L). Given the consistent northeasterly flow of groundwater at this site, Sandstone's crossgradient location relative to the flow of groundwater, and the distance between Sandstone and the areas of groundwater contamination (400-600 feet), lower concentrations of VOCs would have been expected in the outer wells closer to the Sandstone Property.

Based on the available and most current data for the UTC Site south and southeast of the Sandstone Property, it appears remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations, and the ongoing actions are fully expected to continue the reduction process. It therefore appears reasonable to

conclude that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

III. Other Observations

While completing this research, Centec notes that a new apartment complex, known as Mira Apartments, has recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories and features "174 contemporary apartment homes" and underground parking. Its southeast corner is approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex.

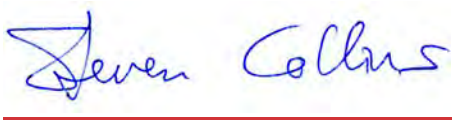
Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume.

Based on the recent residential redevelopments at these nearby properties that are closer to the UTC Site plume than Sandstone's Property, it would only appear reasonable that the City of Los Angeles would also proceed with approval for the proposed Sandstone Property redevelopment.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

Sincerely,

CENTEC ENGINEERING, INC.



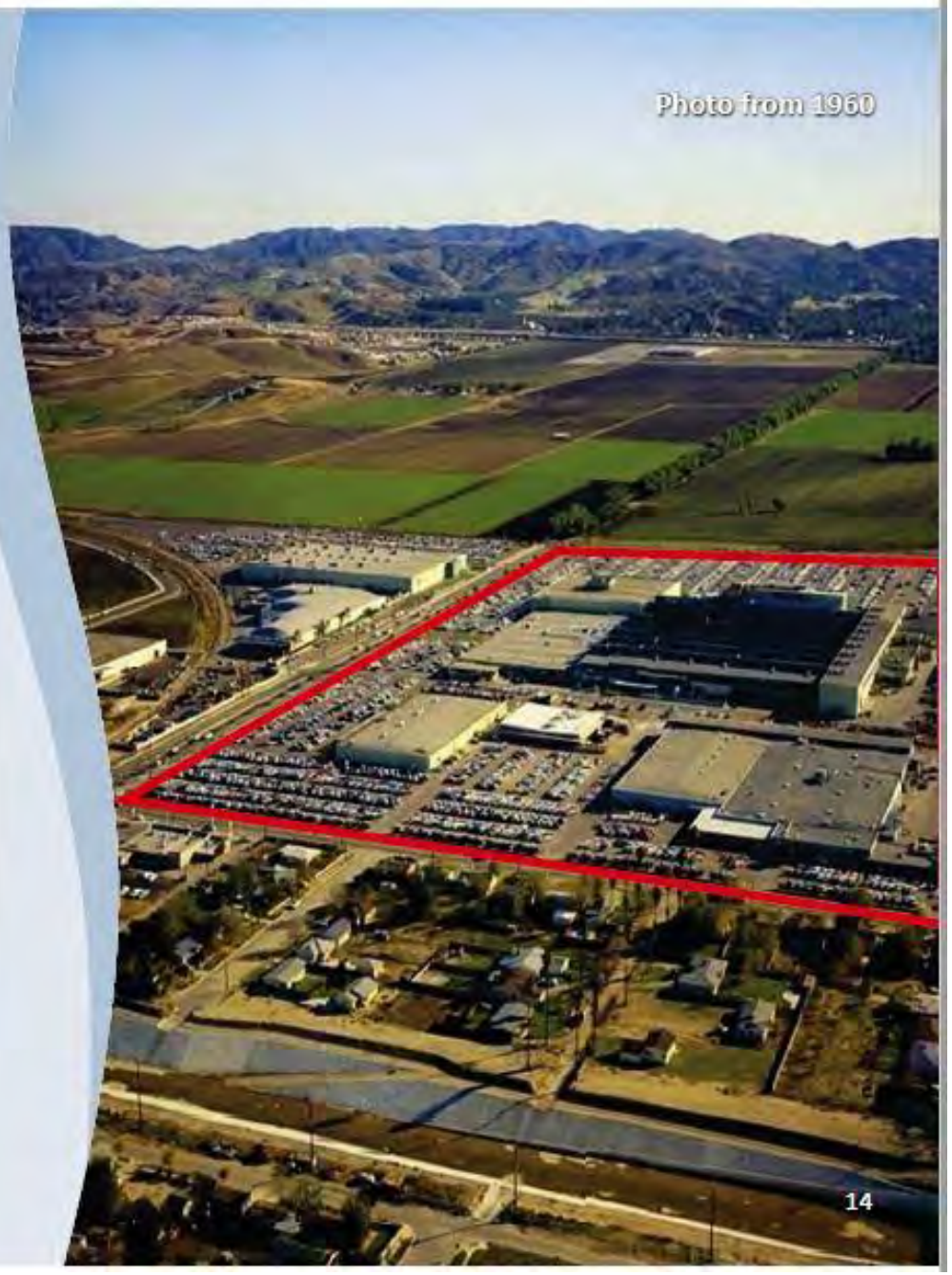
Steven N. Collins
Principal

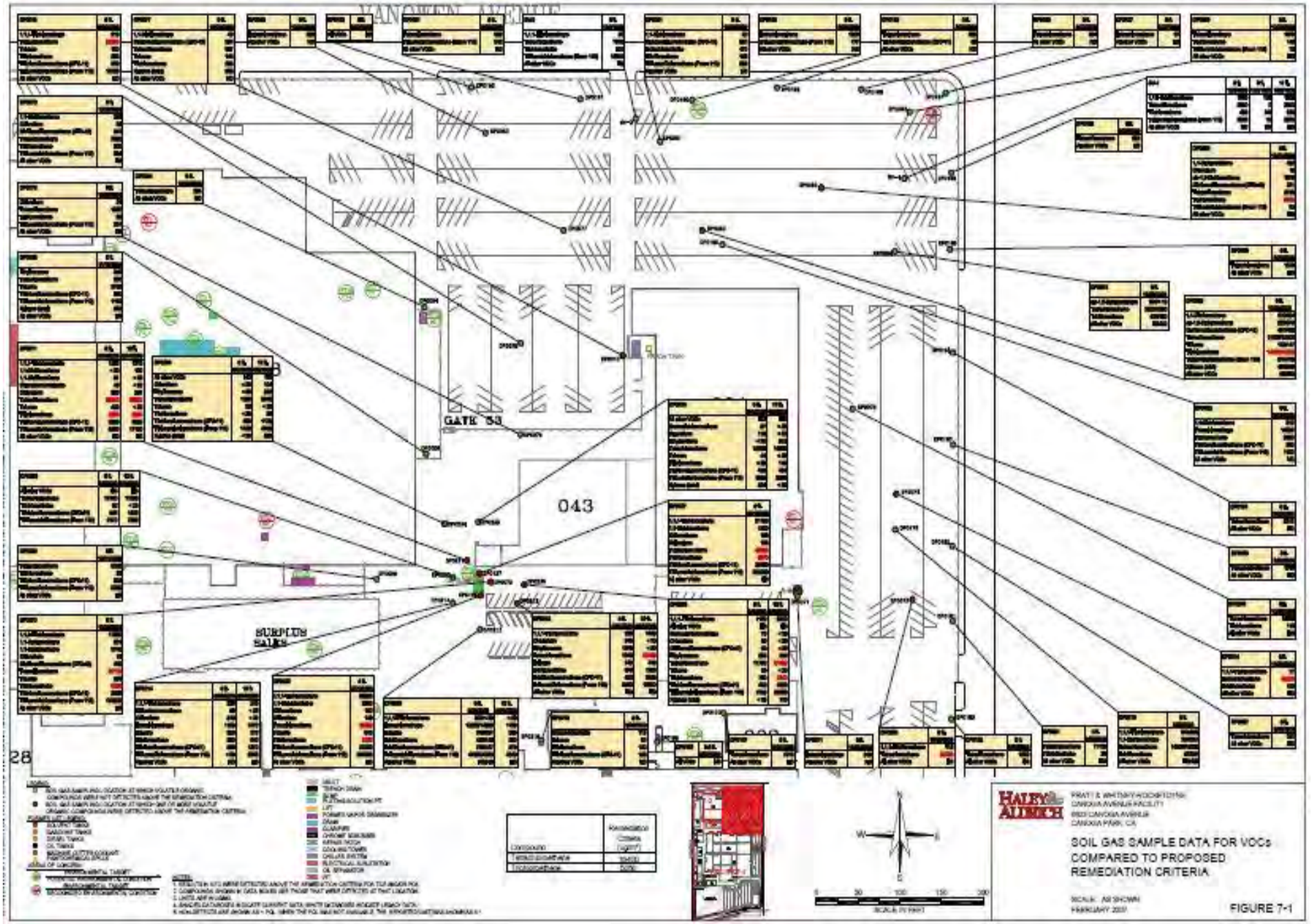
RING Baked
Tofu Donuts
Takeout · Delivery
White Smile
Dental Group
Dragon King
Takeout · Delivery
Mira
Apts
Sandstone
Bldg
21515
nowen St
Vanowen St
Jacobi Building
Materials Co
Delivery
A
Versa Ti & Stor
UTC Property
FedEx Ship Center
Owensmouth Ave
Former
Bldg 038
Former
Bldg 004
Former
Bldg 043
Eton at Warner Center
Orange Line Busway
Former
Bldg 001
Rocketdyne Driveway
Canoga Orange
Line Station
Owensmouth Ave
PetSmart
Canoga A
Best Buy
Map data ©2021

Presentation Outline
Resumen de la Presentación

1. Site location and history
   Ubicación e historial del sitio
2. Site assessment and clean-up to date
   Evaluación del sitio y limpieza hasta la fecha
3. Addressing community concerns
   Abordar las preocupaciones de la comunidad
4. Next steps
   Próximos pasos
5. Questions & Answers
   Preguntas y Respuestas

Water Boards





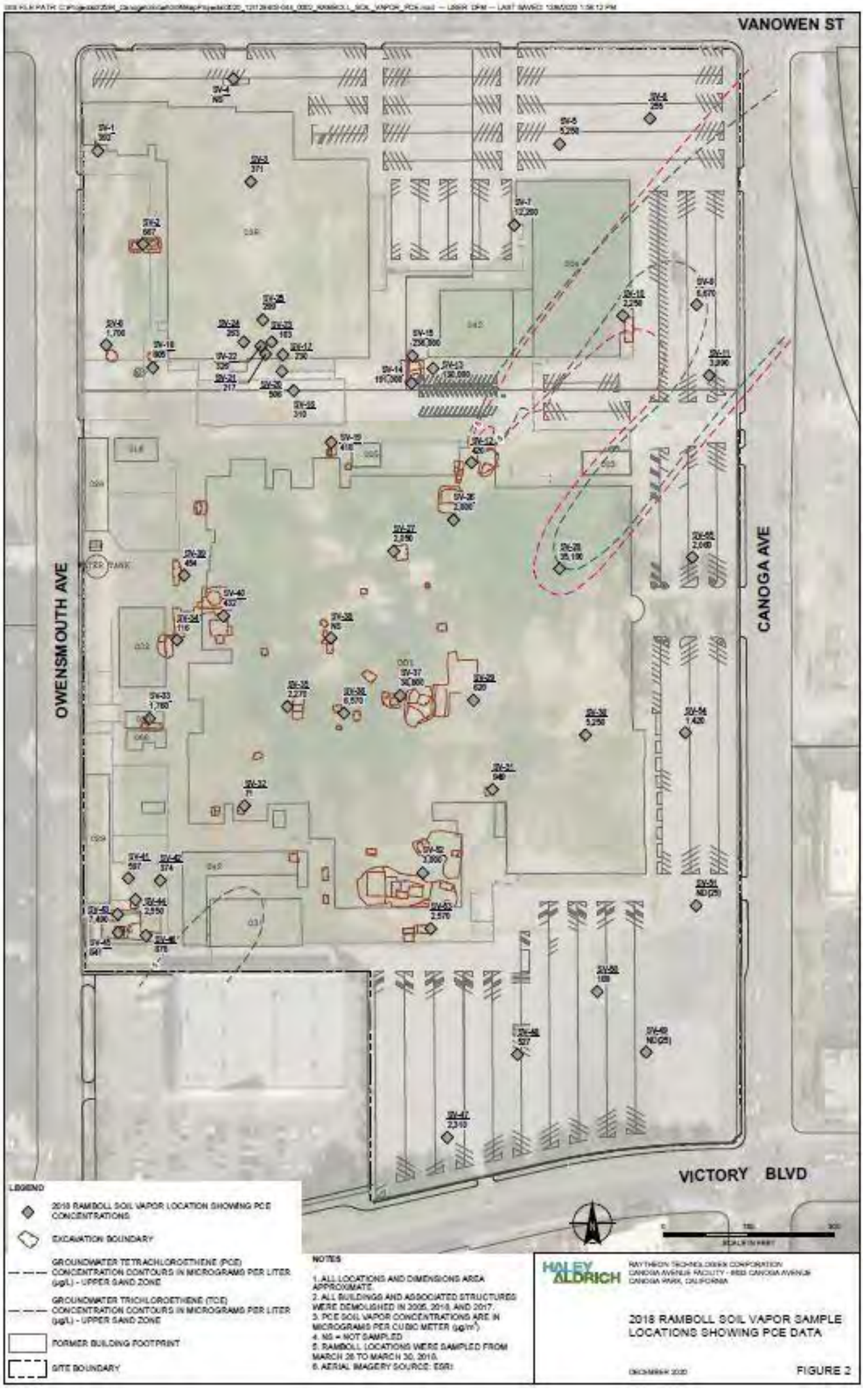
HALEY & ALDRICH

PRATT & WHITNEY ROCKETDYNE
CANOGA AVENUE FACILITY
6633 CANOGA AVENUE
CANOGA PARK, CA

SOIL GAS SAMPLE DATA FOR VOCs COMPARED TO PROPOSED REMEDIATION CRITERIA

SCALE: AS SHOWN
FEBRUARY 2010

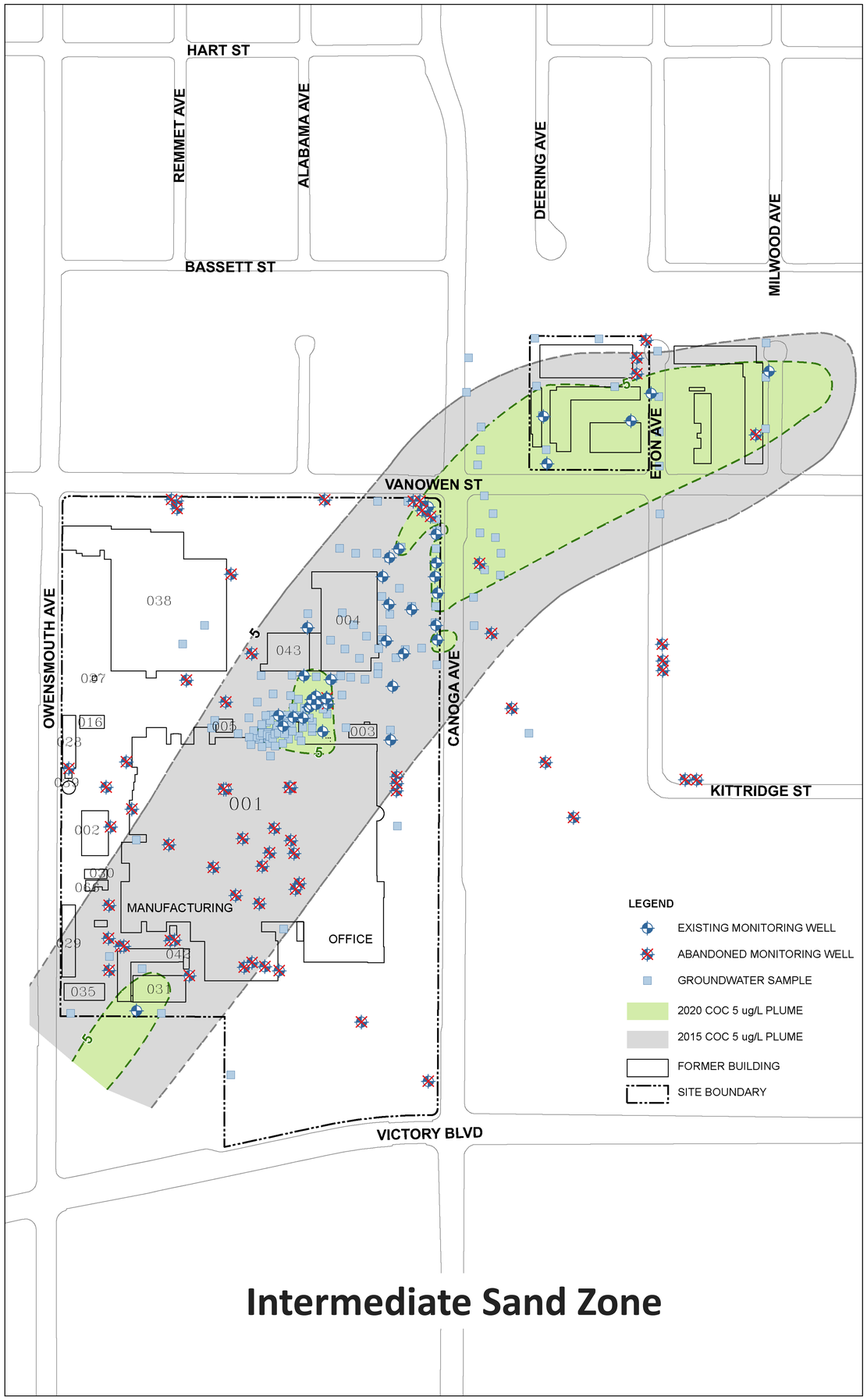
FIGURE 7-1


VANOWEN ST
OWENSMOUTH AVE
CANOGA AVE
VICTORY BLVD
SV-1 302
SV-2 667
SV-3 371
SV-4 ND
SV-5 5,250
SV-6 285
SV-7 12,200
SV-8 6,670
SV-9 1,700
SV-10 805
SV-11 3,890
SV-12 230
SV-13 130,000
SV-14 19,000
SV-15 250,000
SV-16 2,250
SV-17 410
SV-18 454
SV-19 116
SV-20 2,270
SV-21 6,570
SV-22 620
SV-23 1,780
SV-24 5,250
SV-25 1,420
SV-26 2,800
SV-27 2,310
SV-28 35,100
SV-29 2,040
SV-30 ND
SV-31 940
SV-32 71
SV-33 ND
SV-34 2,000
SV-35 ND
SV-36 ND
SV-37 36,000
SV-38 ND
SV-39 ND (25)
SV-40 432
SV-41 597
SV-42 374
SV-43 2,570
SV-44 2,550
SV-45 691
SV-46 376
SV-47 2,310
SV-48 527
SV-49 ND (25)
SV-50 169
SV-51 ND (25)
SV-52 7,400
SV-53 3,000
SV-54 1,420
SV-55 ND (25)
SV-56 ND (25)
SV-57 ND (25)
SV-58 ND (25)
SV-59 ND (25)
SV-60 ND (25)
SV-61 ND (25)
SV-62 ND (25)
SV-63 ND (25)
SV-64 ND (25)
SV-65 ND (25)
SV-66 ND (25)
SV-67 ND (25)

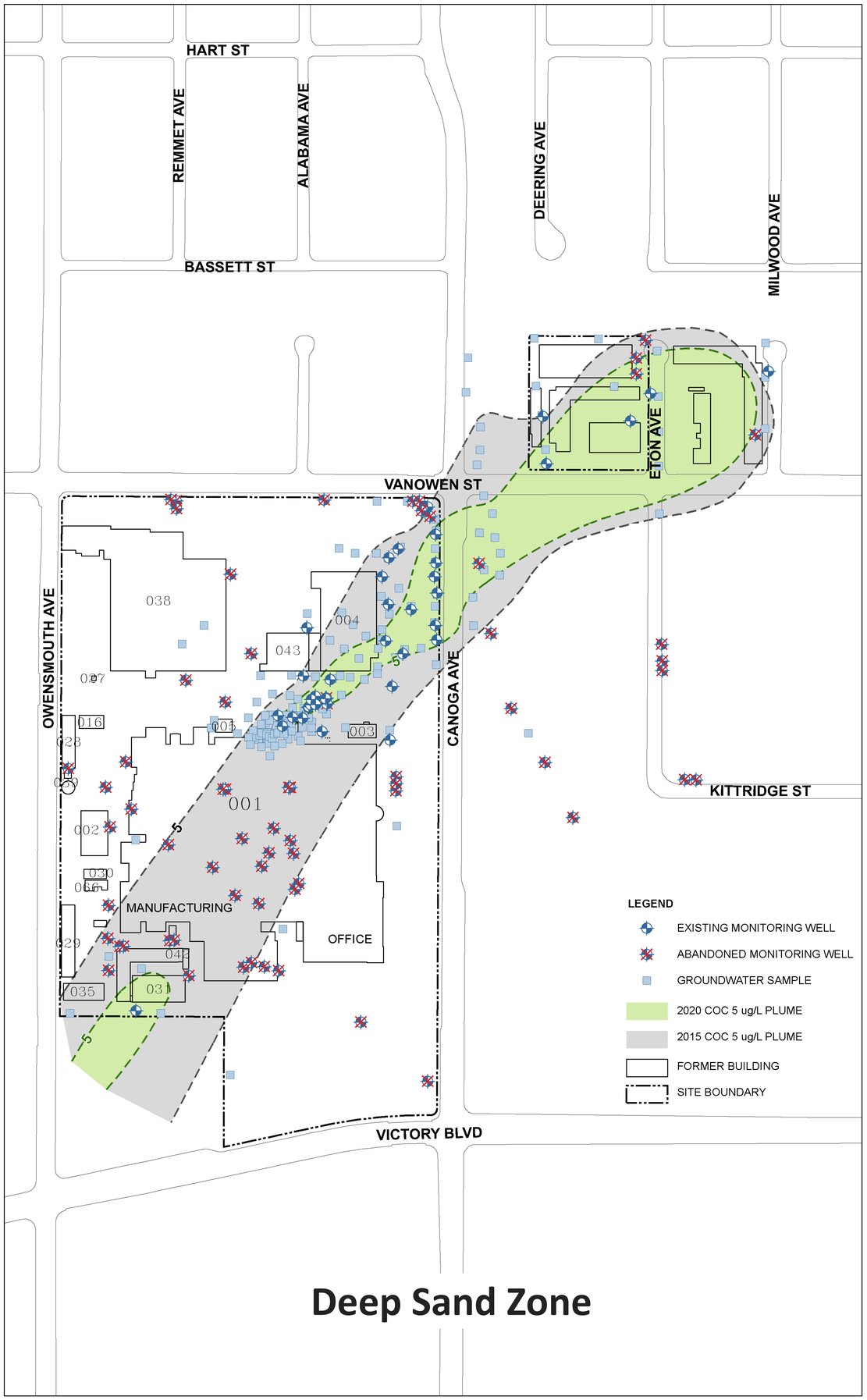
Site Assessment:
Groundwater
Evaluación del Sitio:
Agua Subterránea

- Assessment
  Evaluación
- Chemicals of concern
  Sustancias químicas de interes
- Extent of groundwater impacts
  Alcance de los impactos de las aguas subterráneas

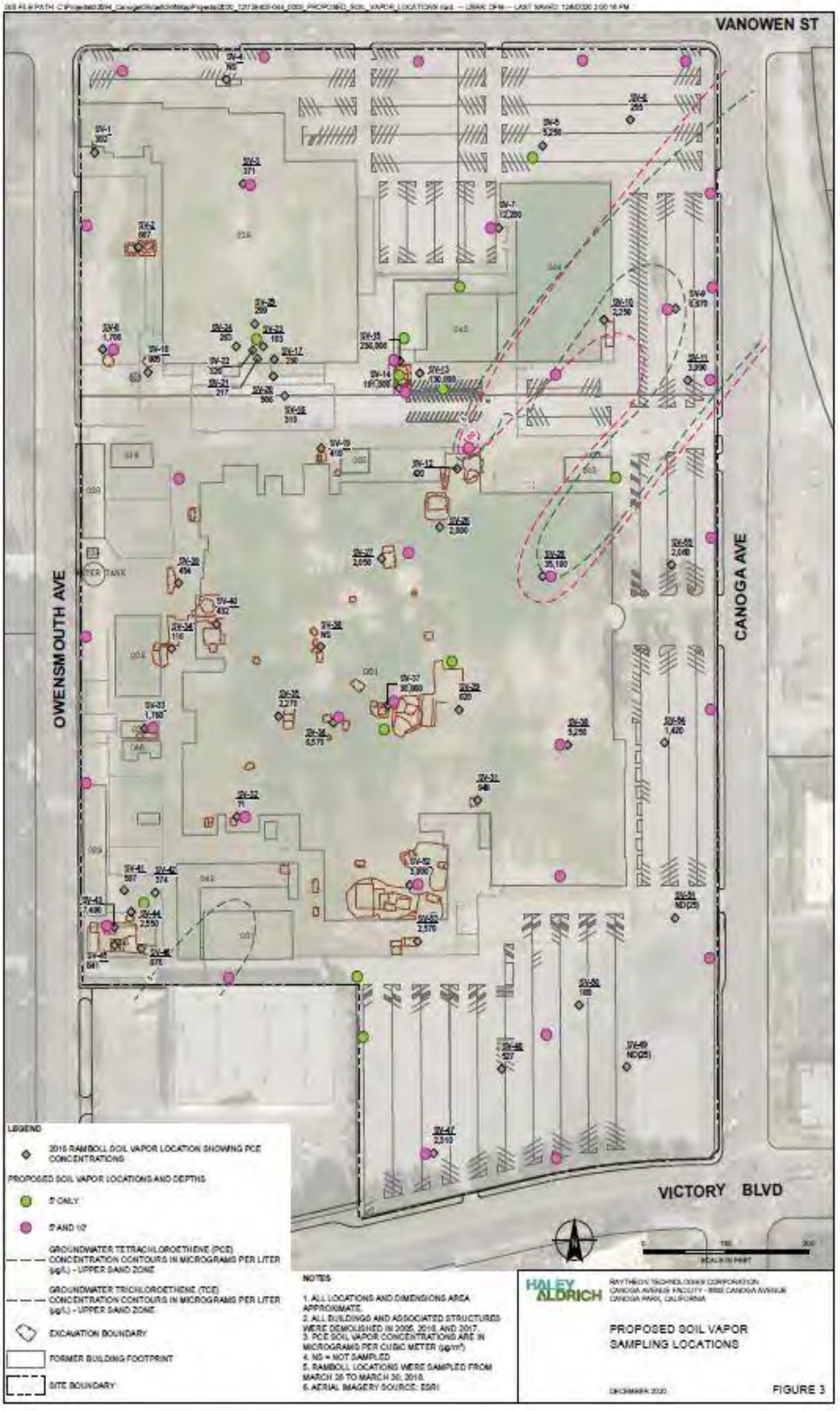
CALIFORNIA Water Boards

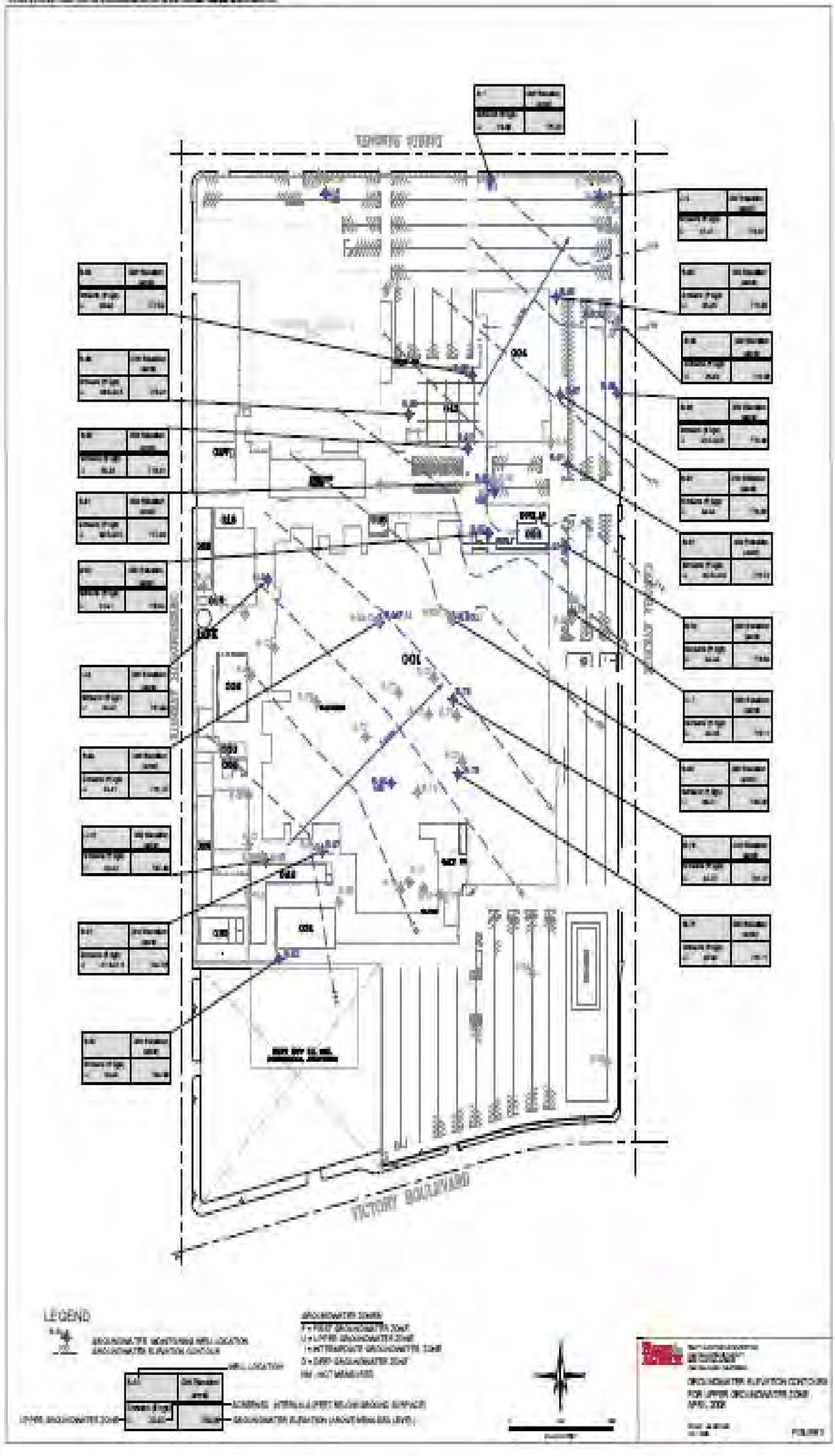


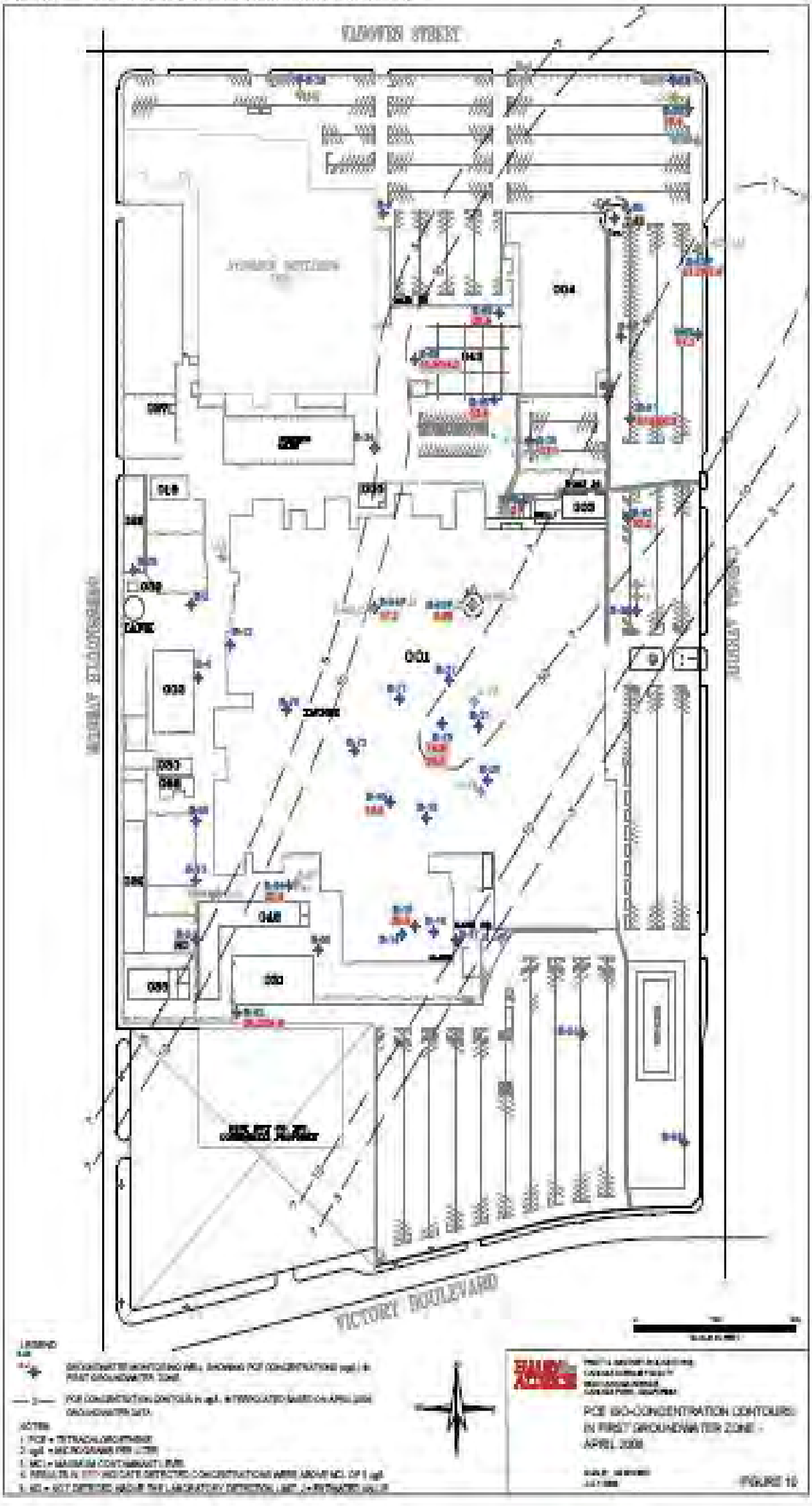
Intermediate Sand Zone

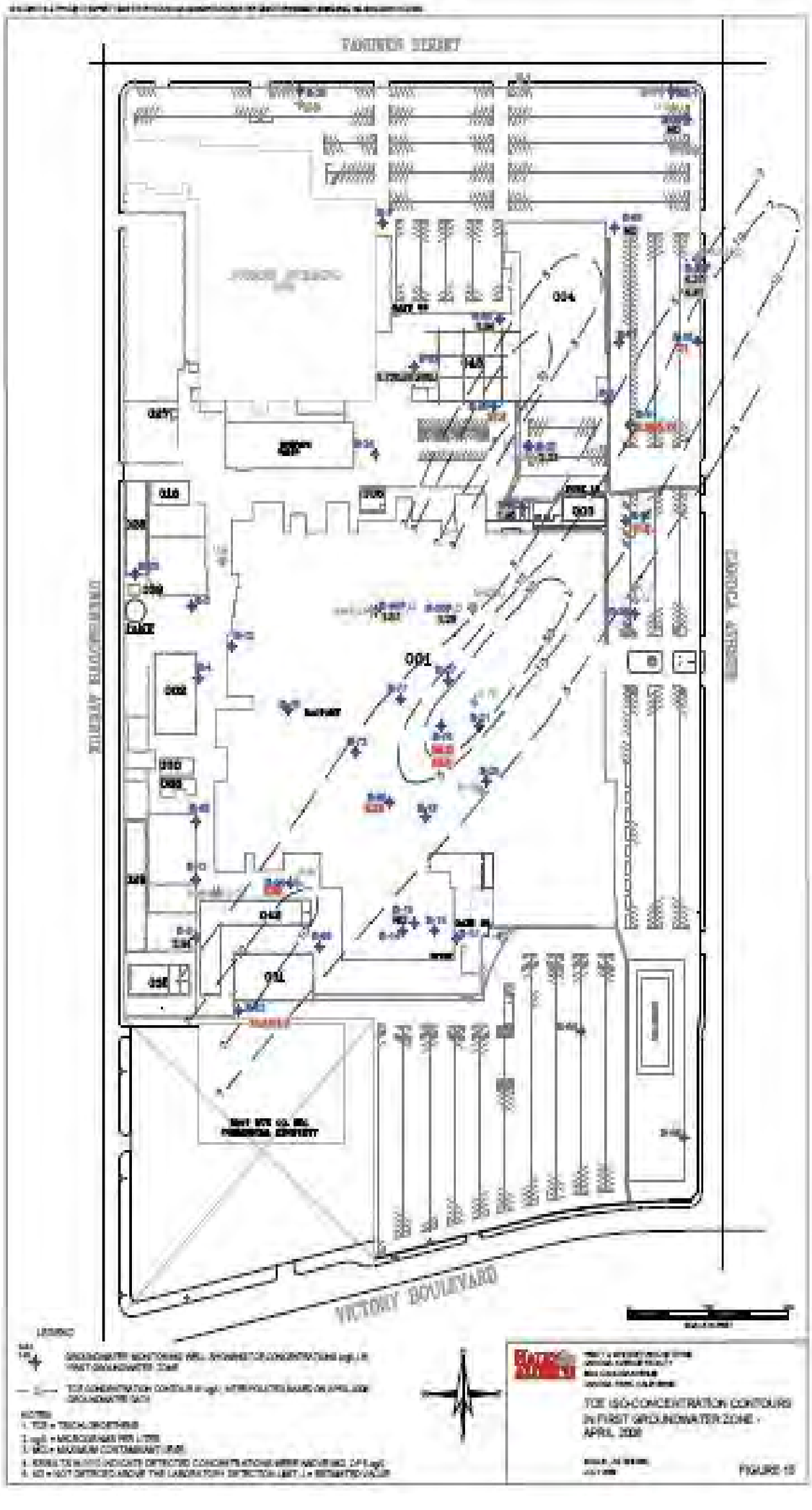


Deep Sand Zone

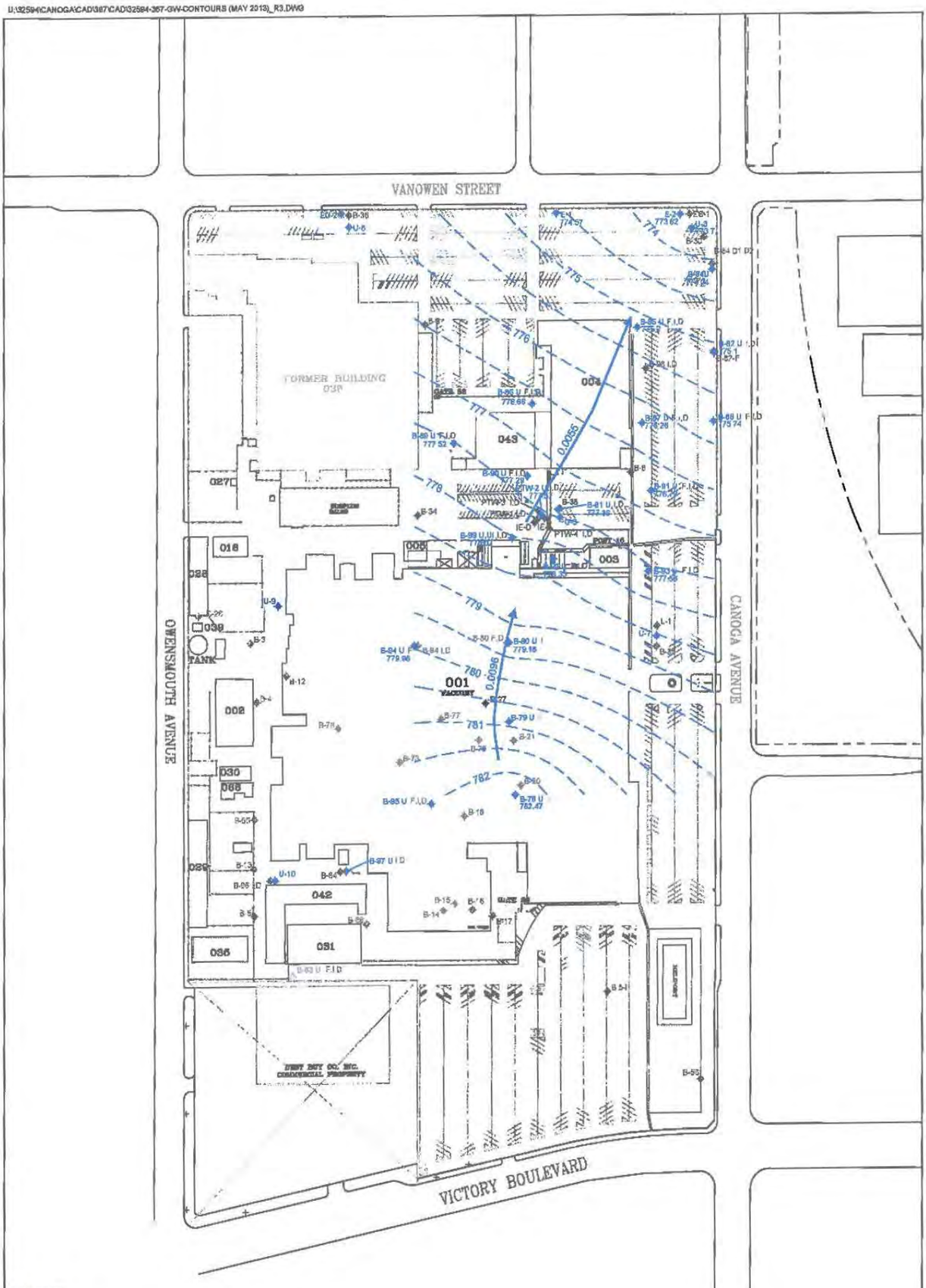

VANOWEN ST
OWENSMOUTH AVE
CANOGA AVE
VICTORY BLVD
LEGEND
2018 RAMBOLL SOIL VAPOR LOCATION SHOWING PCE CONCENTRATIONS
PROPOSED SOIL VAPOR LOCATIONS AND DEPTHS
5' ONLY
5' AND 10'
GROUNDWATER TETRACHLOROETHENE (PCE) CONCENTRATION CONTOURS IN MICROGRAMS PER LITER (µg/L) - UPPER SAND ZONE
GROUNDWATER TRICHLOROETHENE (TCE) CONCENTRATION CONTOURS IN MICROGRAMS PER LITER (µg/L) - UPPER SAND ZONE
EXCAVATION BOUNDARY
FORMER BUILDING FOOTPRINT
SITE BOUNDARY
NOTES
1. ALL LOCATIONS AND DIMENSIONS AREA APPROXIMATE.
2. ALL BUILDINGS AND ASSOCIATED STRUCTURES WERE DEMOLISHED IN 2005, 2016, AND 2017.
3. PCE SOIL VAPOR CONCENTRATIONS ARE IN MICROGRAMS PER CUBIC METER (µg/m³)
4. NS = NOT SAMPLED
5. RAMBOLL LOCATIONS WERE SAMPLED FROM MARCH 26 TO MARCH 30, 2018.
6. AERIAL IMAGERY SOURCE: ESRI
HALEY ALDRICH
RAYTHEON TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY - 8900 CANOGA AVENUE
CANOGA PARK, CALIFORNIA
PROPOSED SOIL VAPOR SAMPLING LOCATIONS
DECEMBER 2020
FIGURE 3


LEGEND
GROUNDWATER ELEVATION CONTOUR
GROUNDWATER ZONES
FIGURE 1


FLOWER STREET
VICTORY BOULEVARD
MIDWAY ENTRANCE
MIDWAY PARKING
PCE ISO-CONCENTRATION CONTOURS IN FIRST GROUNDWATER ZONE - APRIL 2008
FIGURE 10


FARNHAM STREET
VICTORY BOULEVARD
TOE ISO-CONCENTRATION CONTOURS IN FIRST GROUNDWATER ZONE - APRIL 2008
FIGURE 10

U:\32584\CANOGA\CAD\387\CAD\32584-387-GW-CONTOURS (MAY 2013)_R3.DWG



LEGEND:

- MONITORING WELL LOCATION
- MONITORING WELL LOCATION NOT SCREENED IN UPPER SAND ZONE
- GROUNDWATER POTENTIOMETRIC SURFACE CONTOUR
- 780.82 GROUNDWATER POTENTIOMETRIC SURFACE ELEVATION
- NM NOT MEASURED
- 0.0061 GRADIENT AND DIRECTION OF GROUNDWATER FLOW
- APPROXIMATE PROPERTY OF BOUNDARY METROPOLITAN TRANSPORTATION AUTHORITY (MTA)

N W E S

0 200 400
SCALE IN FEET

THIS FIGURE CONTAINS COLORED SYMBOLS AND THEREFORE BLACK AND WHITE REPRODUCTIONS CANNOT BE USED.

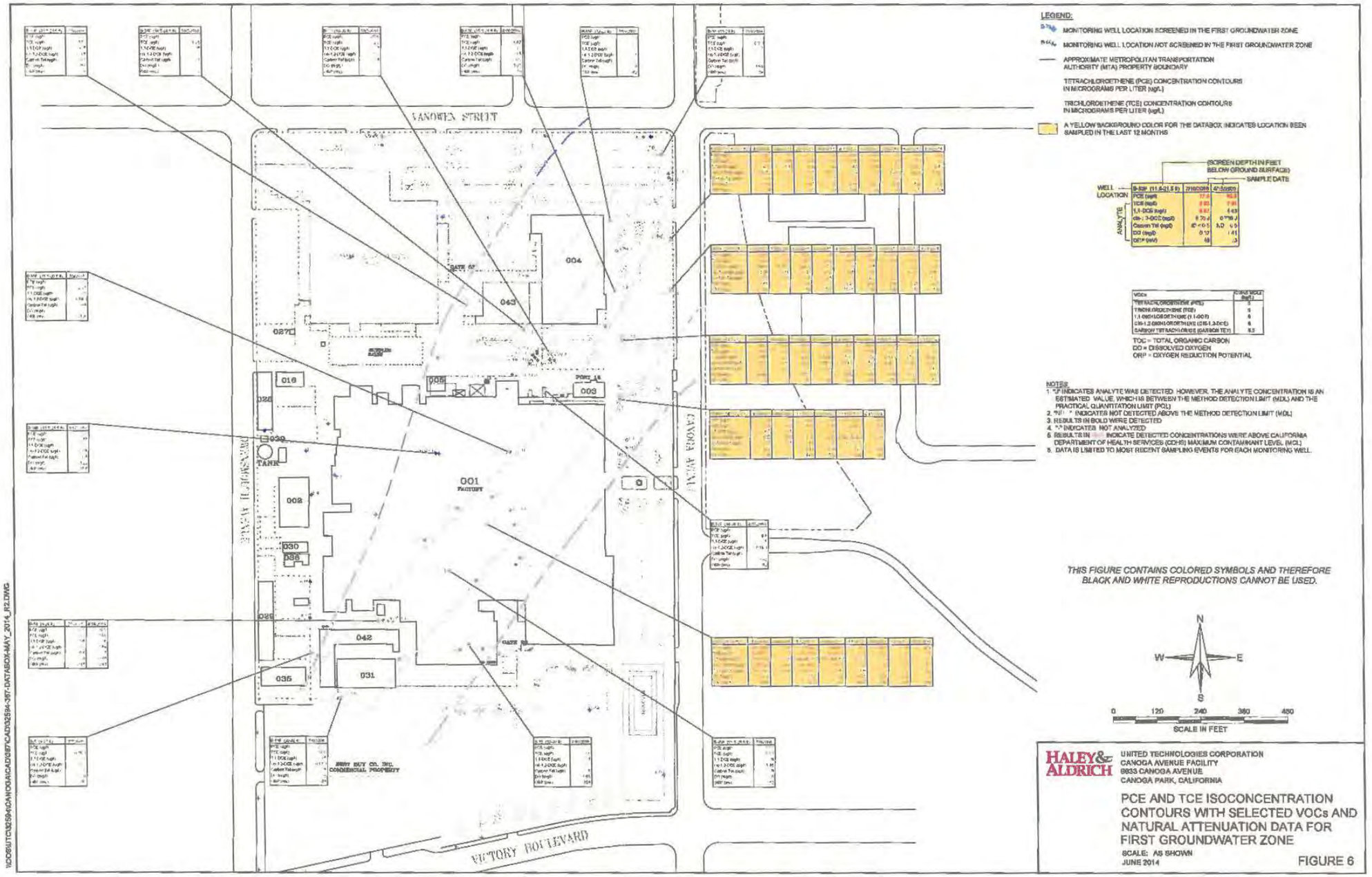
HALEY & ALDRICH

UNITED TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY
6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

GROUNDWATER POTENTIOMETRIC SURFACE CONTOURS UPPER SAND ZONE (8 APRIL 2014)

SCALE: AS SHOWN
JUNE 2014

FIGURE 3



WOOSUTO\325940\CANOGA\CAD\GIS\CAD\325940-387-DATABOX-MAY_2014_R2.DWG

HALEY & ALDRICH

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CANOGA AVENUE FACILITY
6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

PCE AND TCE ISOCONCENTRATION CONTOURS WITH SELECTED VOCs AND NATURAL ATTENUATION DATA FOR FIRST GROUNDWATER ZONE

SCALE: AS SHOWN
JUNE 2014

FIGURE 6

GIS FILE PATH: U:\32594\Canoga\Global\GIS\MapProjects\2020_01\GW_ANNUAL\128403-025_0003_GROUNDWATERELEVATION_UPPER.mxd — USER: DEM — LAST SAVED: 1/27/2020 6:52:30 PM

LEGEND

- EXISTING MONITORING WELL LOCATION
- 782.6 GROUNDWATER POTENTIOMETRIC SURFACE ELEVATION
- GROUNDWATER POTENTIOMETRIC SURFACE CONTOUR
- 0.005 GRADIENT AND DIRECTION OF GROUNDWATER FLOW
- FORMER BUILDING FOOTPRINT
- SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS AREA APPROXIMATE
2. NM = NOT MEASURED
3. * = WELL NOT USED FOR POTENTIOMETRIC SURFACE CONTOURS
4. ALL BUILDINGS AND ASSOCIATED STRUCTURES WERE DEMOLISHED IN 2005, 2016, AND 2017.

N

0 250 500
SCALE IN FEET

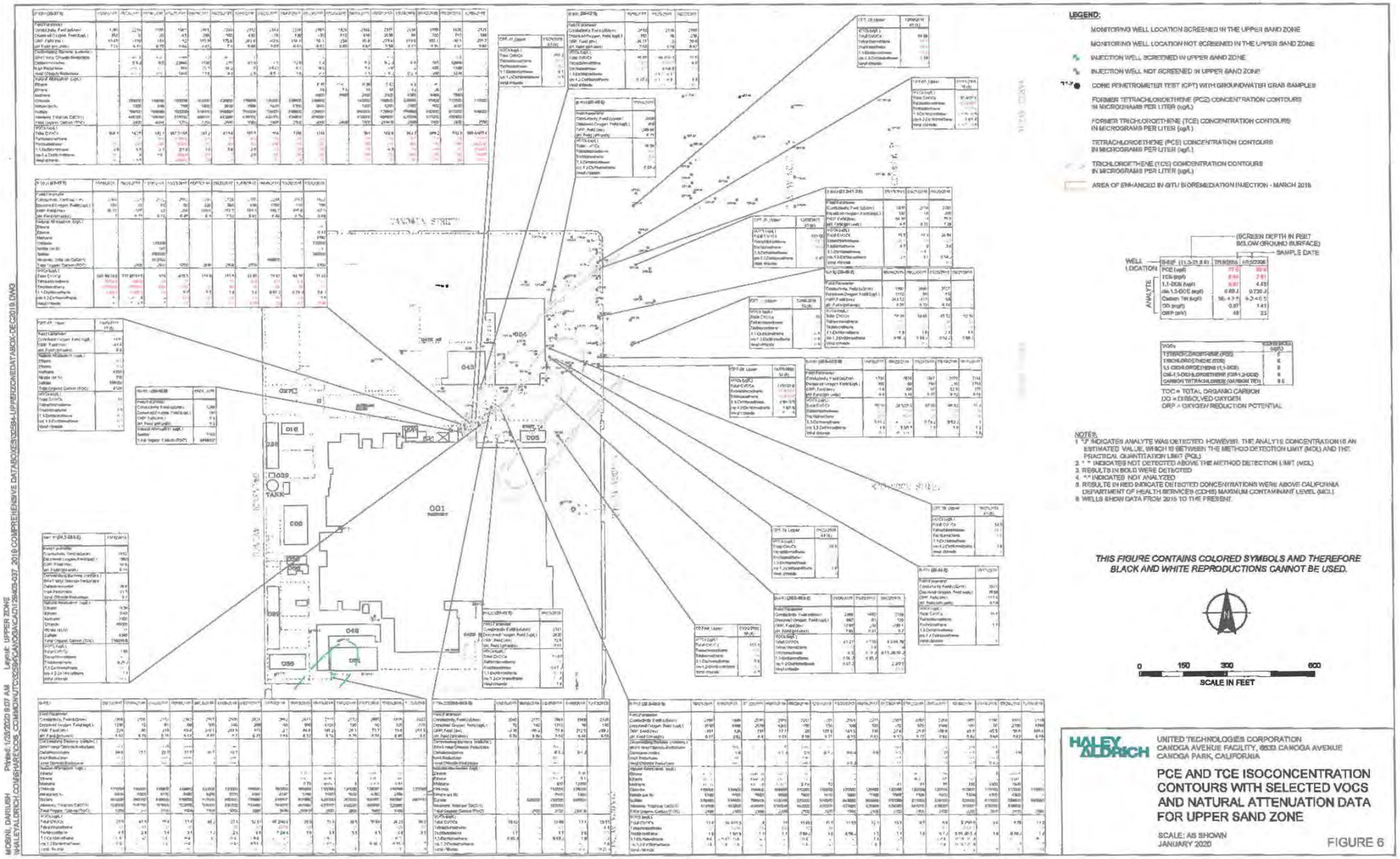
HALEY ALDRICH

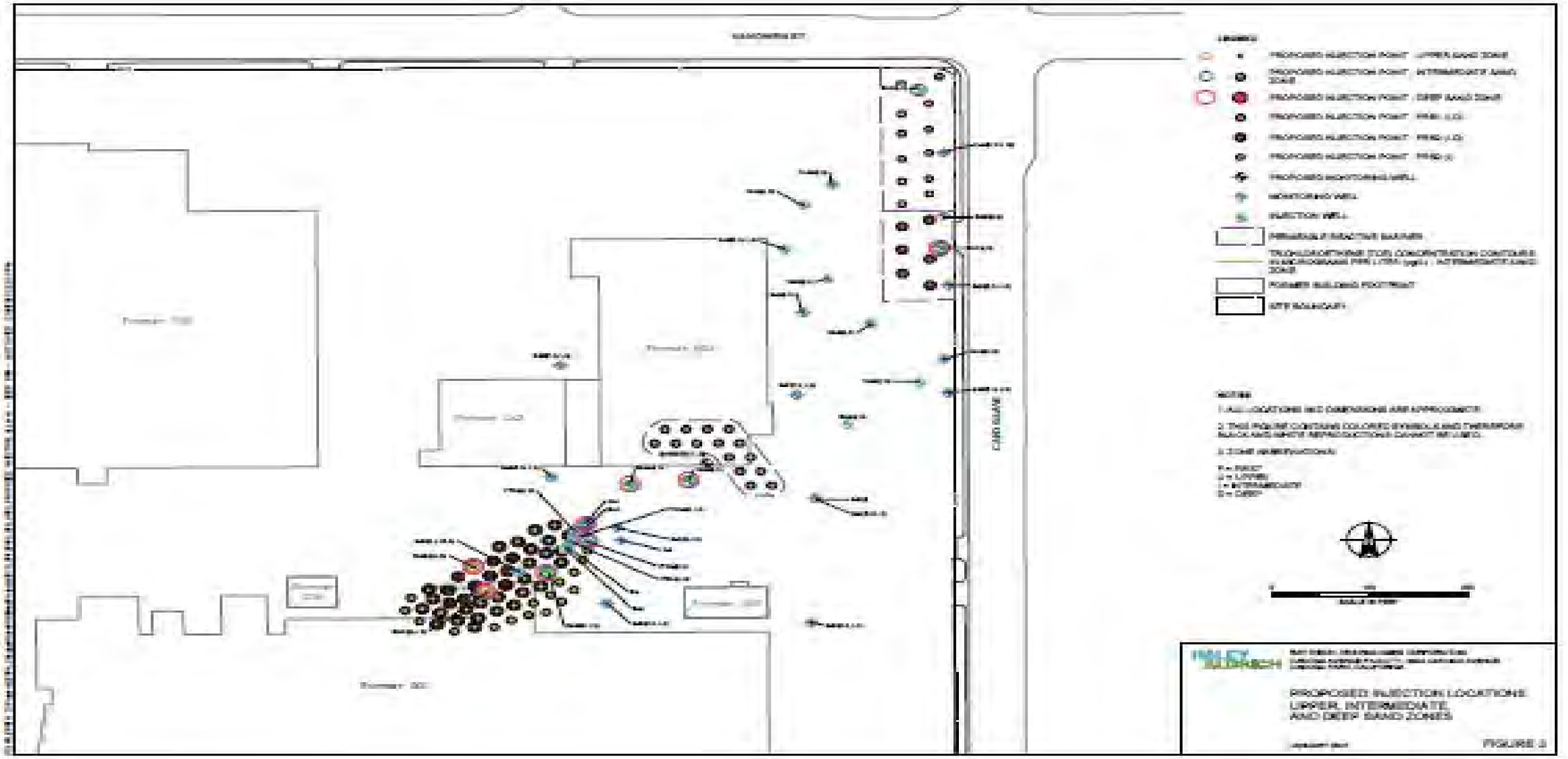
UNITED TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY
8833 CANOGA AVENUE
CANOGA PARK, CALIFORNIA

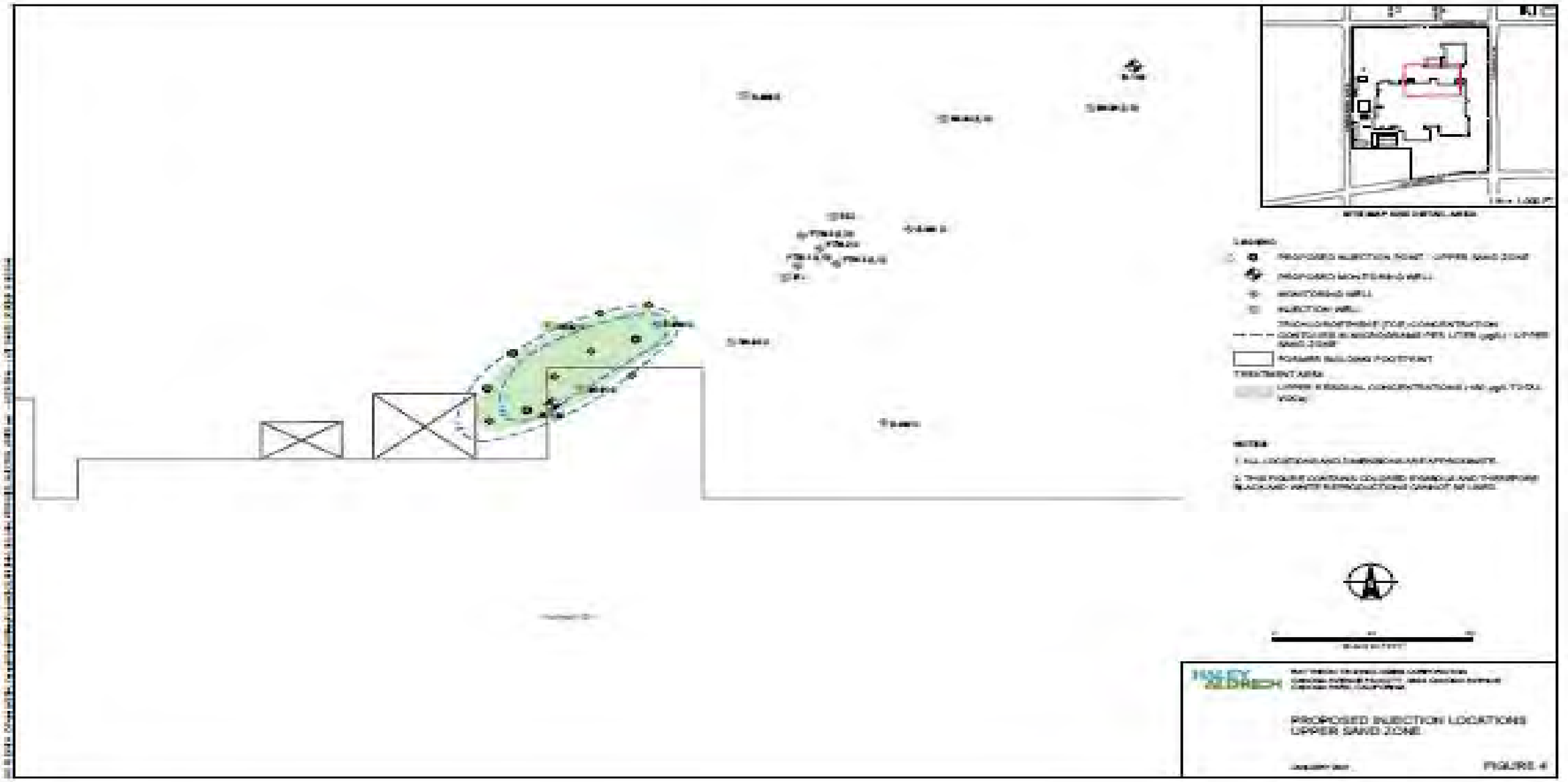
GROUNDWATER POTENTIOMETRIC SURFACE CONTOURS - UPPER SAND ZONE (19 DECEMBER 2019)

JANUARY 2020

FIGURE 3


LEGEND:
MONITORING WELL LOCATION SCREENED IN THE UPPER SAND ZONE
MONITORING WELL LOCATION NOT SCREENED IN THE UPPER SAND ZONE
INJECTION WELL SCREENED IN UPPER SAND ZONE
INJECTION WELL NOT SCREENED IN UPPER SAND ZONE
CONE PENETROMETER TEST (CPT) WITH GROUNDWATER GRAB SAMPLES
FORMER TETRACHLOROETHENE (PCE) CONCENTRATION CONTOURS IN MICROGRAMS PER LITER (ug/L)
FORMER TRICHLOROETHENE (TCE) CONCENTRATION CONTOURS IN MICROGRAMS PER LITER (ug/L)
TETRACHLOROETHENE (PCE) CONCENTRATION CONTOURS IN MICROGRAMS PER LITER (ug/L)
TRICHLOROETHENE (TCE) CONCENTRATION CONTOURS IN MICROGRAMS PER LITER (ug/L)
AREA OF ENHANCED IN-SITU BIOREMEDIATION INJECTION - MARCH 2016
(SCREEN DEPTH IN FEET BELOW GROUND SURFACE)
SAMPLE DATE
WELL LOCATION
ANALYTE
B-63F (11.5-21.5 ft)
PCE (ug/l)
TCE (ug/l)
1,1-DCE (ug/l)
cis-1,2-DCE (ug/l)
Carbon TM (ug/l)
DO (mg/l)
ORP (mV)
VOCs
TETRACHLOROETHENE (PCE)
TRICHLOROETHENE (TCE)
1,1-DICHLOROETHENE (1,1-DCE)
CIS-1,2-DICHLOROETHENE (CIS-1,2-DCE)
CARBON TETRACHLORIDE (CARBON TET)
TOC = TOTAL ORGANIC CARBON
DO = DISSOLVED OXYGEN
ORP = OXIDATION REDUCTION POTENTIAL
NOTES:
1. "J" INDICATES ANALYTE WAS DETECTED. HOWEVER, THE ANALYTE CONCENTRATION IS AN ESTIMATED VALUE, WHICH IS BETWEEN THE METHOD DETECTION LIMIT (MDL) AND THE PRACTICAL QUANTITATION LIMIT (PQL).
2. " " INDICATES NOT DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL).
3. RESULTS IN BOLD WERE DETECTED.
4. "--" INDICATES NOT ANALYZED.
5. RESULTS IN RED INDICATE DETECTED CONCENTRATIONS WERE ABOVE CALIFORNIA DEPARTMENT OF HEALTH SERVICES (CDHS) MAXIMUM CONTAMINANT LEVEL (MCL).
6. WELLS SHOW DATA FROM 2015 TO THE PRESENT.
THIS FIGURE CONTAINS COLORED SYMBOLS AND THEREFORE BLACK AND WHITE REPRODUCTIONS CANNOT BE USED.
N
0
150
300
600
SCALE IN FEET
HALEY ALDRICH
UNITED TECHNOLOGIES CORPORATION
CANOGA AVENUE FACILITY, 6633 CANOGA AVENUE
CANOGA PARK, CALIFORNIA
PCE AND TCE ISOCONCENTRATION CONTOURS WITH SELECTED VOCS AND NATURAL ATTENUATION DATA FOR UPPER SAND ZONE
SCALE: AS SHOWN
JANUARY 2020
FIGURE 6
Printed: 1/29/2020 8:07 AM Layout: UPPER ZONE
M:\BEN_DARLUSH WHALEY ALDRICH_CO\66\SHARED\CDS_COM\MONITC\CS\SHCANOGA\ACAD\128405-037_2019 COMPREHENSIVE DATA\ABOVE\128SAA UPPER ZONE\DATA\BOX-DEC2019.DWG


PROPOSED INJECTION LOCATIONS
UPPER, INTERMEDIATE,
AND DEEP SAND ZONES
FIGURE 2

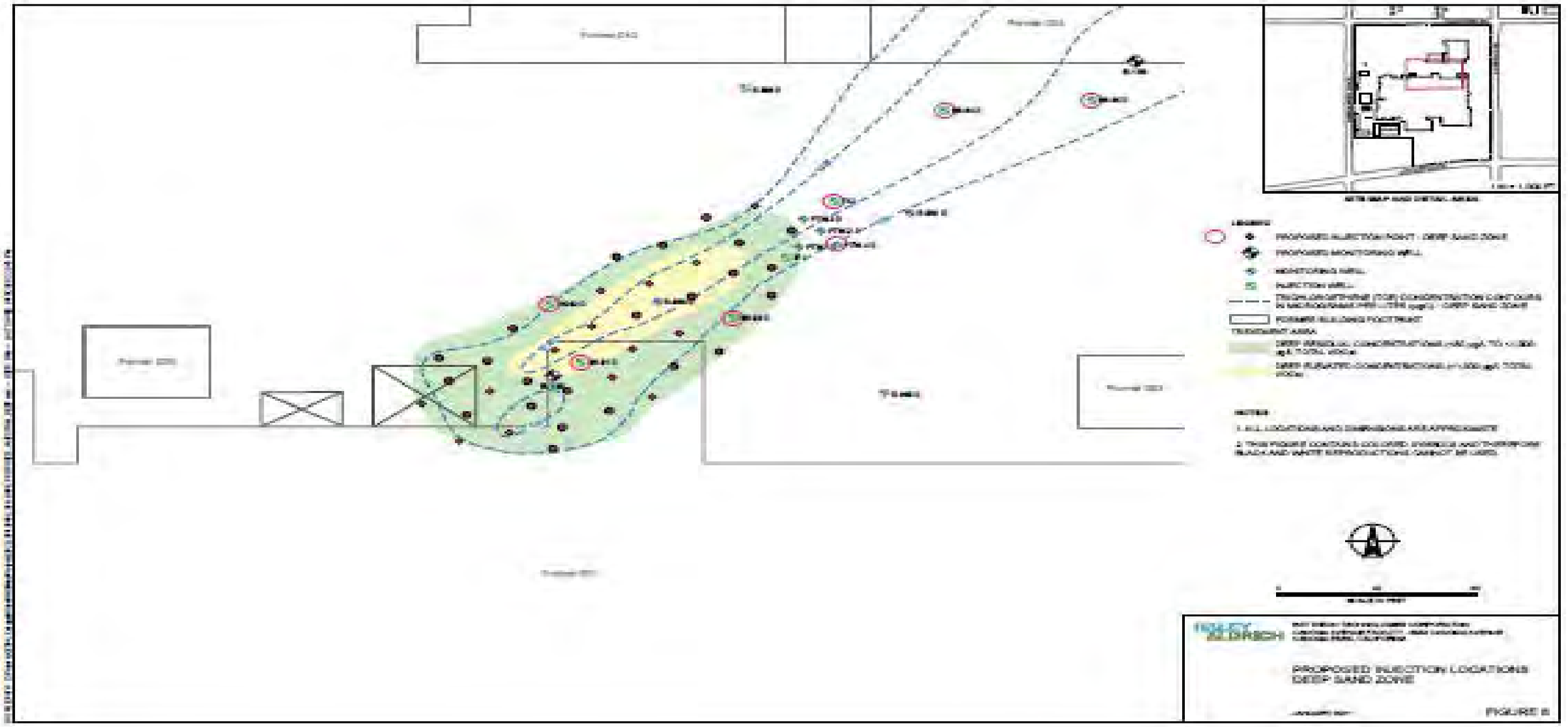


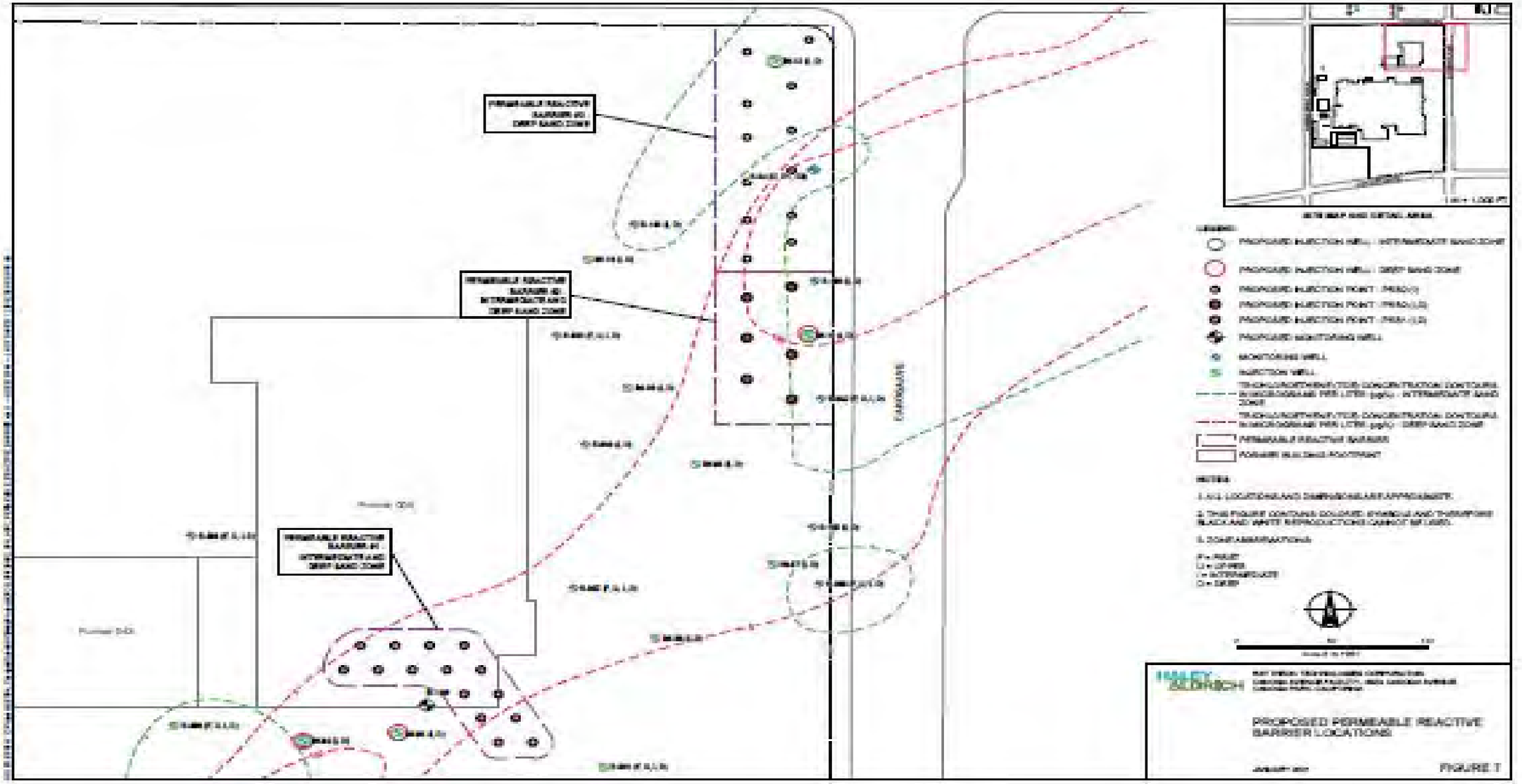
PROPOSED INJECTION LOCATIONS
UPPER SAND ZONE

FIGURE 4

PROPOSED INJECTION LOCATIONS
INTERMEDIATE SAND ZONE

FIGURE 5


PROPOSED INJECTION LOCATIONS
DEEP SAND ZONE
FIGURE 6


PROPOSED PERMEABLE REACTIVE BARRIER LOCATIONS
FIGURE 7

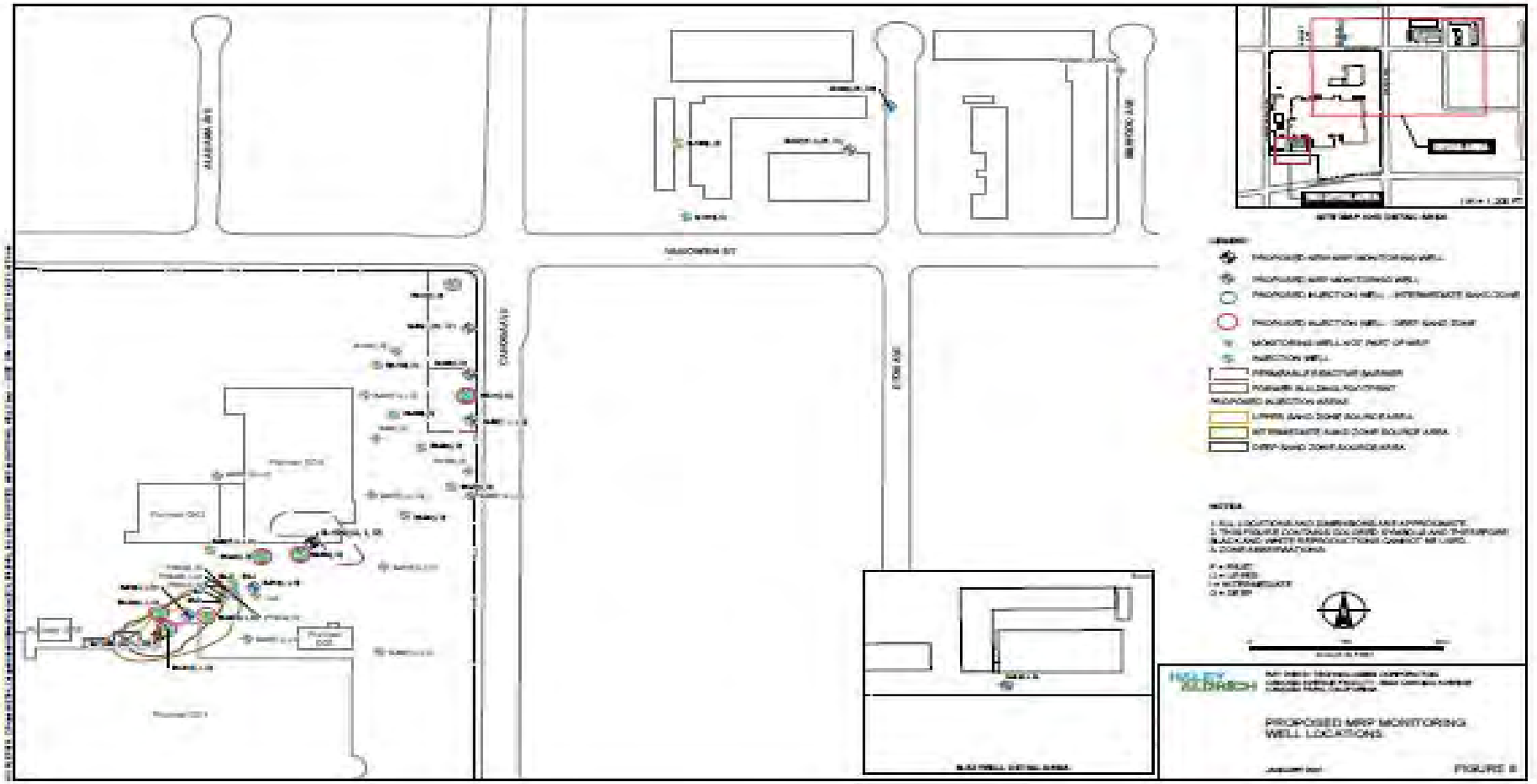

PROPOSED MRP MONITORING WELL LOCATIONS
FIGURE 6

Exhibit J-1 and J-2:

Phase 2 Environmental Site Assessment, dated March 23, 2021, and

Addendum, dated April 6, 2021

CENTEC engineering
Environmental Assessments and Solutions
4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660
(949) 476-8922 • FAX (949) 474-3222

March 23, 2021

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

Re: Soil Vapor Survey
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0820041-C

Dear Mr. Garcia;

Centec Engineering, Inc. is pleased to present the following information pertaining to results of a subsurface soil vapor survey conducted at the above-referenced subject property (the "Sandstone Property"). Pursuant to your request, the work was conducted in order to determine if soil vapor below the subject property may be impacted by the presence of volatile organic compounds (VOCs) that may have migrated from the UTC property located to the south of the Sandstone Property. Centec understands that the environmental investigation is being conducted in order to assist you and the City of Los Angeles in review of the environmental conditions at the property in association with Sandstone's applications for approvals to redevelop the Sandstone Property.

Based on Centec's research completed for a "Phase I Environmental Site Assessment" report prepared in August 2016 for the subject property, as well as for an Addendum to the Phase 1 ESA prepared February 25, 2021, we are aware that the Sandstone Property is currently developed with a 2-story office building that includes one level of subterranean parking. The building was constructed in 1982 and replaced 8 residential dwellings that had been on the property for several decades prior to 1982. The current building is currently vacant, but had been used for non-medical office purposes only. No environmental concerns were identified for the current or historical uses of the subject property, and no likely on-site sources of VOC contamination were identified for the subject property.

Centec's Phase I ESA also noted that VOC contamination had been identified in soil, soil vapor and groundwater at the former UTC/Rockwell/Rocketdyne property (the "UTC Site") located across Vanowen Street south and southeast of the Sandstone Property. Site investigations have been ongoing at the 47-acre UTC Site since 1984, and remedial actions have been ongoing since at least 1991 to identify, define and mitigate the impacts of VOCs and other contaminants that were released as part of the aerospace and rocket engine manufacturing activities that occurred on the UTC Site since the early 1950's. Groundwater at the UTC Site has been documented at 16-24 feet below ground surface (bgs) with a flow generally noted toward the northeast. Centec's recent Addendum generally concluded that the overall mass of the VOC plume in groundwater had been decreasing over the years and was centered 600-800 feet southeast of the subject property. Based on these findings, Centec concluded that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

Centec understands environmental concerns have been identified by the City of Los Angeles in its overall review of a planned demolition and redevelopment of the Sandstone Property into a multi-story apartment complex with underground parking. Specifically, it has been noted that no actual soil vapor sampling has been conducted at the Sandstone Property to confirm whether or not it may have been impacted by migration of VOCs from the UTC Site. In order to assist with your due diligence for the site, Centec was retained to oversee a soil vapor survey to investigate the subsurface soils across the site. The investigation was intended to determine if chlorinated solvents, such as PCE or TCE, common industrial cleaning and degreasing solvents, or other volatile organic compounds (VOCs) associated with the releases at the UTC Site may be present. The sampling was conducted on March 19, 2021 and was supervised by a Professional Geologist.

Prior to conducting the sampling, Centec installed 6 soil vapor probes within the subterranean parking garage under the office building. The probe installation was completed on March 15, 2021 by a Professional Geologist and a field technician. Each probe was installed by coring a small-diameter hole into the concrete slab and utilizing a small-diameter hand auger to remove soils down to 5 feet below the concrete slab at each location. A vapor probe was then placed within the middle of 12-inch bed of clean sand, with inert tubing attached and extending to ground surface. The upper 4 feet of borehole above the sand bed was filled with hydrated bentonite granules to seal the borehole.

The probes were situated in representative locations across the floor of the parking garage, as depicted on Figure 1 attached to this report. Probes SV1-SV4 were positioned across the southern perimeter of the subterranean parking area, where it was noted the garage floor was approximately 4 feet below the sidewalk above.

With a presumed depth to groundwater at 16 feet below ground level, it was therefore presumed groundwater was approximately 7 feet below the depth of these four probes. Probe SV5 was installed in the northwesterly area of the garage, which appeared to be approximately 1-2 feet lower than the elevation of probes SV1-SV4, and therefore groundwater would be approximately 5-6 feet below probe SV5. Probe SV6 was installed in the northeast area of the garage, where the concrete floor was at its lowest point and appeared to be approximately 4-4½ feet below the elevation of SV1-SV4, and therefore groundwater would be approximately 2½-3 feet below probe SV6.

Centec retained Optimal Technology to conduct the soil vapor testing and analyses. Optimal is a qualified vender to perform this testing service, and its mobile laboratory is certified by the State of California. Optimal collected vapor samples from the 6 probes that had been installed, following usual field techniques recommended by DTSC, and described in Optimal's report included with this cover letter. All of the samples were analyzed immediately on-site in Optimal's state-certified mobile laboratory.

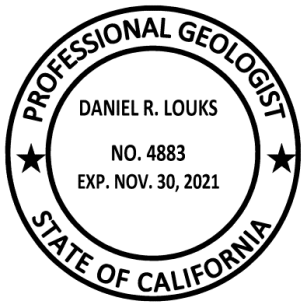
The 6 vapor samples (plus one duplicate sample) were immediately analyzed for a complete scan of common industrial VOCs, such as PCE and TCE, according to EPA Method 8260B. As shown on Table 1 and Optimal's summary of "Soil Vapor Results," trace but detectable concentrations of PCE were identified in all of the samples. These included concentrations of 597-852 $\mu g/m^3$ in the 4 southernmost samples collected at the higher elevations (SV1-SV4), while higher concentrations were detected in the two northerly probes that were lower in elevation and closer to the groundwater, including 1,239 $\mu g/m^3$ PCE in SV5 and 1,548 $\mu g/m^3$ PCE in SV6. The complete Optimal report is included as an attachment to this report.

Based on the field work and analytical results obtained, it does appear that PCE is present in soil vapor below the subterranean garage at the subject Sandstone Property. Since the highest concentrations were detected in the probes located farthest from the UTC Site but closer to the groundwater, it would appear reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the UTC Site and off-gassing of PCE has occurred and been detected in the 6 representative probes that were installed. The concentrations of PCE detected (597-1,548 $\mu g/L$) are above the conservative "screening level" of 240 $\mu g/m^3$ in common use over the past several years by California's Department of Toxic Substances Control (DTSC, the lead environmental regulatory agency in California) to determine whether a long-term health risk may be present for a residential property.

Based on the findings, and considering that the subject Sandstone Property is planned for redevelopment for residential use, Centec recommends that Sandstone incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the proposed residential development to mitigate the potential risk of soil vapor intrusion into the future structure. Integration of such vapor mitigation technology in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011, has been shown to significantly reduce the risk of vapor intrusion. Further, DTSC's Advisory provides for active monitoring of the effectiveness of soil vapor mitigation technologies. Soil vapor mitigation technologies such as vapor barriers are increasingly common and found at numerous developments on impacted properties throughout the City of Los Angeles and elsewhere in the State. Centec also recommends that the results of this Report be shared with the Responsible Parties for the UTC Site in order to request financial assistance for implementation of mitigative measures required for the Subject Property's redevelopment.

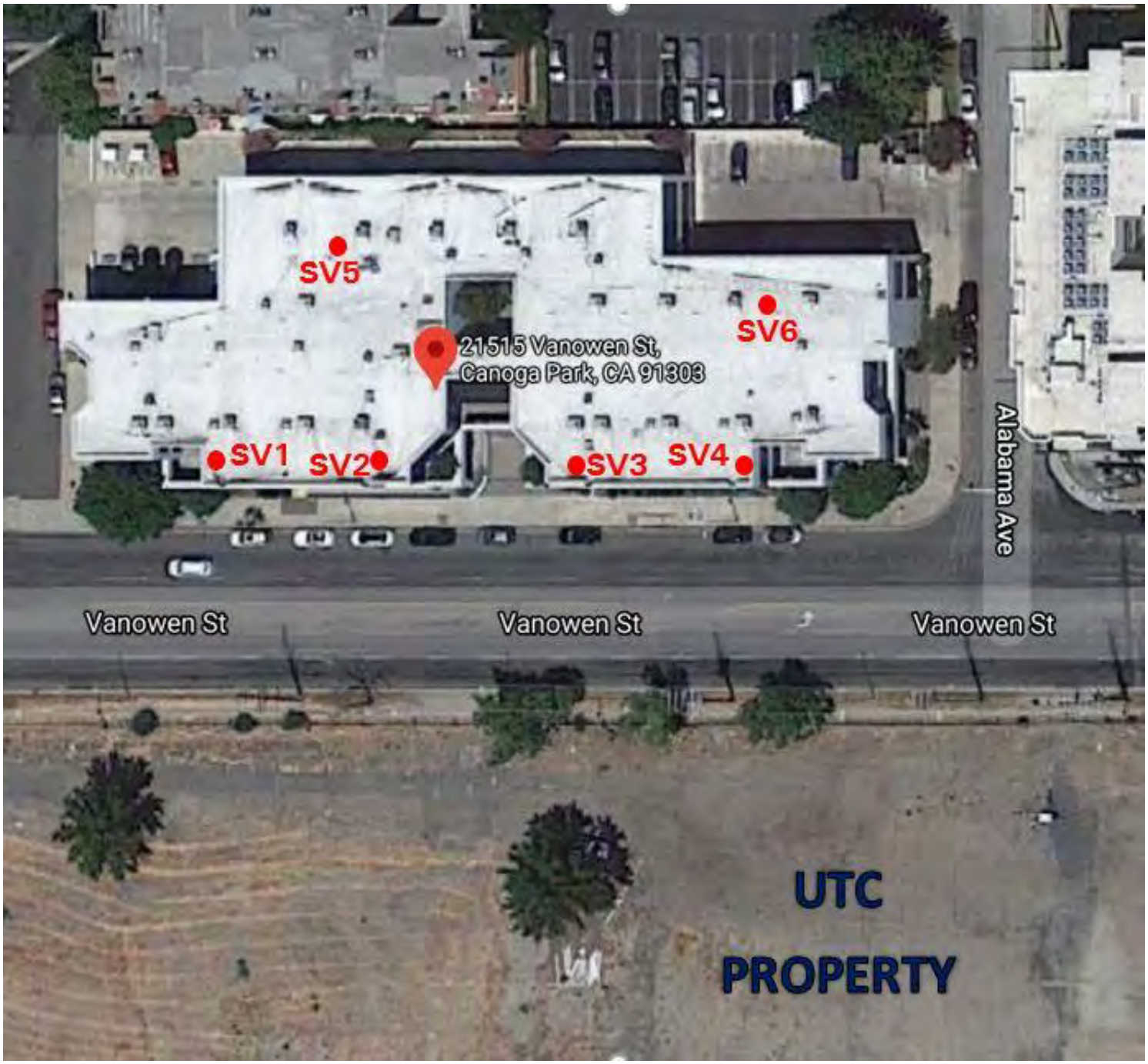
Sincerely,
CENTEC ENGINEERING, INC.

Steven N. Collins
Principal



Daniel R. Louks, P.G., P.E.

Attachments: Site Plan – Sample Locations
Table 1 – Summary of Soil Vapor Sample Results
Report by Optimal Technology



● = Centec Soil Vapor Location

CENTEC engineering

SCALE (not to scale)

FIGURE 1
SITE PLAN

Property located at
21515 Vanowen Street
Canoga Park, California 91303

N

SOURCE: GOOGLE MAPS

Centec Project #0820041

TABLE 1

SUMMARY OF SOIL VAPOR SAMPLE RESULTS
21515 Vanowen Street, Canoga Park,CA 91303

Analytical results reported in $\mu g/m^3$

Sample I.D. #	Depth ft bgs*	PCE	TCE	Other VOCs
SV1	5	834	ND	ND
SV2	5	621	ND	ND
SV3	5	853	ND	ND
SV4	5	597	ND	ND
SV5	5	1,239	ND	ND
SV6	5	1,548**	ND	ND
Reporting Limit		10	10	1-1,000
Residential "Screening Level" DTSC (HHRA Note 3)		240	240	varies

NOTES: Samples collected and analyzed 3/19/21, EPA Method 8260B
PCE = Tetrachloroethene
TCE = Trichloroethene
VOCs = Volatile Organic Compounds
ft bgs = feet below ground surface
ND = Not Detected at or Above Method Detection Limit
* = Probes were installed within a subterranean parking garage where ground surface elevations for probes SV1-SV4 were approximately 4 feet below street level, probe SV5 was approximately 5-6 feet below street level, and probe SV6 was approximately 7-8 feet below street level. All probes were installed 5 feet below the concrete at each location.
** = Denotes higher concentration of original and duplicate sample reported

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March 22, 2021

Mr. Steven Collins
Centec Engineering
4299 MacArthur Blvd., Suite 107
Newport Beach, CA 92660

Dear Mr. Collins:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Centec Engineering on March 19, 2021. The study was performed at 21515 Vanowen St., Canoga Park, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration
The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater

than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m^3) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas Leak Test
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Purge Volume
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Shut-in Test
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 7 vapor samples were collected from 6 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site offered sampling flows at 0" water vacuum.

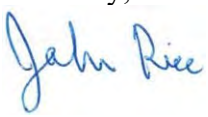
Results

During this vapor investigation, all seven samples contained levels of Tetrachloroethene (PCE) ranging from 597 ug/m^3 to 1,548 ug/m^3. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager

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SOIL VAPOR RESULTS

Site Name: 21515 Vanowen St., Canoga Park, CA
Lab Name: Optimal Technology
Date: 3/19/21
Analyst: J. Rice **Collector:** J. Rice
Inst. ID: Agilent 6890N
Method: Modified EPA 8260B
Detector: Agilent 5973N Mass Spectrometer
Page: 1 of 1

SAMPLE ID	BLANK-1	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-6 Dup
Sampling Depth (Ft.)	N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Purge Volume (ml)	N/A	290	290	290	290	290	290	290
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor	1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Freon 113	1000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	30	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	50	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	4	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	2	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	3	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	10	ND	**834**	**621**	**853**	**597**	**1,239**	**1,506**	**1,548**
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1000	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	200	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	3	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1000	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	30	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

1667 Cross Bridge Place, Thousand Oaks, CA 91362 • Toll Free (877) SOIL GAS (764-5427) • (818) 734-6230 • Fax (818) 734-6235

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CHAIN OF CUSTODY FORM

Site Name/Number		PO# / Project Ref#	
Site Address	**21515 Vanowen St., Canoga Park, CA**		
Company Name			
Contact Person(s):		Phone#	Email:
Comments:			

Sample Identification	Sampling Device	Date Collected	Time Collected	TESTS REQUIRED (please mark with an "X") Soil Gas Mod 8260B	Soil Gas Mod 8021B	Soil Gas Mod 8015	Notes
BLANK-1	Syringe	3/19/21	12:30 PM	x			
SV-1	Syringe	3/19/21	12:51 PM	x			
SV-2	Syringe	3/19/21	1:12 PM	x			
SV-3	Syringe	3/19/21	1:32 PM	x			
SV-4	Syringe	3/19/21	1:53 PM	x			
SV-5	Syringe	3/19/21	2:13 PM	x			
SV-6	Syringe	3/19/21	2:35 PM	x			
SV-6 Dup	Syringe	3/19/21	2:35 PM	x			

Collected & Tested by:

John Rice

CENTEC engineering
Environmental Assessments and Solutions
(949) 475-8977 • FAX (949) 474-3220

April 6, 2021

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

Re: Addendum to Centec Engineering's
Soil Vapor Survey
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0820041-D

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our recent "Soil Vapor Survey" report completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") on March 23, 2021. In particular, Centec has been asked to provide additional information in response to a request by the City of Los Angeles Planning Department in order to help further the overall understanding of vapor intrusion concerns and mitigation strategies.

I. Background

Centec's knowledge for this Addendum is based in part on prior environmental studies for the Sandstone Property, including completion of a "Phase I Environmental Site Assessment" in August 2016, preparation of an "Addendum" to the Phase I ESA on February 25, 2021 specifically researching the current status of off-site properties and their potential adverse environmental impact to the Sandstone Property, and completion of a "Soil Vapor Survey" report on March 23, 2021 to evaluate whether or not the Sandstone Property had been impacted by migration of contaminants from off-site sources. Additionally, over the prior 32 years in business, Centec has prepared or reviewed over 5,000 environmental reports for lenders and other clients and prepared over 1,000 subsurface investigation and remedial action reports. Most of the investigation and remediation reports have specifically been completed for sites with contamination from volatile organic compounds (VOCs) such as those present at the adjacent UTC/Rockwell/Rocketdyne property to the south of the Sandstone Property (the "UTC Site") and which have now been detected in soil vapor samples under the Sandstone Property.

Based on Centec's prior work for the Sandstone Property, we are aware that the site has been occupied by a 2-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Sandstone Property had been occupied by 8

residential dwellings for several decades, and therefore no historical environmental concerns were likely.

The UTC Site across Vanowen Street to the south had been utilized to develop and manufacture rocket engines and other aerospace-related components since 1954. The 47-acre facility has been under investigation since 1984 and under remediation since at least 1991 for various releases of VOCs and other contaminants that occurred in various areas of the UTC Site. The VOCs had impacted soil, soil vapor and groundwater across the UTC site and, although remedial actions over the years had removed contaminated soils, reduced VOCs in soil vapor near the original source areas, and reduced the overall size of the plume of impacted groundwater, VOCs had still been traced off-site to the north and northeast following the general flow of groundwater.

Centec's recent soil vapor sampling at the Sandstone Property noted that groundwater across the UTC Site was generally found at 16-24 feet below ground surface (bgs) and flowed generally toward the northeast. Centec installed and sampled 6 soil vapor probes at various depths relative to "street level" (the floor of the garage has a downward slope of 4-6 feet toward its northeast corner). The analytical results of the vapor samples indicated PCE was present at concentrations of 597-852 $\mu g/m^3$ along the southern perimeter of the garage (where the floor elevation is only 4-5 feet below street level) and at 1,239 and 1,548 $\mu g/m^3$ in the two northerly probes where the floor level was several feet lower and therefore the probes were closer to the water table. Centec concluded that VOC-impacted groundwater had likely migrated under the subject property from the UTC Site and off-gassing of PCE from the groundwater was occurring under the Sandstone Property. Based on the proposed residential redevelopment of the Sandstone Property, Centec recommended that the building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project.

II. Conceptual Design of Proposed Residential Building on Sandstone Property

Centec understands Sandstone Properties has proposed construction of a new multi-family apartment complex comprised of 10 levels. These will include 2 levels of underground parking, a first ground floor at street level with parking and bike storage on the north half and several "Live-Work" units, a lobby, leasing office and fitness center on the south half. On top of this ground level will be another level of parking, and then 6 levels of apartments. Centec further understands that the excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to close proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete.

The proposed building design is actually quite significant and important for the potential concerns associated with vapor intrusion. This statement is based on the following:

1) Since the source of the vapor intrusion concern is off-gassing of VOCs upward from the groundwater, the initial entry of VOCs (if it occurred) would be into the underground parking garage. However, the garage will be accessed through a large vehicle driveway that will

ramp down from street level to service both levels. This large opening will continuously act as a natural vent for any vapors that might enter the garage.

2) The parking garage will incorporate a mechanical ventilation system that will further pull VOCs from the air within the garage area and vent them outward from the building.

3) The thickness, density and engineered strength of the mat slab will inherently serve to prevent vapors from being able to penetrate through it. Normal human health risk modeling is based on the presence of a concrete slab that is 4 inches thick and prone to cracking and utilizes expansion joints to try and minimize the cracking. It is these cracks and joints through which vapors can rise up through a normal concrete slab and impact an occupied building space. Use of a thick, heavily reinforced mat slab virtually eliminates the risk of cracking and use of expansion joints. Use of a protective and impermeable vapor barrier below the mat slab will add further protective qualities to the inherent benefits of the mat slab.

4) At least half of the building's ground level is either open area for vehicle parking and bike storage, or is in use for areas such as a mail room, storage, trash, mechanical systems, a fitness facility, lobby, and a central corridor for access, none of which includes human occupancy. The "Live-Work" units will presumably be for commercial access from the street and therefore doors will be opened and the space ventilated with outdoor air throughout the day.

5) The next level above the ground floor will be another parking level, apparently with continuous openings to the outside air around the building. This design feature will further serve to ventilate the air within the parking level outward to the open air, and prevent it therefore from rising further upwards into the actual apartments on the upper six floors.

III. Use of a Protective Sub-Slab Vapor Barrier to Mitigate Health Risks from Vapor Intrusion

Vapor intrusion is the migration of volatile chemicals from the subsurface into indoor air, as depicted in a simple diagram attached to the end of this letter report. The risk of vapor intrusion has been evaluated by regulatory agencies for over 30 years, commencing with recognition of vapor intrusion health risks from the presence of elevated levels of radon. Over the ensuing years, local, State and Federal regulatory agencies continued to evaluate actual and theoretical health risks from vapor intrusion, and provided various documents and guidance literature to assist environmental consultants and responsible parties in properly testing for the presence of and health risks associated with vapor intrusion, and for taking appropriate steps to mitigate those health risks. In California, these efforts eventually resulted in DTSC's release of its "Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)" in October 2011. The Guidance document provided a step-by-step approach to identifying and characterizing spills of hazardous volatile substances, evaluating the presence and risks of vapor intrusion from the chemicals of concern, and providing a general framework for the mitigation and monitoring of indoor air exposure.

Generally speaking, once a site-specific human health risk has been established, one is left with the options of site abandonment (or not purchasing a prospective property), site remediation to remove the contaminant, or use of mitigation measures to minimize or alleviate the actual health risks from vapor intrusion. Remediation may include excavation of impacted soils, vapor extraction to remove contaminated vapors from the soil, or groundwater treatment through various means to remove or destroy volatile contaminants in the groundwater that may otherwise rise upward from the water table ("off-gassing") and be a source of vapor intrusion. Because many of the methods are slow, difficult and costly to complete, and may never actually achieve a complete elimination of vapor intrusion risk, a more recent strategy has come under more common use and acceptance – mitigation of the risks from vapor intrusion through the use of a protective sub-slab barrier.

Conceptually, a sub-slab barrier system is intended to prevent hazardous volatile chemicals from rising up from the ground and penetrating into the building space. The barrier can be made of various materials which essentially creates a chemical-resistive, impermeable layer between the bottom of the building's slab and the contaminated vapors below. They are often installed on top of a permeable material bed (gravel, sand, etc.), often with a system of slotted piping embedded within the permeable material to allow vapors that collect to be routed away from the building. These systems often include sampling probes that are installed above and below the slab to allow sample comparisons of VOC concentrations that may be collecting below the slab with concentrations within the building space to ensure no vapor intrusion is occurring. Use of sub-slab barrier systems has been common for decades for control of radon and methane intrusion, and more recently for effective prevention of solvent and gasoline-related intrusion concerns. Since a large proportion of urban redevelopment projects often encounter contamination from gasoline or VOCs, either from an onsite or nearby off-site source, use of a protective sub-slab barrier has become increasingly common. Centec is aware that some residential developers will integrate them into their building design even if a potential vapor intrusion risk is possible but not present.

Sub-slab barrier systems are designed by knowledgeable engineers, and can include a variety of barrier materials manufactured by various companies. Barriers can be made of sheet materials, spray-applied materials, or a combination of both. Designers and manufacturers of these systems include companies such as Land Science (a division of Regenesis), EPRO, Inc., CETCO (Liquid Boot), and Stego Industries. Various specialized consultants can assist in the design, approval and installation of vapor intrusion barrier systems. Simple visual descriptions of two common sub-slab barrier designs are included as attachments. If such a mitigation strategy is utilized for the proposed Sandstone redevelopment, any final design will be reviewed and eventually approved for use by a regulatory agency such as the Los Angeles Regional Water Quality Control Board.

While completing prior research, Centec noted that a new apartment complex, known as Mira Apartments, had recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories above street level and features "174 contemporary apartment homes" and one level of underground parking, and is extremely close in design to the proposed Sandstone development. We had noted it to be approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume

migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. We have recently understood that the Mira Apartments integrated a sub-slab barrier system into its design and construction, although we have not yet confirmed that. We presume that any such plan would have been submitted to the Los Angeles City Planning Department for review and approval. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site adjacent to the east of the Mira Apartments to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex. It too would most certainly include use of a sub-slab barrier system. Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume. It did integrate a vapor mitigation sub-slab barrier system, (per Certificate of Occupancy No. 96698 citing Building Permit No. 11010-10000-00563) which the Los Angeles City Planning Department did necessarily review and approve.

In summary, Mr. Garcia, the Sandstone Property appears to have been adversely impacted by relatively low concentrations of PCE off-gassing from the groundwater that has migrated under your property from the adjacent UTC Site to the south. Based on the proposed high-rise residential redevelopment of the Sandstone Property, we suggest consideration and use of a protective sub-slab barrier system as part of the final design and construction for the project to ensure a protective mitigation system is present. These barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants. A qualified consulting engineer will be required to work with you on an overall effective site-specific design for the barrier system once the full scope of your project has been approved by the City, and the barrier's final design and efficacy will be reviewed and approved by a regulatory agency for full integration into your project's construction.

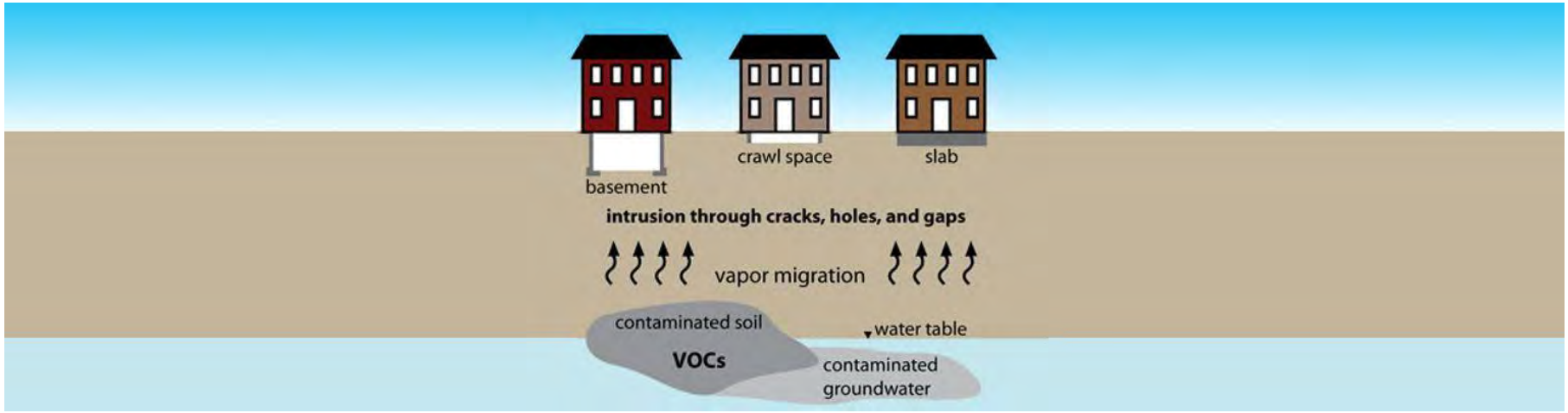
I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

Sincerely,

CENTEC ENGINEERING, INC.

Steven N. Collins
Principal

Attachments: Vapor Intrusion Graphic
Land Science Vapor Intrusion Project in Denver
Liquid Boot Barrier System
Geo-Seal Barrier System


basement
crawl space
slab
intrusion through cracks, holes, and gaps
vapor migration
contaminated soil
water table
VOCs
contaminated
groundwater

Denver Luxury Apartment Community Protected From Vapor Intrusion Risk Following Successful Geo-Seal® and Vapor-Vent™ Installation

Project Highlights

- Geo-Seal® provided a proven, chemically-resistant technology which effectively sealed around plumbing, electrical penetrations, and foundation terminations
- Approximately 90,000 square feet of Geo-Seal and Vapor-Vent™ successfully installed
- Applied in below freezing temperatures and winter conditions

Project Summary

The Alta Alameda Station, developed by Wood Partners, L.L.C., is a 338-unit luxury apartment community located in the diverse and urban Baker neighborhood of Denver, Colorado. The three-building, four-story, residential project is constructed on the former Denver Studio Complex that was used in the production of many Perry Mason movies. It is directly across the street from the Alameda Light Rail station, the hub of Denver's mass transit system which provides access to downtown Denver and the Denver Tech Center. Terracon Consultants, Inc. specified the Geo-Seal vapor intrusion barrier with Vapor-Vent to protect the buildings from contaminant vapor intrusion. The concept behind the specified approach was to provide a barrier to block all vapor intrusion pathways and provide a vapor collection system underneath the membrane to alleviate the buildup of vapors by passively venting the vapor from beneath the building.

Site Details

Site Type: Apartment community

Contaminant of Concern: cVOC vapors

Vapor Intrusion Solution: Vapor intrusion barrier and vapor collection system

Treatment Area: 90,000 ft²

Technology Used:

Geo-Seal® Vapor Intrusion Barrier

Vapor-Vent™ Vapor Collection System

Ideal for sites where residual contamination is known, but not fully characterized, Geo-Seal and Vapor-Vent provide building owners with long-term vapor intrusion protection and no maintenance. Geo-Seal was selected over other barrier technologies due its protection against chlorinated solvent-type contamination and the ability to be applied in colder temperatures. To provide additional peace of mind to the client, Land Science® provided a 20-year warranty against vapor intrusion for the Geo-Seal system.

Technology Description

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on Brownfields or any type of environmentally-impaired site. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab. By installing Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

Vapor-Vent is a low profile vent system that can be used in lieu of slotted PVC pipe. The speed of installation and the proximity of the vent to the barrier provide cost savings and performance benefits compared to other technologies. Vapor-Vent can be installed to passively or actively vent vapors from under the building. The movement toward energy efficient buildings and the cost to maintain active venting systems make passive systems an attractive alternative. In addition, a passive system can be converted to active if needed.

Land Science®
a division of REGENESIS®

1011 Calle Sombra San Clemente, CA 92673
T: 949.481.8118 | www.landsciencetech.com

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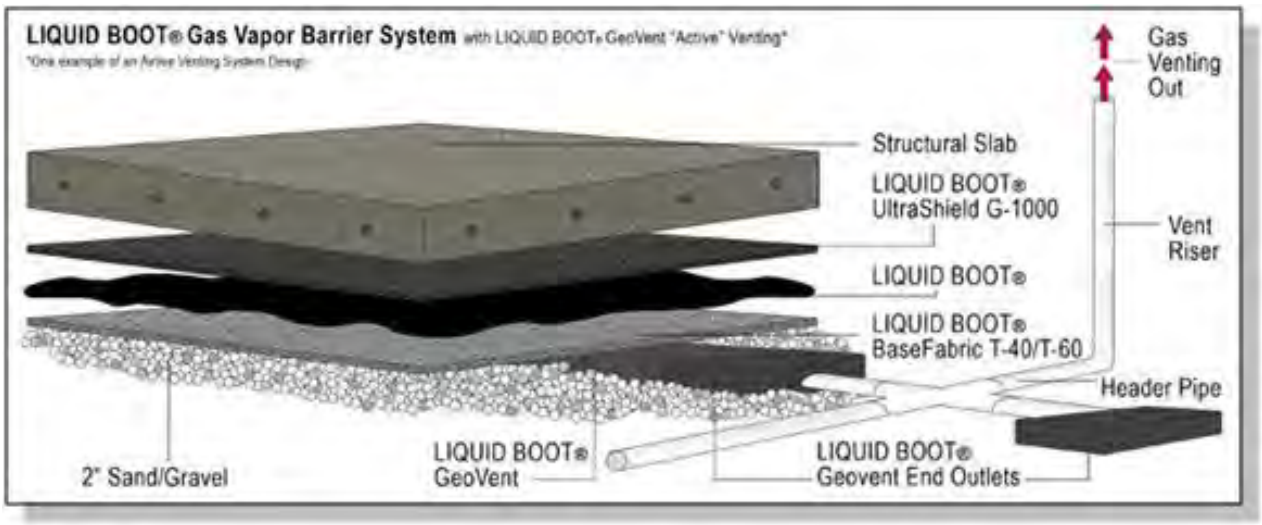
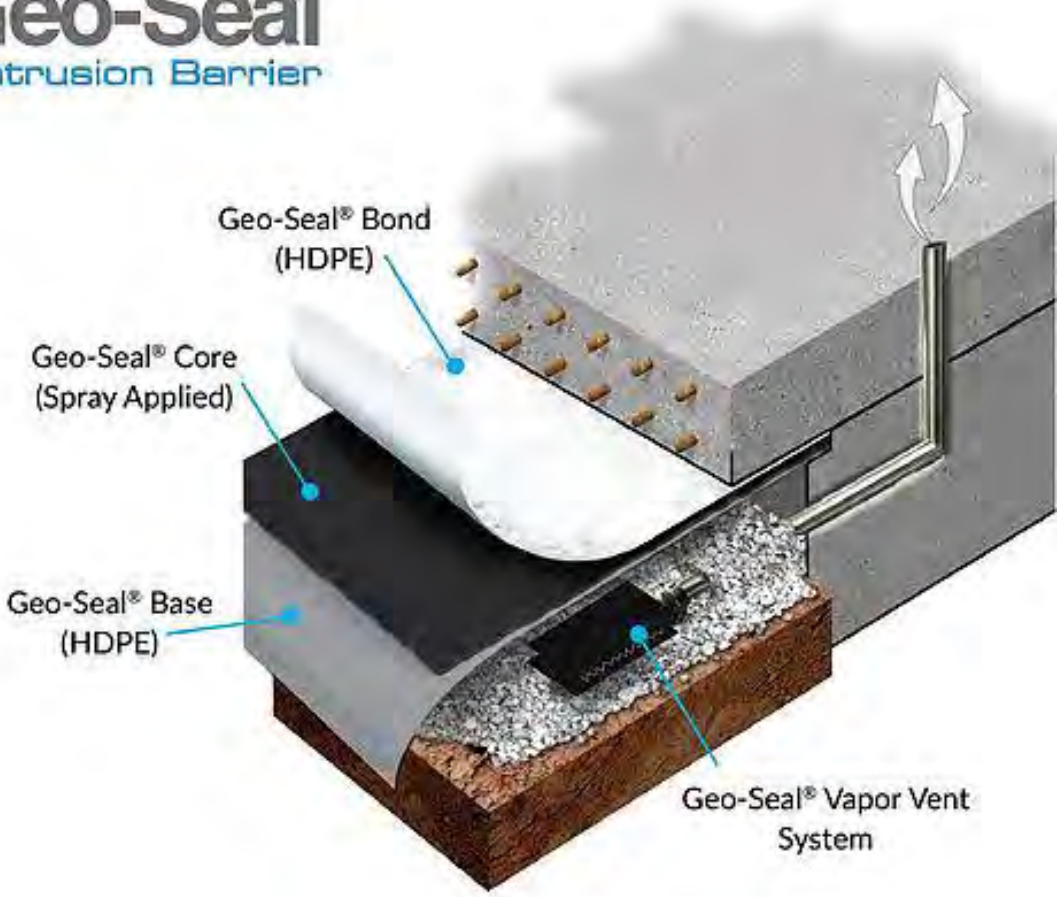

LIQUID BOOT® Gas Vapor Barrier System with LIQUID BOOT® GeoVent "Active" Venting*
*One example of an Active Venting System Design
Gas Venting Out
Structural Slab
LIQUID BOOT® UltraShield G-1000
Vent Riser
LIQUID BOOT®
LIQUID BOOT® BaseFabric T-40/T-60
Header Pipe
2" Sand/Gravel
LIQUID BOOT® GeoVent
LIQUID BOOT® Geovent End Outlets

Geo-Seal®

Vapor Intrusion Barrier